

2021 MICHIGAN REHABILITATION CODE

CHAPTER 6: CLASSIFICATION OF WORK SECTION 604 AREA OF RENOVATION = 15,335 SQUARE FEET, WHICH IS 100% OF THE TOTAL BUILDING AREA. THE WORK IS GREATER THAN 50% AND THEREFORE IS CONSIDERED A LEVEL 3 ALTERATION. SECTION 507 EXCEPT AS SPECIFICALLY PROVIDED FOR IN CHAPTER 12, HISTORIC BUILDINGS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THIS CODE FOR THE TYPE OF WORK BEING PERFORMED. CHAPTER 7: ALTERATIONS - LEVEL 1 SECTION 702.7 MATERIALS AND METHODS, ALL NEW WORK SHALL COMPLY WITH THE MATERIALS AND METHOD REQUIREMENTS IN THE MICHIGAN BUILDING CODE, INTERNATIONAL ENERGY CONSERVATION CODE, MICHIGAN MECHANICAL CODE, AND MICHIGAN PLUMBING CODE, AS APPLICABLE, THAT SPECIFY MATERIAL STANDARDS, DETAIL OF INSTALLATION AND CONNECTION, JOINTS, PENETRATIONS, AND CONTINUITY OF ANY ELEMENT, COMPONENT, OR SYSTEM IN THE BUILDING. SECTION 704.1 GENERAL. ALTERATIONS SHOWS BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS. SECTION 708.1 MINIMUM REQUIREMENTS. LEVEL 1 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR MICHIGAN RESIDENTIAL CODE. THE ALTERATIONS SHALL CONFIRM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR MICHIGAN RESIDENTIAL CODE AS THEY RELATE TO NEW CONSTRUCTION ONLY. CHAPTER 8: ALTERATIONS - LEVEL 2 SECTION 801.4 COMPLIANCE. NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE MICHIGAN BUILDING CODE. EXCEPTIONS: 1. NEW WINDOWS ARE NOT REQUIRED TO COMPLY WITH THE LIGHT AND VENTILATION REQUIREMENTS OF THE MICHIGAN BUILDING CODE. 2. NEWLY INSTALLED ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 806. 3. THE LENGTH OF DEAD-END CORRIDORS IN NEWLY CONSTRUCTED SPACES SHALL ONLY BE REQUIRED TO COMPLY WITH THE PROVISIONS OF SECTION 804.7. 4. THE MINIMUM CEILING HEIGHT OF THE NEWLY CREATED HABITABLE AND OCCUPIABLE SPACES AND CORRIDORS SHALL BE 7 FEET. 5. WHERE PROVIDED IN BELOW-GRADE TRANSPORTATION STATIONS, EXISTING AND NEW ESCALATORS SHALL BE PERMITTED TO HAVE A CLEAR WIDTH OF LESS THAN 32 INCHES. 6. NEW STRUCTURAL MEMBERS AND CONNECTIONS SHALL BE PERMITTED TO COMPLY WITH ALTERNATIVE DESIGN CRITERIA IN ACCORDANCE WITH SECTION 302. SECTION 802.2.1 EXISTING VERTICAL OPENINGS. EXISTING INTERIOR VERTICAL OPENINGS CONNECTING TWO OR MORE FLOORS SHALL BE ENCLOSED WITH APPROVED ASSEMBLIES HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR WITH APPROVED OPENING PROTECTIVES. EXCEPTIONS: 1. WHERE VERTICAL OPENING ENCLOSURE IS NOT REQUIRED BY THE INTERNATIONAL BUILDING OR INTERNATIONAL FIRE CODE. 2. INTERIOR VERTICAL OPENINGS OTHER THAN STAIRWELLS MAY BE BLOCKED AT THE FLOOR AND CEILING OF THE WORK AREA BY INSTALLATION OF NEW LESS THAN 2" OF SOLID WOOD OR EQUIVALENT CONSTRUCTION. 