



Code Record

Purpose

In addition to plans and specifications, every application for plan review must include a separate graphic and written record of the significant code compliance features prepared by the licensed design professional. This document, termed the "Code Record," is intended to provide a succinct summary description of major code required life-safety components. It serves the following purposes:

- *Provides* a tool for the division to communicate with other state agencies so as to get them in the loop on items of interest relating to their area of jurisdiction. This should minimize the discovery of unforeseen items at the eleventh hour of construction.
- *Permits* the division plan reviewer to quickly evaluate pertinent code issues. This will shorten the time the reviewer must spend studying the entire set of plans in order to learn the intended method of complying with type of construction, allowable area, number of exits, location of fire walls, smoke barriers, accessible routes, etc.
- *Prepares* both the regulators and designers for issues that may arise in the future by having the methods of past code compliance on file for reference. This again can save time for those trying to determine original code compliance for maintenance, inspection and future design.

When Required

With the following exceptions, a Code Record must be submitted with every Application for Plan Review submitted to this office:

- ♦ Work occurring within or on existing buildings (interior remodeling, roofing, siding, site improvements, etc)
- ♦ New buildings less than 5,000 square feet
- ♦ Additions less than 1,000 square feet
- ♦ Cold storage, open-air structures and other non-occupied buildings

Code Record

Required Information

The two parts that must be included in a Code Record are a narrative and schematic plan. Although they can be combined on the same sheet(s), there may be occasions, such as with requests for “alternate methods and materials,” when the narrative may need to stand-alone. Regardless of how assembled, the following must be included in every Code Record:



Narrative:

- ◆ Facility information (name of building, address, owner)
- ◆ Designer information (name & address)
- ◆ Design Codes
- ◆ Description of work (new, addition, remodeling, etc.)
- ◆ Area, height & number of stories
- ◆ Occupancy classifications and Types of Construction
- ◆ Separated or Nonseparated uses
- ◆ Calculations showing compliance for allowable area, height & stories
- ◆ Extent of active fire-protection features (sprinklers, standpipes, detection, alarms, smoke-control, emergency power, lighting)
- ◆ Proposed “alternates” and/or “modifications” (complete justification)

