

SPECIAL INSPECTIONS:		SPECIAL INSPECTIONS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1704 OF THE 2018 INTERNATIONAL BUILDING CODE.
1	REINFORCED CONCRETE AND REINFORCING STEEL PLACEMENT	

APPLICABLE CODES & REGULATIONS				
APPLICABLE CODES:		●● INDICATES APPLICABLE CODE		
Pennsylvania Uniform Construction Code (UCC):		●		
2018 International Residential Code (IRC):		N/A		
2018 International Building Code (IBC):		●		
2018 International Existing Building Code (IEBC): See IEBC Compliance Path		●		
2018 International Energy Conservation Code (IECC):		●		
2018 International Mechanical Code (IMC):		●		
2018 International Plumbing Code (IPC):		●		
2018 International Fire Code (IFC):		●		
2017 NFPA 70, National Electrical Code (NEC):		●		
APPLICABLE ACCESSIBILITY CODES & STANDARDS:		●● INDICATES APPLICABLE CODE & STANDARD		
2018 International Building Code (IBC) Chapter 11 and other Accessibility Provisions		●		
Enforced under the PA Uniform Construction Code (UCC)		●		
2009 ICC / ANSI A117.1-2009		●		
Enforced under the PA Uniform Construction Code (UCC)		●		
2010 ADA Standards for Accessible Design		●		
Includes 2004 ADA Accessibility Guidelines (ADAAG)		●		
2004 Architectural Barriers Act Accessibility Standards (ABA)	N/A			
1998 Fair Housing Act Design Manual	N/A			
1988 Uniform Federal Accessibility Standards (UFAS)	N/A			
NOTE: At least 3% of total sleeping units within the facility (not each building) are required to be accessible. The facility provides 40% accessible sleeping units elsewhere on campus. Since no accessible sleeping units are located within ZB cottage, common use areas within ZB cottage are not required to be accessible. Therefore, ZB cottage is not required to be accessible. However, accessibility will still be provided whenever possible.				
IEBC COMPLIANCE PATH:				
PRESCRIPTIVE COMPLIANCE METHOD:	N/A			
WORK AREA COMPLIANCE METHOD:		●		
ALTERATION - LEVEL 1, 2 OR 3:	LEVEL 2			
PERFORMANCE COMPLIANCE METHOD:	N/A			
DEFERRED SUBMISSION LIST:				
●● INDICATES DEFERRED ITEM. SEALED DRAWINGS TO BE SUBMITTED TO ARCHITECT FOR SUBMISSION TO BUILDING CODE OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. APPROVED DRAWINGS OF DEFERRED ITEMS MUST BE ON SITE PER UCC REQUIREMENTS.				
PRE-ENGINEERED FLOOR FRAMING SHOP DRAWINGS:	N/A			
PRE-ENGINEERED ROOF FRAMING SHOP DRAWINGS:	N/A			
IN-FLOOR HEAT SYSTEM:	N/A			
SPRINKLER SYSTEM:		●		
FIRE ALARM SYSTEM:		●		
COMMERCIAL KITCHEN:	N/A			
PRECAST CONCRETE FLOOR SYSTEM:	N/A			
THROUGH PENETRATION AND FIRE STOP SYSTEM:	N/A			
SHORING AND BRACING:	N/A			
ENTRANCE CANOPY ENGINEERED SHOP DRAWINGS:	N/A			
FASTENERS FOR SMART CI 2-IN-1 MOUNTING SYSTEM TO STRUCTURE:	N/A			
CLIMATE & DESIGN CRITERIA:				
CLIMATE ZONE:			5A	
GROUND SNOW LOAD:			35 PSF	
WIND SPEED:			115 MPH	
SEISMIC DESIGN CATEGORY:			B	
WEATHERING:			SEVERE	
FROST DEPTH:			3'-0"	
TERMITES DAMAGE:			MODERATE TO HEAVY	
DECAY DAMAGE:			SLIGHT TO MODERATE	
WINTER DESIGN TEMPERATURE:			0° F - 10° F	
ICE SHIELD UNDERLAYMENT REQUIRED:			YES	
FLOOD HAZARD:			Ref. Specific Municipal Ordinance	
AIR FREEZING INDEX:			1400	
MEAN ANNUAL TEMPERATURE:			50° F	
ALLOWABLE HEIGHT AND AREA: per IBC			ALLOWABLE	ACTUAL
USE GROUP CLASSIFICATION:			INSTITUTIONAL GROUP I-3, CONDITION 4	
CONSTRUCTION TYPE:			3B	
ALLOWABLE HEIGHT (IBC TABLE 504.3):			75'	45'±
ALLOWABLE NUMBER OF STORIES (IBC TABLE 504.4):			2 Stories	2 Stories (3rd floor unoccupied)
ALLOWABLE AREA (FOOTPRINT) (IBC TABLE 506.2):			22,500 SF	3,676 SF
AREA INCREASE - FRONTAGE (IBC 506.3 - SEE CALC):			N/A	
ALLOWABLE AREA (FOOTPRINT) AFTER INCREASES:			N/A	
FIRE RESISTANCE RATING REQUIREMENTS:				
PRIMARY STRUCTURAL FRAME (IBC TABLE 601):			0 Hours	
BEARING WALLS (IBC TABLE 601):			EXTERIOR	2 Hours
			INTERIOR	0 Hours
NON-BEARING WALLS: (IBC TABLE 602 - EXTERIOR): (IBC TABLE 601 - INTERIOR):			EXTERIOR	0 Hours
			INTERIOR	0 Hours
FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS (IBC TABLE 601):			0 Hours	
ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS (IBC TABLE 601):			0 Hours	
STAIR ENCLOSURES (IEBC 802.2.1): FIRE BARRIERS FROM SLAB TO RATED CEILING AT TOP:			1 Hour Connecting 2 Stories or more	
SEPARATION OF OCCUPANCIES: ONLY 1 OCCUPANCY, SO N/A				
NOTE: STRUCTURE SUPPORTING RATED CONSTRUCTION MUST BE RATED TO AT LEAST THE SAME RATING AS ABOVE.				
CORRIDOR FIRE-RESISTANCE RATING per TABLE 1020.1				
OCCUPANCY	LOAD SERVED BY CORRIDOR	REQ'D FIRE-RESISTANCE RATING WITH SPRINKLER SYSTEM		
I-3	ALL	1-HOUR FIRE PARTITION		
OPENING FIRE PROTECTION ASSEMBLIES, RATINGS AND MARKINGS per TABLE 716.1(2)				
TYPE OF ASSEMBLY	REQ'D WALL RATING (HRS)	MIN. DOOR RATING (HRS)	DOOR VISION PANEL SIZE	GLAZING MARKING VISION PANEL
1-HR RATED STAIR ENCLOSURES	1 HOUR	1 HOUR	100 sq. in.	≤100 sq. in. = D-H-T-W-60 >100 sq. in. = D-H-T-W-60
1-HR RATED CORRIDOR WALLS	1 HOUR	1/3 (20 min)	Max size tested	D-20
FIRE PROTECTION:			REQUIRED	PROVIDED
SPRINKLER SYSTEM:			NO	NFPA 13
AREA OF REFUGE (IBC 1009.3.3):			NO	NO
TWO-WAY COMMUNICATION (IBC 1009.8):			NO	NO
FIRE & LIFE SAFETY:				
EMERGENCY LIGHTING & EXIT SIGNAGE:			YES	YES
FIRE ALARM SYSTEM:			YES	AUTOMATIC
EMERGENCY RESPONDER RADIO COVERAGE:			NO	NO
INTERIOR WALL & CEILING FINISH MATERIAL CLASSIFICATION (IBC TABLE 803.1.3):				
				Use Group I-3
INTERIOR EXIT STAIRWAYS & RAMPS & EXIT PASSAGeways:				Class A
CORRIDORS & ENCLOSURE FOR EXIT ACCESS STAIRWAYS & RAMPS:				Class A
ROOMS & ENCLOSED SPACES:				Class C