3. THE ENCLOSURE SHALL NOT BE REQUIRED WHERE: 3.1 CONNECTING THE MAIN FLOOR AND MEZZANINES; OR 3.2 ALL OF THE FOLLOWING REQUIREMENTS ARE MET: 3.2.1 THE COMMUNICATING AREA HAS A LOW-HAZARD OCCUPANCY OR HAS A MODERATE-HAZARD OCCUPANCY THAT IS PROTECTED THROUGHOUT BY AN AUTOMATIC SPRINKLER SYSTEM. 3.2.2 THE LOWEST OR NEXT TO THE LOWEST LEVEL IS THE STREET LEVEL. 3.2.3 THE ENTIRE AREA IS OPEN AND UNOBSTRUCTED IN A MANNER SUCH THAT IT MAY BE ASSUMED THAT A FIRE IN ANY PART OF THE INTERCONNECTED SPACES WILL BE READILY OBVIOUS TO ALL OF THE OCCUPANTS. 3.2.4 EXIT CAPACITY IS SUFFICIENT TO PROVIDE EGRESS SIMULTANEOUSLY FOR ALL OCCUPANTS OF ALL LEVELS BY CONSIDERING ALL AREAS TO BE A SINGLE FLOOR AREA FOR THE DETERMINATION OF REQUIRED EXIT CAPACITY. 3.2.5 EACH FLOOR LEVEL, CONSIDERED SEPARATELY, HAS AT LEAST ONE-HALF OF ITS INDIVIDUAL REQUIRED EXIT CAPACITY PROVIDED BY AN EXIT OR EXITS LEADING DIRECTLY OUT OF THAT LEVEL WITHOUT HAVING TO TRAVERSE ANOTHER COMMUNICATING FLOOR LEVEL OR BE EXPOSED TO THE SMOKE OR FIRE SPREADING FROM ANOTHER COMMUNICATING FLOOR LEVEL. SECTION 802.2.1.11. IN GROUP R-2 OCCUPANCIES, A MINIMUM 30-MINUTE ENCLOSURE SHALL BE PROVIDED TO PROTECT ALL VERTICAL OPENINGS NOT EXCEEDING THREE STORIES. THIS ENCLOSURE, OR THE ENCLOSURE SPECIFIED IN SECTION 802.2.1, SHALL NOT BE REQUIRED IN THE FOLLOWING LOCATIONS: 11.1 VERTICAL OPENINGS NOT EXCEEDING TWO STORIES WITH NOT MORE THAN FOUR DWELLING UNITS PER FLOOR. 11.2 BUILDINGS PROTECT THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM. 11.3 BUILDINGS WITH NOT MORE THAN FOUR DWELLING UNITS PER FLOOR WHERE EVERY SLEEPING ROOM ABOVE THE SECOND FLOOR IS PROVIDED WITH DIRECT ACCESS TO A FIRE ESCAPE OR OTHER APPROVED EXTERIOR DOOR OR WINDOW HAVING A SILL HEIGHT OR NOT GREAT THAN 44 INCHES AND THE BUILDING IS PROTECTED THROUGHOUT BY AN AUTOMATIC FIRE ALARM SYSTEM COMPLYING WITH SECTION 803.4. SECTION 803.2.2.1 MIXED USES. IN WORK AREAS CONTAINING MIXED USES, ONE OR MORE OF WHICH REQUIRES AUTOMATIC SPRINKLER PROTECTION IN ACCORDANCE WITH SECTION 803.2.2, SUCH PROTECTION SHALL NOT BE REQUIRED THROUGHOUT THE WORK AREA PROVIDED THAT THE USES REQUIRING SUCH PROTECTION ARE SEPARATED FROM THOSE NOT REQUIRING PROTECTION BY FIRE RESISTANCE RATED CONSTRUCTION HAVING A MINIMUM 2-HOUR RATING FOR GROUP H AND A MINIMUM 1-HOUR RATING FOR ALL OTHER OCCUPANCY GROUPS. SECTION 803.4.1.6 A FIRE ALARM SYSTEM SHALL BE INSTALLED IN WORK AREAS OF GROUP R-2 APARTMENT BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE FOR EXISTING GROUP R-2 OCCUPANCIES. SECTION 804.4.1 EVERY STORY UTILIZED FOR HUMAN OCCUPANCY ON WHICH THERE IS A WORK AREA THAT INCLUDES EXIT OR CORRIDORS SHARED BY MORE THAN ONE TENANT WITHIN THE WORK AREA SHALL BE PROVIDED WITH THE MINIMUM NUMBER OF EXITS BASED ON THE OCCUPANCY AND THE OCCUPANT LOAD IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE. SECTION 804.4.1.1 SINGLE-EXIT BUILDINGS. A SINGLE EXIT OR ACCESS TO A SINGLE EXIST SHALL BE PERMITTED FROM SPACES, ANY STORY OR ANY OCCUPIED ROOF WHERE ONE OF THE FOLLOWING CONDITIONS EXIST: 1. THE OCCUPANT LOAD, NUMBER OF DWELLING UNITS AND EXIT TRAVEL DISTANCE DO NOT EXCEED THE VALUES IN TABLE 804.4.1.1(1) OR TABLE 804.4.1.1(2). 