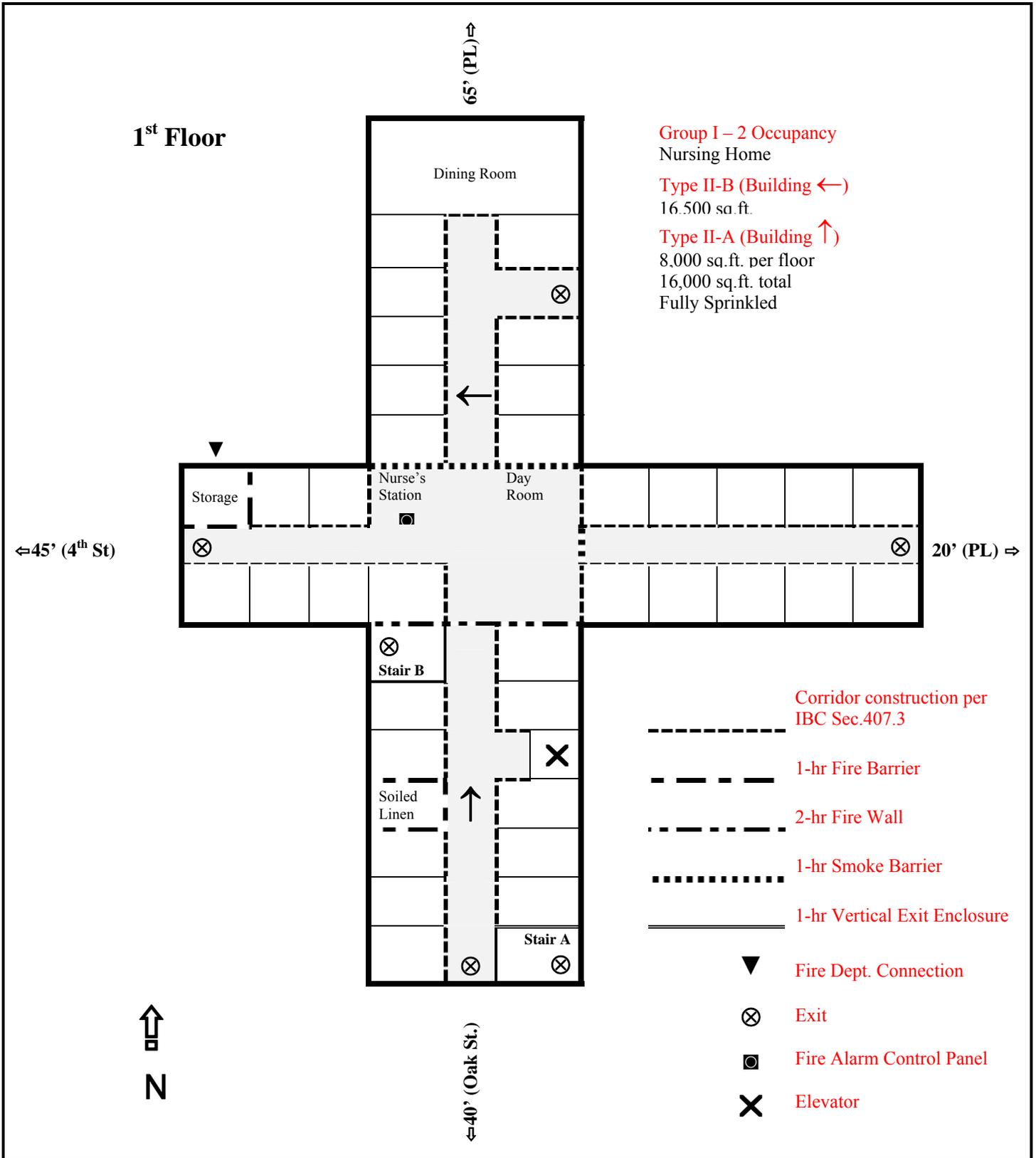


Schematic Plan: (Floor plans on maximum of 11” x 17”)

- ◆ Orientation information (scale, North arrow, legend of symbols)
- ◆ General room layouts with names of those fire-separated or with significance, including suites
- ◆ Distance to property lines, streets, and buildings on same site
- ◆ Rated walls (fire walls, fire barriers, smoke barriers, corridors, horizontal exits, exit enclosures, exit passageways)
- ◆ Occupancy Classifications and Types of Construction (on floor plan)
- ◆ Exterior exits and Exit stairs
- ◆ Fire department connection and control panel
- ◆ Accessible entrances
- ◆ Elevators

