

COMMERCIAL PLAN REVIEW FOR CODE COMPLIANCE

GENERAL INFORMATION

A. PROJECT NAME: Slate Billiard Club
B. PROJECT LOCATION: 755 Prior Avenue
St. Paul, Minnesota

APPLICABLE CODES:

A. ST. PAUL ZONING ORDINANCE
B. MINNESOTA STATE BUILDING CODE (MSBC) Current Edition
C. CHAPTER 130A - INTL. BUILDING CODE 2000 Edition
D. CHAPTER 131 - INTL. EXISTING BUILDING CODE 2000 Edition
E. CHAPTER 131B - NATIONAL ELECTRIC CODE 2000 Edition
F. CHAPTER 132/23 - INTL. ENERGY CONSERVATION CODE 2000 Edition
G. CHAPTER 134 - INTL. ACCESSIBILITY CODE 2000 Edition
H. CHAPTER 134B - INTL. MECHANICAL CODE 2000 Edition
I. CHAPTER 471A - MN PLUMBING CODE 2000 Edition

BUILDING CLASSIFICATION

A. OCCUPANCY GROUPS/ TYPE OF USE (IBC Chpt 3 & IBC Chpt 4)
1. Private Billiard Club - Group A-3
(Former Occupancy Group - Group B)
Type of Construction - IV
Area - 5,371 s.f.

2. Mixed Occupancy (IBC 508)

- Group A-3 is a Non-Separated Use from Adjacent Uses

3. Incubated Uses (IBC 506)

- None

4. Fire-Resistance-Rated Construction

1. Fire Walls (IBC 706)

Rating	Opening
3 Hours	3 Hours

2. Fire Barriers (IBC 707)

Rating	Opening
1 hour	60 Minute
2 hour	90 Minute

3. Fire Partitions (IBC 708)

Not Required

C. INTERIOR FINISH REQUIREMENTS

1. Minimum Wall And Ceiling Finish Requirement (IBC Table 603.1.2)

Building Component	Finish Class
Vertical Entry/Exit Passageways	Class B
Exit Access Corridors/Other Exit Ways	Class C
Rooms and Enclosed Spaces	Class C

AUTOMATIC SPRINKLER REQUIREMENTS

A. AN EXISTING NFPA 13 AUTOMATIC SPRINKLER SYSTEM IS PROVIDED THROUGHOUT THE BUILDING (IBC 903.3.1.1)

MEANS OF EGRESS

A. DESIGN OCCUPANT LOAD (IBC Chpt 1004)

1. Total Occupants = 77 Occupants. See Plan

B. EXIT/EXIT ACCESS

1. Number Required (IBC Table 1006.2.1, 1006.3.2) = 7

2. Number of Exits Required (IBC 1009) = 7

3. Arrangement (IBC 1007)

- Not Less Than 1/3 Overall Disposal (Sprinkled Outside)

4. Travel Distance Maximum

- Exit Access (IBC 1007) = 250'

- Common Path of Egress (IBC 1008.2.1) = 75'

- Dead End (IBC 1005.4) = 20'

5. Stairs (See Details of Two Conflicting Ways Must Be Used)

- Design Egress Width (IBC 1005.3)

Stairways (See Load = 3) = 23.1"

- Other Components (See Load = 2) = 13.4"

- Stairways (IBC 1011.2) = 64"

- Stairways (IBC 1008.2) = 64"

- Exit Passageways (IBC 1024.2) = 64"

- Exit Doors (IBC 1010.1.1) = 22" Min Clear

40" Max Head

C. Doors

- Swing (IBC 1010.1.2.1)

- Size (IBC 1010.1.2.2)

- Side Impact Swing Out At Occupant Load Of 50 Or More

- Landings (IBC 1010.1.6)

- Width Not Less Than Width of Door Or Stairway

- Length in Direction of Travel Not Less Than 44"

- Stairways (IBC 1010.1.7)

- Max Height = 1/2" = 1/2 Reduced Edge If 1/4"-1/2"

- Door Arrangement (IBC 1010.1.8) 48" Door Width Apart

- Lock or Latch (IBC 1010.1.9)

- Guards From Egress Side Without Use of Knowledge or Key.

- Newly Oriented From Before Permitted on Inactive Road.

- Panic/ Fire Exit Hardware (IBC 1010.1.10)

- Required At Exit/Exit Access Doors

PLUMBING FIXTURES

A. NUMBER FIXTURES REQUIRED (IBC 2902.1)

1. Based On 77 Occupants - Indoor Recreation Occupancy

- 30 Female Occupants

- 30 Male Occupants

Note: Adequate Capacity Is Provided With The Existing Restroom Group

B. LOCATION OF FIXTURES (IBC 2902.3.1)

- Not More Than 1 Story Above Or Below Regular Working Area

- Travel Distances Less Than 500 Ft

C. SIGNAGE (IBC 2902.4)

- A Legible Sign For Each Sex Shall Be Provided Near The Entrance To The Toilet Facility

OTHER

A. ACCESSIBILITY

1. Building Is Accessible

B. GUARDS (IBC 1015)

1. 42" High Minimum Guards Shall Be Installed Where A Change In Levels Drops 30" Or More

C. SAFETY GLAZING (IBC 2403)

1. Safety Glazing Shall Be Installed In Hazardous Locations As Specified In IBC 2406.4

D. FIRE ALARM AND DETECTION SYSTEMS

1. Fire Alarm And Detection System Not Required (IBC 907.2)

2. If Required Provide Audible And Visible Alarm Notification Device (IBC 907.5, NFPA 72)

E. MIN. CONSERVATION CODE FOR EXISTING BUILDINGS

1. Partial Change of Occupancy With No Separation (1011.1.1.1)

IBC Chapter 9 and the Means Below Shall Apply To The Entire Building

- Interior Finish Shall Meet The Requirements of the IBC

- Means of Egress Shall Meet The Requirements of the IBC

Existing Hazard Level = 4 (Higher Hazard)