2. 2. IN GROUP R-1 OR R-2, BUILDINGS WITHOUT AN APPROVED AUTOMATIC SPRINKLER SYSTEM, INDIVIDUAL SINGLE-STORY OR MULTIPLE-STORY DWELLING OR SLEEPING UNITS SHALL BE PERMITTED TO HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT FROM THE DWELLING OR SLEEPING UNIT PROVIDED ONE OF THE FOLLOWING CRITERIA ARE MET: 2.1. THE OCCUPANT LOAD IS NOT GREATER THAN 10 AND THE EXIT ACCESS TRAVEL DISTANCE WITHIN THE UNIT DOES NOT EXCEED 75 FEET. 2.2. THE BUILDING IS NOT MORE THAN THREE STORIES IN HEIGHT; ALL THIRD-STORY SPACE IS PART OF DWELLING WITH AN EXIT ACCESS DOORWAY ON THE SECOND STORY; AND THE PORTION OF THE EXIT ACCESS TRAVEL DISTANCE FROM THE DOOR TO ANY HABITABLE ROOM WITHIN ANY SUCH UNIT TO THE UNIT ENTRANCE DOORS DOES NOT EXCEED 50 FEET. 3. IN BUILDINGS OF GROUP R-2 OCCUPANCY OF ANY NUMBER OF STORIES WITH NOT MORE THAN FOUR DWELLING UNITS PER FLOOR SERVED BY AN INTERIOR EXIT STAIRWAY; WITH A SMOKEPROOF ENCLOSURE IN ACCORDANCE WITH SECTIONS 909.20 AND 1023.12 OF THE INTERNATIONAL BUILDING CODE OR AN EXTERIOR STAIRWAY AS AN EXIT; AND WHERE THE PORTION OF THE EXIT ACCESS TRAVEL DISTANCE FROM THE DWELLING UNIT ENTRANCE DOOR TO THE EXIT IS NOT GREATER THAN 20 FEET. SECTION 804.5.2 IN ANY WORK AREA AND IN THE EGRESS PATH FROM ANY WORK AREA TO THE EXIT DISCHARGE, ALL EGRESS DOORS SERVING AN OCCUPANT LOAD GREATER THAN 50 SHALL SWING IN THE DIRECTION OF EXIT TRAVEL. SECTION 804.5.3 IN ANY WORK AREA, ALL DOORS OPENING ONTO AN EXIT PASSAGEWAY AT GRADE OR AN EXIT STAIRWAY SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING BY LISTED CLOSING DEVICES. SECTION 804.6.1 DWELLING UNIT OR SLEEPING UNIT CORRIDOR DOORS IN WORK AREAS IN BUILDINGS OF GROUPS R-2 SHALL BE NOT LESS THAN 1 3/8" SOLID CORE WOOD OR APPROVED EQUIVALENT AND SHALL NOT HAVE ANY GLASS PANELS, OTHER THAN APPROVED WIRED GLASS OR OTHER APPROVED GLAZING MATERIAL IN METAL FRAMES. DWELLING UNIT OR SLEEPING UNIT CORRIDOR DOORS IN WORK AREAS IN BUILDINGS OF GROUPS R-2 SHALL BE EQUIPPED WITH APPROVED DOOR CLOSERS. EXCEPTION 5: DOOR ASSEMBLIES HAVING A FIRE PROTECTION RATING OF AT LEAST 20 MINUTES. SECTION 804.6.2 TRANSOMS. IN ALL BUILDINGS OF GROUP I-1, I-2, R-1, AND R-2 OCCUPANCIES, ALL TRANSOMS IN CORRIDOR WALLS IN WORK AREAS SHALL BE EITHER GLAZED WITH 1/4" WIRED GLASS SET IN METAL FRAMES OR OTHER GLAZING ASSEMBLIES HAVING A FIRE PROTECTION RATING AS REQUIRED FOR THE DOOR AND PERMANENTLY SECURED IN THE CLOSED POSITION OR SEALED WITH MATERIAL CONSISTENT WITH THE CORRIDOR CONSTRUCTION. SECTION 804.7 DEAD-END