BUILDING AREA CALCULATION	
AS PER "AREA, BUILDING" OF THE IBC	
BASEMENT	2,848 SF
FIRST FLOOR	3,262 SF
SECOND FLOOR	2,857 SF
THIRD FLOOR	2,072 SF
TOTAL	11,039 SF

DEFINITIONS

From IBC Chapter 2:


AREA, BUILDING. The area included within surrounding exterior walls, or exterior walls and fire walls, exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above. (The area measured within the perimeter formed by the inside surface of the exterior walls.)

OCCUPANT LOAD CALCULATION:		
	AS PER IBC TABLE 1004.5	ACTUAL
BASEMENT	51	11
FIRST FLOOR	95	37
SECOND FLOOR	49	22
THIRD FLOOR	8	8
TOTAL	203	78

PRIOR LABOR & INDUSTRY APPROVAL:	
DRAWING INDEX NUMBER:	1998-002247
FILE NUMBER:	000330849
PLAN APPROVAL DATE:	03/04/1998
FIELD INSPECTION DATE:	04/10/1998
TYPE OF CONSTRUCTION:	ORDINARY
OCCUPANCY GROUP:	C-5 Group Habitation (Restrained), Use Condition III
CHANGE IN USE:	No change in use from L&I to IBC

VERIFY SCALE

BAR IS ONE (1) INCH LONG
ON ORIGINAL DRAWING:

0  1

IF BAR IS NOT ONE (1) INCH LONG
ADJUST SCALE ACCORDINGLY

CONTRACTOR SHALL FIELD VERIFY
ALL DIMENSIONS.
VARIANCE FROM CONTRACT
DOCUMENTS NOT PERMITTED
WITHOUT PROFESSIONAL & BUREAU
OF CONSTRUCTION APPROVAL

RECORD REVISIONS



UpStreet ARCHITECTS, INC.
541 PHILADELPHIA ST. 911 MENOHER BLVD.
INDIANA, PA 15701 JOHNSTOWN, PA 15903

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF GENERAL SERVICES
HARRISBURG, PENNSYLVANIA

D.G.S. PROJECT No.

C-0588-0015 PHASE 1

**LOYSVILLE YOUTH DEVELOPMENT CENTER-
RENOVATIONS TO ZIMMERMAN-
BINGAMAN (ZB) COTTAGE**
DEPARTMENT OF HUMAN SERVICES
LOYSVILLE, TYRONE TOWNSHIP, PERRY COUNTY, PA

CODE INFORMATION

DRAWN BY J. GRUBE	DATE 27 JUNE 2023	SHEET No. G-001
CHECKED BY J. RIFFER	SCALE AS NOTED	