Proposed Hazard Level = 3

- Height And Area Shall Meet The Requirements of the IBC

Existing Hazard Level = 4 (Higher Hazard)

Proposed Hazard Level = 3

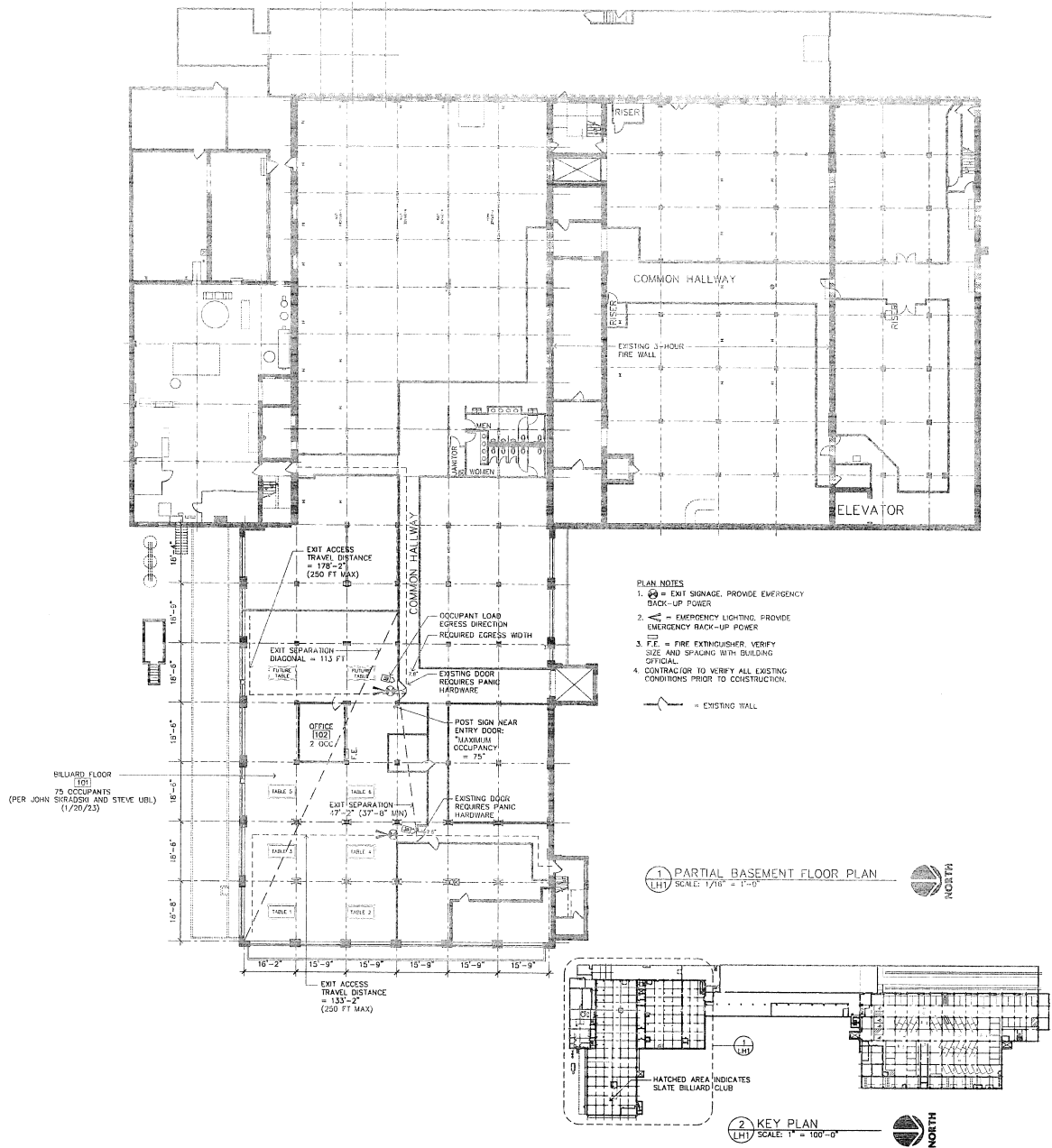
- Exterior Wall And Openings Are Accessible

Existing Hazard Level = 3 (Equal Hazard)

Proposed Hazard Level = 3

- Vertical Shafts

Interior Stairways Shall Be Enclosed (Enclosed Stairways Are Ceiling)



NOTE TO ALL DESIGN/BUILD CONTRACTORS AND THEIR SUB-CONTRACTORS:
THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER, OR ANY OTHER DESIGN/BUILD SUB-CONTRACTOR'S DOCUMENTS AS PERTAINING TO THE WORK FOR THIS PROJECT. IT IS THE DESIGN/BUILD SUB-CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN/BUILD CONTRACTOR OF ANY CONFLICTS WITH THE ARCHITECTURAL AND STRUCTURAL DOCUMENTS DUE TO SIZES, LOCATIONS, QUANTITIES, ROUGH-IN DIMENSIONS AND CODE INTERPRETATIONS. THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT IMMEDIATELY OF ANY ARCHITECTURAL REVISIONS REQUIRED DUE TO THE COORDINATION OF EACH DESIGN/BUILD SUB-CONTRACTOR'S DOCUMENTS.

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ARCHITECT CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE SUPERVISION AND THAT I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
Edward Lamper
EDWARD LAMPERT
PLAT NO.
15600
1/20/23
DATE

SLATE BILLIARD CLUB
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Revisions
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BASEMENT FLOOR PLAN

Sheet Number

LH1

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