

CODE ANALYSIS

TENANT BUILD OUT TO CONVERT A FITNESS STUDIO INTO A RESTAURANT. REMOVAL OF INTERIOR PARTITIONS AND FINISHES. NEW INTERIOR PARTITIONS, FINISHES, KITCHEN EQUIPMENT AND SEATING.

APPLICABLE CODES:
 BUILDING: 2020 MINNESOTA STATE BUILDING CODE (MSBC), THE 2020 MSBC INCLUDES THE 2018 INTERNATIONAL BUILDING CODE (IBC) WITH MINNESOTA AMENDMENTS.
 FIRE PREVENTION: 2020 MINNESOTA STATE FIRE CODE (MSFC), THE 2020 MSFC INCLUDES THE 2018 INTERNATIONAL FIRE CODE (IFC) WITH MINNESOTA AMENDMENTS.
 ACCESSIBILITY: 2020 MINNESOTA ACCESSIBILITY CODE (MAC)
 ENERGY: 2020 MINNESOTA ENERGY CODE
 ELECTRICAL: 2020 NATIONAL ELECTRICAL CODE (NFPA 70)
 MECHANICAL: 2020 MINNESOTA MECHANICAL AND FUEL AND GAS CODE
 PLUMBING: 2015 PLUMBING CODE
 OTHER: NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS, AS REFERENCED BY THE MSBC AND MSFC

USE AND OCCUPANCY CLASSIFICATIONS
 PRIMARY OCCUPANCY - A-2 - ASSEMBLY - RESTAURANT INCLUDING ASSOCIATED COMMERCIAL KITCHEN
BUILDING CONSTRUCTION TYPE
 TYPE IIB - ASSUMED FULLY SPRINKLERED

FIXTURE COUNTS
 OCCUPANCY TYPE A-2 & B, TABLE 2902.1

	WATERCLOSETS M/F	SINKS M/F	DRINKING FOUNTAINS	OTHER (SERVICE SINK)
A-2: 1 PER 75	A-2: 1 PER 200	A-2: 1 PER 500*	1	
B: 1 PER 25	B: 1 PER 40	0*		
REQUIRED	1 M/1 F	1 M/1 F	1	1
PROVIDED	2 M/2 F	1 M/1 F	0*	1

*DRINKING FOUNTAIN NOT REQUIRED IN RESTAURANTS

PREVIOUS USE AS A FITNESS STUDIO REQUIRED 2 WATER CLOSETS PER MALE/FEMALE AND 1 SINK PER MALE/FEMALE. THE BATHROOMS ARE SHARED BETWEEN TENANTS AND PER ESTIMATED OCCUPANCIES THERE ARE ENOUGH FIXTURES FOR ALL TENANTS USING THE RESTROOMS.

ACCESSIBLE SEATING
 MSAC SECTION 1109.11 SEATING AT TABLES, COUNTERS OR WORK SURFACES.
 AT LEAST 5% AND NOT LESS THAN ONE TABLE SHALL BE ACCESSIBLE

TOTAL SEATS: 109 SEATS
 5% OF SEATS: 5.45, ROUND UP TO 6 SEATS

EGRESS REQUIREMENTS
 EGRESS WIDTH REQUIRED: 17.85"
 EGRESS WIDTH PROVIDED: 2 DOORS AT 34"
 NUMBER OF EXISTS REQUIRED: 2
 NUMBER OF EXIT PROVIDED: 2
 COMMON PATH OF TRAVEL ALLOWED: 75'-0"
 COMMON PATH OF TRAVEL ACTUAL: 53'-0"
 EXIT ACCESS TRAVEL DISTANCE ALLOWED: 250'-0"
 EXIT ACCESS TRAVEL DISTANCE ACTUAL: 127'-9"

CODE INFORMATION

ROOM	ROOM NAME	OCC CLASS	USE DESCRIPTION	AREA	AREA/OCC	GROSS/NET	LOAD
103	ORDERING	B	KITCHEN, COMMERCIAL	67 SF	200 SF	GROSS	1
109	PREP	B	KITCHEN, COMMERCIAL	186 SF	200 SF	GROSS	1
111	JANITOR	B	KITCHEN, COMMERCIAL	34 SF	200 SF	GROSS	1
112	WAREWASHING	B	KITCHEN, COMMERCIAL	98 SF	200 SF	GROSS	1
104	BAR	B	KITCHEN, COMMERCIAL	214 SF	200 SF	GROSS	2
110	KITCHEN STORAGE	B	KITCHEN, COMMERCIAL	256 SF	200 SF	GROSS	2
108	OFFICE	B	KITCHEN, OFFICE	149 SF	150 SF	GROSS	1
106	DINING	A-2	SEATING - TABLES AND CHAIRS	1615 SF	15 SF	NET	108
101	AV/STG	B	STORAGE	28 SF	200 SF	GROSS	1
TOTAL: 9							118