CORRIDORS IN ANY WORK AREA SHALL NOT EXCEED 35 FEET. IN GROUP I-2 OCCUPANCIES, DEAD-END CORRIDORS SHALL NOT EXCEED 30 FEET. SECTION 804.8.1 MEANS OF EGRESS IN ALL WORK AREAS SHALL BE PROVIDED WITH ARTIFICIAL LIGHTING IN ACCORDANCE WITH THE REQUIREMENTS OF THE MICHIGAN BUILDING CODE. SECTION 804.9.1 MEANS OF EGRESS IN ALL WORK AREAS SHALL BE PROVIDED WITH EXIT SIGNS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MICHIGAN BUILDING CODE. SECTION 807.1 RECONFIGURED SPACES INTENDED FOR OCCUPANCY AND SPACES CONVERTED TO HABITABLE OR OCCUPIABLE SPACE IN ANY WORK AREA SHALL BE PROVIDED WITH NATURAL OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE MICHIGAN MECHANICAL CODE. SECTION 809.1 LEVEL 2 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR MICHIGAN RESIDENTIAL CODE. THE ALTERATIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR MICHIGAN RESIDENTIAL CODE AS THEY RELATE TO NEW CONSTRUCTION ONLY. CHAPTER 9: ALTERATIONS - LEVEL 3 SECTION 901.1 LEVEL 3 ALTERATIONS AS DESCRIBED IN SECTION 604 SHALL COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER. SECTION 903.1 EXISTING STAIRWAYS THAT ARE PART OF THE MEANS OF EGRESS SHALL BE ENCLOSED IN ACCORDANCE WITH SECTION 802.2.1 FROM THE HIGHEST WORK AREA FLOOR TO, AND INCLUDING, THE LEVEL OF EXIT DISCHARGE AND ALL FLOORS BELOW. SECTION 903.3 INTERIOR FINISH IN EXITS SERVING THE WORK AREA SHALL COMPLY WITH SECTION 802.4 BETWEEN THE HIGHEST FLOOR ON WHICH THERE IS A WORK AREA TO THE FLOOR OF EXIT DISCHARGE. SECTION 904.1 AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED IN A WORK AREA WHERE REQUIRED BY SECTION 803.2 OR THIS SECTION. SECTION 904.2 FIRE ALARM AND DETECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907 OF THE MICHIGAN BUILDING CODE AS REQUIRED FOR NEW CONSTRUCTION. SECTION 907.1 LEVEL 3 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE MICHIGAN ENERGY CONSERVATION CODE OR MICHIGAN RESIDENTIAL CODE. THE ALTERATIONS SHALL CONFIRM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR MICHIGAN RESIDENTIAL CODE AS THEY RELATE TO NEW CONSTRUCTION ONLY. CHAPTER 10: CHANGE OF OCCUPANCY SECTION 1007.1 WHERE THE OCCUPANCY OF PART OF AN EXISTING BUILDING IS CHANGED TO ONE OF THE SPECIAL OCCUPANCIES LISTED IN NFPA 70, THE ELECTRICAL WIRING AND EQUIPMENT OF THE BUILDING OR PORTION THEREOF THAT CONTAINS THE PROPOSED OCCUPANCY SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF NFPA 70. TABLE 1011.5 OCCUPANCY CLASSIFICATIONS R-1 AND R-2 ARE BOTH CONSIDERED RELATIVE HAZARD LEVEL 3. SECTION 1011.5.2 WHEN THE CHANGE OF OCCUPANCY CLASSIFICATION IS MADE TO AN EQUAL OR LESSER HAZARD CATEGORY AS SHOWN IN TABLE 1011.5, EXISTING ELEMENTS OF THE MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 905 FOR THE NEW OCCUPANCY CLASSIFICATION. NEWLY CONSTRUCTED OR CONFIGURED MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 10 OF THE MICHIGAN BUILDING CODE. TABLE 1011.6 OCCUPANCY CLASSIFICATIONS R-1 AND R-2 ARE BOTH CONSIDERED RELATIVE HAZARD LEVEL 2. SECTION 1011.6.2 WHEN A CHANGE OF OCCUPANCY CLASSIFICATION IS MADE TO AN EQUAL OR LESSER HAZARD CATEGORY AS SHOWN IN TABLE 1011.6, THE HEIGHT AND AREA OF THE EXISTING BUILDING SHALL BE DEEMED ACCEPTABLE. TABLE 1012.6 OCCUPANCY CLASSIFICATIONS R-1 AND R-2 ARE BOTH CONSIDERED RELATIVE HAZARD LEVEL 3. SECTION 1012.6.2 WHEN A CHANGE OF OCCUPANCY CLASSIFICATION IS MADE TO AN EQUAL OR LESSER HAZARD CATEGORY AS SHOWN IN TABLE 1012.6, EXISTING EXTERIOR WALLS, INCLUDING OPENINGS SHALL BE ACCEPTED. SECTION 1011.7.3 OPENINGS IN EXTERIOR WALLS SHALL BE PROTECTED AS REQUIRED BY THE MICHIGAN BUILDING CODE. EXCEPTION 3: EXTERIOR OPENING PROTECTIVES ARE NOT REQUIRED WHERE AN AUTOMATIC SPRINKLER SYSTEM HAS BEEN INSTALLED THROUGHOUT. EXCEPTION 4: EXTERIOR OPENING PROTECTIVES ARE NOT REQUIRED WHEN THE CHANGE OF OCCUPANCY GROUP IS TO AN EQUAL OR LOWER HAZARD CLASSIFICATION IN ACCORDANCE WITH TABLE 1011.7. CHAPTER 12: HISTORIC BUILDINGS SECTION 1203.6 IN BUILDINGS OF THREE STORIES OR LESS, EXIT ENCLOSURE CONSTRUCTION SHALL LIMIT THE SPREAD OF SMOKE BY THE USE OF TIGHT-FITTING DOORS AND SOLID ELEMENTS. SUCH ELEMENTS ARE NOT REQUIRED TO HAVE A FIRE-RESISTANCE RATING. SECTION 1204.2 THE ALLOWABLE FLOOR AREA FOR HISTORIC BUILDINGS UNDERGOING A CHANGE OF OCCUPANCY SHALL BE PERMITTED TO EXCEED BY 20 PERCENT THE ALLOWABLE AREAS SPECIFIED IN CHAPTER 5 OF THE INTERNATIONAL BUILDING CODE SECTION 1204.4 REQUIRED OCCUPANCY SEPARATIONS OF 1 HOUR MAY BE OMITTED WHEN THE BUILDING IS PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM THROUGHOUT. SECTION 1204.6 EXISTING DOOR OPENINGS AND CORRIDOR AND STAIRWAY WIDTHS LESS THAN THOSE THAT WOULD BE ACCEPTABLE FOR NONHISTORIC BUILDINGS UNDER THESE PROVISIONS SHALL BE APPROVED, PROVIDED THAT, IN THE OPINION OF THE CODE OFFICIAL, THERE IS SUFFICIENT WIDTH AND HEIGHT FOR A PERSON TO PASS THROUGH THE OPENING OR TRAVERSE THE EXIT AND THAT THE CAPACITY OF THE EXIT SYSTEM IS ADEQUATE FOR THE OCCUPANT LOAD, OR WHERE OTHER OPERATIONAL CONTROLS TO LIMIT OCCUPANCY ARE APPROVED BY THE CODE OFFICIAL. SECTION 1204.10 WHERE 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION IS REQUIRED BY THESE PROVISIONS, IT NEED NOT BE PROVIDED, REGARDLESS OF CONSTRUCTION OR OCCUPANCY, WHERE THE EXISTING WALL AND CEILING FINISH IS WOOD LATH AND PLASTER. SECTION 1204.11 EXISTING STAIRWAYS SHALL COMPLY WITH THE REQUIREMENTS OF THESE PROVISIONS. THE CODE OFFICIAL SHALL GRANT ALTERNATIVES FOR STAIRWAYS AND GUARDS IF ALTERNATIVE STAIRWAYS ARE FOUND TO BE ACCEPTABLE OR ARE JUDGED TO MEET THE INTENT OF THESE PROVISIONS. EXISTING STAIRWAYS SHALL COMPLY WITH SECTION 1203.

