



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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B-007
BULLETIN

COMMERCIAL CODE SUMMARY WORKSHEET

FOR MORE INFORMATION VISIT THE CDS WEBSITE AT: WWW.CO.KITTITAS.WA.US/CDS

WORKSHEET FOR NEW COMMERCIAL AND MULTI-FAMILY CONSTRUCTION PROJECTS

This form details the minimum information needed to review the submitted project for compliance with the International Building Code and other applicable codes. This worksheet and the accompanying drawings must be submitted with the Building Permit Application.

Once this worksheet is completed, full size drawings must be created. The code summary information generated from this worksheet is required to be graphically illustrated on full size drawings. This worksheet shall be referred to as the Code Summary (CS) worksheet and the full size drawings will be referred to as the Code summary (CS) drawings.

BUILDING CODE EDITION USED: _____

SECTION 1 – BUILDING USE OR OCCUPANCY

Identify all use and occupancy classification Group(s) in the building (i.e. B, M, R-2, H, etc.)					
List all occupancy fire separation barrier ratings required (i.e. B to S-2 = 2hr), IBC table 508.3.3 Include both horizontal and vertical separations -OR- Identify building is constructed per IBC 508.3.2 for Non-Separated Uses (Circle if using this provision)	to	=	hr(s)		
	to	=	hr(s)		
	to	=	hr(s)		
	to	=	hr(s)		
	to	=	hr(s)		

SECTION 2 – BUILDING CONSTRUCTION

List construction Type(s) used in the design of structure (i.e. IA, IIIB, VB, etc.)			
		ALLOWED	PROPOSED
Building Height (per IBC Table 503)			
Number of Stories (per IBC Table 503)			
Are Automatic Sprinklers used for Height Modifications? (per IBC Section 504.2)		<input type="checkbox"/> YES	<input type="checkbox"/> NO
Is there a basement?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	If YES, List square footage:

Is an Automatic Sprinkler System Used in Place of 1-hour Construction? (per IBC Table 601, footnote e)		<input type="checkbox"/> YES	<input type="checkbox"/> NO
Fire Resistance of Exterior Walls Based on Fire Separation Distance (per IBC Table 602)		Rating	Opening Protection
List Wall and Fire Separation Distance:			
1.			
2.			
3.			
4.			
Fire Resistance Rating Requirements (Table 601)	Rating Req'd	Rating Provided	Assembly #
Structural Frame			
Bearing Walls - Exterior			
Bearing Walls – Interior			
Nonbearing Walls & Partitions – Exterior			
Nonbearing Walls & Partitions – Interior			
Floor Construction			
Roof Construction			

SECTION 3 – BUILDING AREA LIMITATIONS: “ALLOWABLE” AND “ACTUAL”

If there are multiple construction types, or if a fire-wall divides the building, provide a separate analysis for each area. Repeat if necessary.

Area Limitations for Each Proposed IBC Use or Occupancy Group	Occupancy 1	Occupancy 2 (if applicable)	Occupancy 3 (If applicable)
IBC Use or Occupancy Group			
Table 503 Area Limitation (per IBC Table 503)			
Frontage Area Increase Multiplier (if used) (per IBC 506.2)			
Automatic Sprinkler System (if used) Area Increase Multiplier (per IBC 506.3)			
Total ALLOWABLE Floor Area (Equation 5-1 / IBC 506.1)			
Total ALLOWABLE Building Area (per IBC 506.4)			
Does the Building Qualify for Unlimited Area (per IBC 507)	<input type="checkbox"/> YES		<input type="checkbox"/> NO

PROPOSED Area of the Building by Floor	Occupancy 1	Occupancy 2 (if applicable)	Occupancy 3 (If applicable)
IBC Occupancy Type			
First Floor			
Mezzanine			
Second Floor			
Third Floor			
Other Floor(s) (Use additional pages as req'd)			
Total Area Per Occupancy			
TOTAL BUILDING AREA			

*If there is more than one Occupancy Group in the building, provide a "Sum of the Ratios" calculation (per IBC 508.3.3.2) to show that the proposed building is not over area.

"Sum of the Ratios" Calculation (if applicable)

SECTION 2 – BUILDING CONSTRUCTION

* If there are multiple IBC Occupancy types on any floor or in the building, provide a separate analysis for each occupancy type. Repeat as necessary.

(Table 1004.1.1) Show occupant load per sq./ft.	Basement	First Floor	Mezzanine	Second Floor	Third Floor	Other Floor(s)
TOTAL OCCUPANT LOAD						

Number of Exits And Exit Width From Each Level (as applicable):	Number of Exits		Exit Width			
			Stairs		Other Egress Components	
	Required	Provided	Required	Provided	Required	Provided
Are Areas of Refuge Required					<input type="checkbox"/> YES	<input type="checkbox"/> NO

SECTION 5 – PLUMBING FIXTURE COUNT

(WAC 51-50 IBC CHAPTER 29 – Washington State Amendments)

Occupancy & Area Served ¹	Plumbing Occupant Load Factor	Plumbing Occupant Load ²	Water Closets Required vs. Provided		Lavatories Required vs. Provided	
			Male	Female	Male	Female
Total Number Of Fixtures	Required					
	Provided					
	Accessible					
Unisex Toilet (per IBC 1109.2.1)	Required					
	Provided					
Number of Drinking Fountains	Required					
	Provided					
	Accessible					

¹Occupancy is determined based on 2006 International Building Code WAC 51-50 Section 2902.1

²Equally divide the plumbing occupant load between male and female for determining the number of required plumbing fixtures.

SECTION 6 – CODE SUMMARY FLOOR PLAN(S)

Please provide a basic floor plan for each level that details the above code summary information. Drawing Sheets shall be designated as CS (Code Summary). The drawings shall show exterior walls, partitions, stairs, doors with door swings, relites, fixtures, etc. Minimum scale is 1/8" = 1'-0".

1. Clearly label the following:
 - Use of each room or area (i.e. office, sales, conference, kitchen, manufacturing, mech, etc.)
 - IBC Occupancy classification for each room or area and floor.
 - Floor area of each room or area.
 - Occupant load factor used for each room or area and floor.
 - Occupant load of each room or area and floor.
2. Provide a total occupant load summary by floor or level.
3. Clearly show all actual and assumed property lines, including those required by IBC 704.3.
4. Graphically show the extent and rating of any fire walls, include the rating of any required opening protections.
5. Graphically show the extent and rating of any fire barriers, include the rating of any required opening protection.
6. Graphically show the extent and rating of any Areas of Refuge along with an outline of the wheelchair spaces showing that they are outside the required exit path width.
7. Graphically show the extent and rating of any other rated assemblies, such as corridors, exit passageways, stair enclosures and shaft enclosures, include the rating of any required opening protection.
8. Clearly show a complete Means of Egress Path, including the number of occupants moving along a path of travel, points of convergence, and widths and all required exits.
9. Indicate exit signs and any doors that are provided with panic hardware and/or magnetic hold-opens.
10. Indicate all required Accessible entrances, exits, and path of travel to public way or area of refuge.