HABANERO TACO

80 SNELLING AVE N
ST PAUL, MN 55105

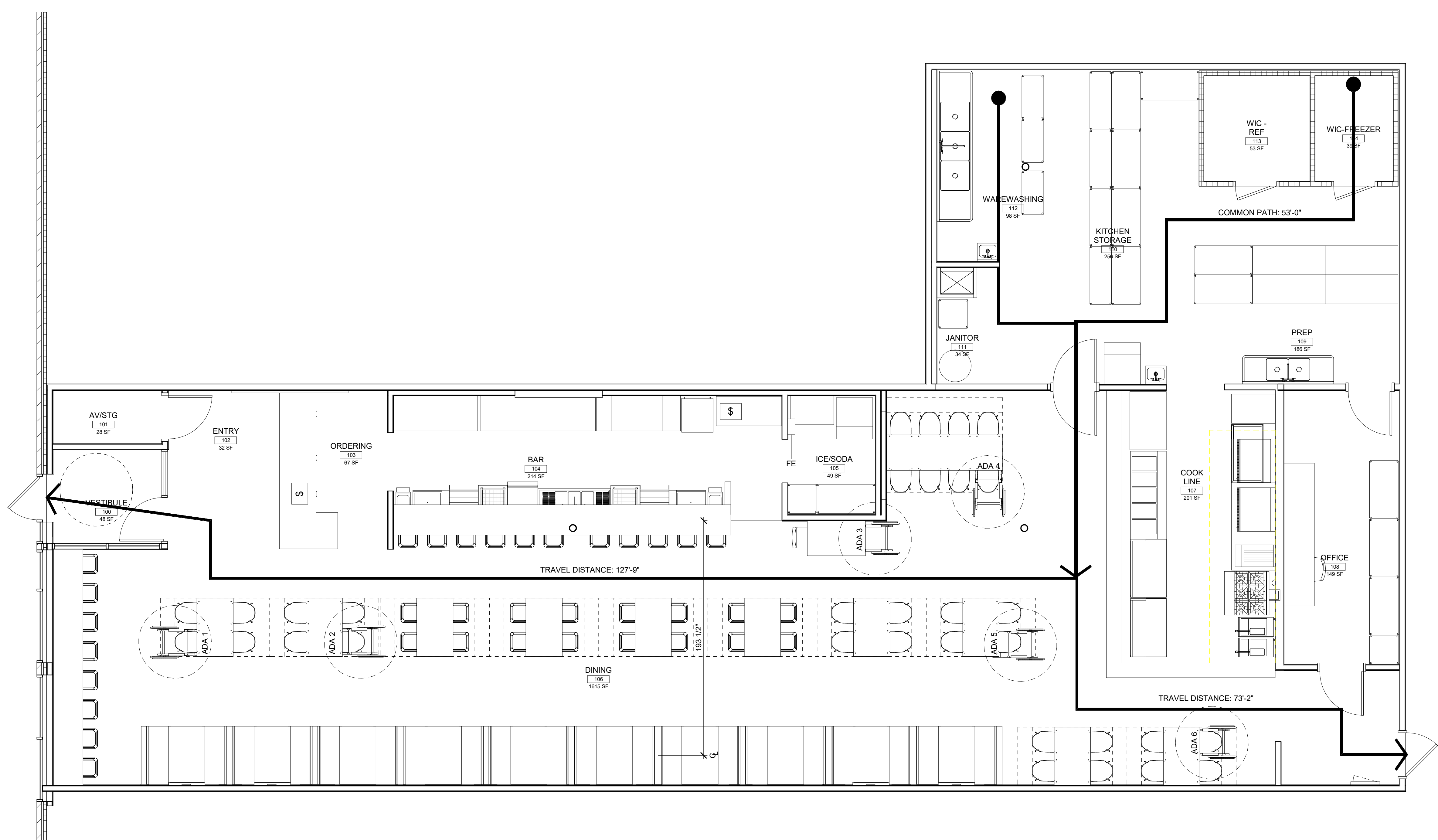
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
 NAME: ANDREA HAMMEL WOLLAK

SIGNATURE: *Andrea Hammel Wollak*
 DATE: 08.31.22 LICENSE #48183

2	ISSUED FOR PERMIT	09.19.22
1	ISSUED FOR PRICING	08.22.22
NO	ISSUE	DATE
JOB NUMBER		22.031.0623

LIFE SAFETY PLAN - MAIN LEVEL

A10.00



A5 MAIN LEVEL - LIFE SAFETY PLAN

1/4" = 1'-0"