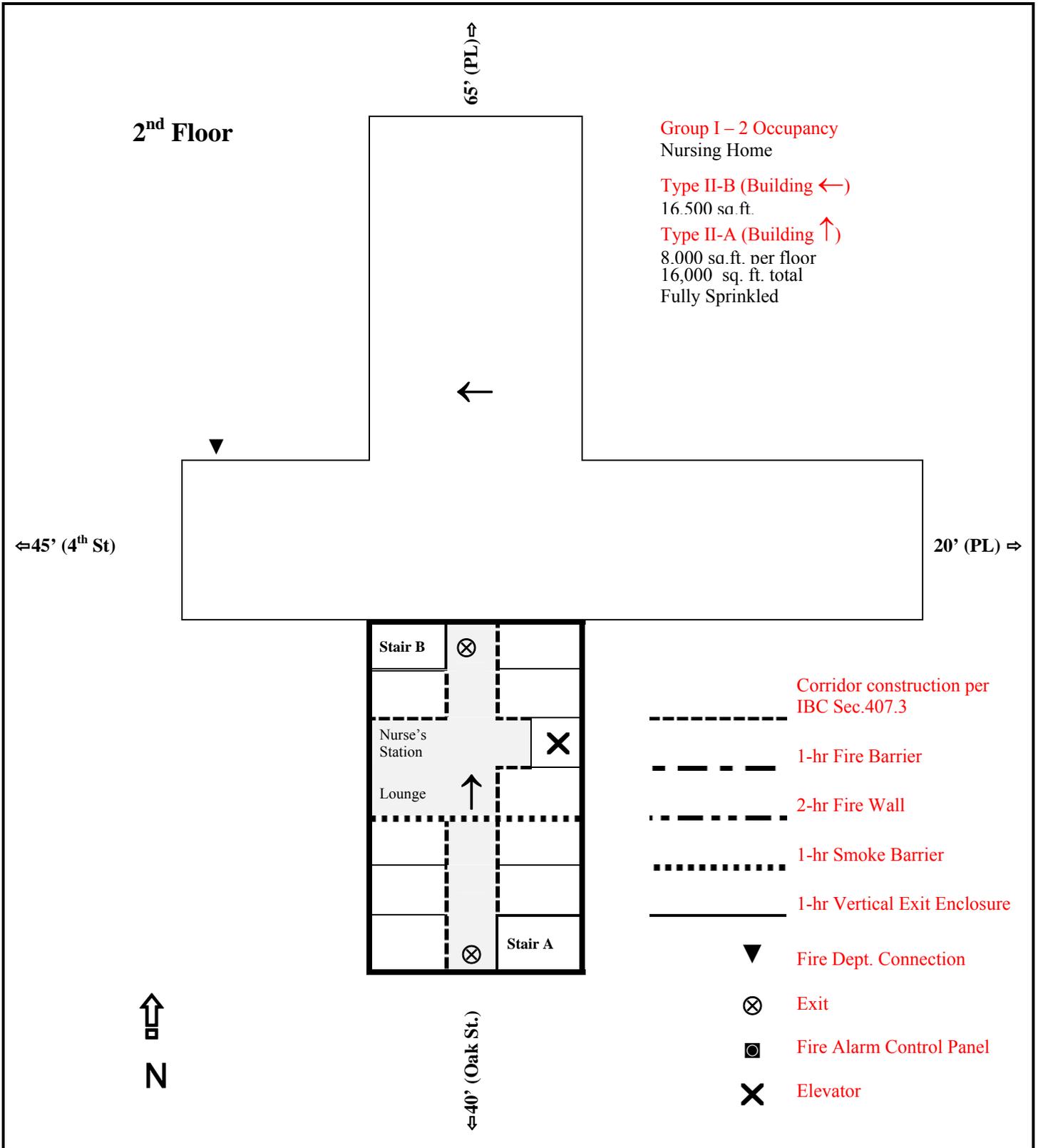
Code Record Example

Good Life Nursing Home



Code Record Example

Good Life Nursing Home



Code Record Example
Good Life Nursing Home

Good Life Nursing Home
1228 Oak St.
Able MN 55555-5555

Owner:

Good Life Corp.
1000 1st St.
Tijuana, Mexico

Architect:

Straight Edge Arch
200 Circle Dr.
Template, WI 65432-1234

Building 1:

Built 1962 Code unknown

Group I – 2 Occupancy

Type II-B Construction Non-separated

Sprinkled

Fire Alarm System including smoke detectors

Basic Allowable Area 11,000 sq.ft.

Increase for Yards F/P = .50 I_f = 25

Maximum Allowable Area 46,750 sq.ft.

Actual Area 16,000 sq.ft.

Allowable Height	75' (sprinkled)	Allowable Number of Stories	2 (sprinkled)
Actual Height	14'	Actual Number of Stories	1

Building 2:

Proposed Addition

2003 SBC (2000 IBC, 2000 IMC, 2002 NEC)

Group I – 2 Occupancy Non-separated

Type II-A Construction

Sprinkled

Fire Alarm System including smoke detectors

Basic Allowable Area A_t = 15,000 sq.ft.

Increase for Yards F/P = .75 W = 30 I_f = 50

Increase for Sprinklers I_s = 200

Maximum Allowable Area per floor A_a = 15,000 + 7500 + 30,000 = 52,500 sq.ft.

Actual Area per floor 8,000 sq.ft.

Increase for Multi-Story 52,500 x 2

Maximum Total Allowable Area 105,000 sq.ft.

Actual Total Area 16,000 sq.ft.

Allowable Height	85' (sprinkled)	Allowable Number of Stories	3 (sprinkled)
Actual Height	30'	Actual Number of Stories	2