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1. ENSURE EXIT SIGNS ARE MOUNTED ABOVE THE DOORS AND VISIBLE FROM 75 FEET AWAY. ALL EGRESS LIGHTING IS TO POINT DOWN TO ILLUMINATE THE EGRESS PATH OF TRAVEL. 2. ALL FIRE EXTINGUISHERS ARE TO BE ABC EXTINGUISHERS, UNLESS NOTED OTHERWISE. ALL EXTINGUISHERS ARE TO BE TAGGED WITH THE CURRENT YEAR'S INSPECTION ON IT. ANNUAL INSPECTIONS ARE TO OCCUR FOR ALL FIRE EXTINGUISHERS. 3. PROVIDE ADA RESTROOM SIGNS AT ALL RESTROOMS, CORRESPONDING TO THE CORRECT SEX. 4. SEE T002 FOR MOUNTING HEIGHTS AND LOCATIONS 5. SEE T003 FOR ADDITIONAL CODE COMPLIANCE INFORMATION 6. FURNITURE AND EQUIPMENT SHOWN ON COMPLIANCE DRAWINGS ARE FOR REFERENCE ONLY CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY SECTION 420.2 WALLS SEPARATING DWELLING UNITS SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708 SECTION 420.3 FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING AND SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711 SECTION 420.5 GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8. QUICK RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 903.3.2 SECTION 420.6 FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUP R-2 OCCUPANCIES IN ACCORDANCE WITH SECTION 907.2.9 SINGLES OR MULTIPLE STATION SMOKE ALARMS SHALL BE PROVIDED IN GROUPS R-2 IN ACCORDANCE WITH SECTION 907.2.11. CHAPTER 7: FIRE AND SMOKE PROTECTION SECTION 708.3 EXCEPTION 1: CORRIDOR WALLS PERMITTED TO HAVE A 1/2 HOUR FIRE RESISTANCE RATING BY TABLE 1020.1. SECTION 711.2.3 THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE RESISTANCE RATING OF THE HORIZONTAL ASSEMBLY SUPPORTED. EXCEPTION: IN TYPE III-B BUILDINGS THE CONSTRUCTION SUPPORTING HORIZONTAL ASSEMBLIES AT THE SEPARATIONS OF THE DWELLING UNITS IS NOT REQUIRED TO BE FIRE RESISTANCE RATED. SECTION 711.2.4.1 WHERE THE HORIZONTAL ASSEMBLY SEPARATED MIXED OCCUPANCIES, THE ASSEMBLY SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY SECTION 508.4. HALF HOUR FIRE RESISTANCE IS REQUIRED IN TYPE III-B BUILDINGS CORRIDORS SECTION 713.13.4 SHAFT ENCLOSURES SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN ONE HOUR WHERE CONNECTING THREE STORIES OR LESS TABLE 716.5 OPENINGS IN ONE HOUR FIRE BARRIERS FOR SHAFTS, EXIT ACCESS STAIRWAYS, AND INTERIOR EXIT STAIRWAYS ARE TO HAVE ONE HOUR FIRE DOORS CHAPTER 11: ACCESSIBILITY SECTION 1107.6.2.2.1 IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS, AT LEAST 2 PERCENT BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE A UNIT. SECTION 1107.6.2.2.2 WHERE THERE ARE FOUR OR MORE DWELLING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE IN A SINGLE STRUCTURE, EVERY DWELLING UNIT INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE A TYPE B UNIT. NOTE THAT THE 2015 MICHIGAN REHABILITATION CODE 1204.1 STATES THAT TYPE B UNITS ARE NOT REQUIRED IN HISTORICAL BUILDINGS. CHAPTER 12: INTERIOR ENVIRONMENT SECTION 1207.2 WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS OF NOT LESS THAN 50 FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90. PROVIDED STC = 50. SECTION 1207.3 FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS OR BETWEEN A DWELLING UNIT AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS RATING OF NOT LESS THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E492. PROVIDED IIC = 57. SECTION 1208.2 OCCUPIABLE SPACES, HABITABLE SPACES, AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6". BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS, AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0". EXCEPTION 4: CORRIDORS CONTAINED WITHIN A DWELLING UNIT OR SLEEPING UNIT IN A GROUP R OCCUPANCY SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0".
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CODE COMPLIANCE

TOPIC	SECTION	ALLOWED/REQUIRED	ACTUAL
APPLICABLE CODES			
2021 INTERNATIONAL FIRE CODE			
2021 MICHIGAN MECHANICAL CODE			
2021 MICHIGAN PLUMBING CODE			
2021 MICHIGAN REHABILITATION CODE	604	LEVEL 3 ALTERATION	INTERIOR RENOVAITON EXCEEDING 50%
2021MICHIGAN BUILDING CODE			
2023 NATIONAL ELECTRICAL CODE			
ANSI/ASHRAE 90.1-2013			
ICC/ANSI 117.1-2009			
NFPA 13 (2013) + NFPA 72 (2013)			
ZONING	EVART, MI		C-1 - CENTRAL BUSINESS
1 - SCOPE AND ADMIN			
DEFERRED SUBMITTALS	107.3.4.1		THERE ARE NO DEFERRED SUBMITTALS FOR THIS PROJECT
DESIGN PROFESSIONAL IN CHARGE	107.3.4		CODY NEWMAN IS TO BE THE DESIGN PROFESSIONAL IN CHARGE
SPECIAL INSPECTIONS	110		THERE ARE NO SPECIAL INSPECTIONS FOR THIS PROJECT
3 - USE			
BUILDING USE	309 + 310	BEFORE - M (MERCANTILE) + R-2 (RESIDENTIAL)	AFTER - M (MERCANTILE) + R-2 (RESIDENTIAL)
3 - AREA BY USE			
MERCANTILE			3,642 SF
RESIDENTIAL			7,276 SF
3 - GROSS BUILDING AREA			
0 - BASEMENT			4,417 SF
1 - FIRST FLOOR			5,483 SF
2 - SECOND FLOOR			5,435 SF
TOTAL			15,335 SF
5 - GENERAL BUILDING HEIGHTS AND AREAS			
ALLOWABLE BUILDING HEIGHT	TABLE 504.3	75 FEET	30 FEET
BASE STORIES ALLOWED	TABLE 504.4	3 STORIES	2 STORIES
TABULAR AREA	TABLE 506.2	48,000 SF	15,335 SF
6 - TYPE OF CONSTRUCTION			
TYPE OF CONSTRUCTION	TABLE 601		III-B
7 - FIRE AND SMOKE PROTECTION			
			SMOKE AND CARBON MONOXIDE DETECTORS REQUIRED IN ALL RESIDENTIAL UNITS
9 - FIRE PROTECTION SYSTEMS			
AUTOMATIC SPRINKLER SYSTEM	903.2.1.3	REQUIRED FOR FIRE SUPPRESSION MONITORING	PROVIDED
FIRE ALARM AND DETECTION SYSTEMS	907	REQUIRED	PROVIDED
10 - MEANS OF EGRESS			
DOOR EGRESS WIDTH	1005.3.2	36" PER UNIT	PROVIDED
EXIT ACCESS TRAVEL DISTANCE	TABLE 1017.2	250 FEET	136 FEET
NUMBER OF EXITS	TABLE 1006.3.1	1 PER UNIT	PROVIDED
STAIR EGRESS WIDTH	1005.3.1	36 INCHES	96"
10 - OCCUPANCY			
OCCUPANCY	TABLE 1004.1.2	3,642 SF / 60	61 PEOPLE
OCCUPANCY	TABLE 1004.1.2	7,276 SF / 200	37 PEOPLE
TOTAL OCCUPANT LOAD			98 PEOPLE
15 - ROOF ASSEMBLY			
	1501.1		NEW 60 MIL WHITE TPO ROOF
27 - ELECTRICAL			
EMERGENCY LIGHTING	1008.1	WILL COMPLY	ON COMPLIANCE DRAWINGS
EMERGENCY POWER	1008.3.2.1 008.3.3	WILL COMPLY	ON COMPLIANCE DRAWINGS
EXIT SIGNS	1011.1	WILL COMPLY	ON COMPLIANCE DRAWINGS
28 - PLUMBING			
DRINKING FOUNTAIN REQUIREMENTS	TABLE 403.1	1 REQUIRED PER COMMERCIAL UNIT	1 PROVIDED PER COMMERCIAL UNIT
LAVATORY REQUIREMENTS	TABLE 403.1	1 UNISEX PER COMMERCIAL UNIT	1 UNISEX PER COMMERCIAL UNIT
SERVICE SINK REQUIREMENTS	TABLE 403.1	1 REQUIRED PER COMMERCIAL UNIT	1 PROVIDED PER COMMERCIAL UNIT
WATER CLOSETS REQUIREMENTS	TABLE 403.1	1 UNISEX PER COMMERCIAL UNIT	1 UNISEX PER COMMERCIAL UNIT



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CODE COMPLIANCE
T004