



## BUILDING CODE SUMMARY FOR ALL RENOVATION COMMERCIAL CONSTRUCTION PROJECTS

Project Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Owner: \_\_\_\_\_ Phone # ( \_\_\_\_\_ ) \_\_\_\_\_ - \_\_\_\_\_

### WHO PREPARED THE PLAN PACKAGE?

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	_____	_____	_____	(____)_____	_____
Civil	_____	_____	_____	(____)_____	_____
Electrical	_____	_____	_____	(____)_____	_____
Fire Alarm	_____	_____	_____	(____)_____	_____
Plumbing	_____	_____	_____	(____)_____	_____
Mechanical	_____	_____	_____	(____)_____	_____
Sprinkler-Standpipe	_____	_____	_____	(____)_____	_____
Structural	_____	_____	_____	(____)_____	_____
Retaining Walls >5' High	_____	_____	_____	(____)_____	_____
Other	_____	_____	_____	(____)_____	_____

### Check Which Codes Apply:

#### 2018 NC BUILDING CODE:

<input type="radio"/> Building	<input type="radio"/> Electrical	<input type="radio"/> Fire
<input type="radio"/> Mechanical	<input type="radio"/> Plumbing	<input type="radio"/> Existing * either existing or building unless renovation includes an addition.

**\*Alternative Method must be a recognized engineering method and all information submitted with this plan package.**

### BASIC BUILDING DATA

You can view the North Carolina Technical Building Codes at: <https://www.ncosfm.gov/codes/codes-current-and-past>

**Construction Type** : check which one applies, there can only be one.

See North Carolina Building Code Chapter 6

- Type I construction (602.2): Type I construction is non-combustible building materials. See also section 603
- Type II construction (602.2): Type II construction is non-combustible building materials. See also section 603
- Type III construction (602.3): Type III construction is exterior walls are constructed of non-combustible materials and interior construction is of any material allowed by code.
- Type IV construction (602.4): Type IV construction uses HEAVY TIMBER building materials. Heavy Timber is not nominal graded lumber.
- Type V construction (602.5): Type V construction uses any building material allowed by code.

Will Sprinklers be installed?: \_\_\_\_\_ Will Standpipes be installed?: \_\_\_\_\_

Is the project located in the City of Fayetteville’s Fire District?: \_\_\_\_\_ You can contact the City of Fayetteville’s Planning and Zoning Division at (910) 433- 1612 for more information.

Is the project in the City of Fayetteville’s Historic District(s)?: \_\_\_\_\_ You can contact the City of Fayetteville’s Planning and Zoning Division at (910) 433- 1612 for more information.

Is the project in a designated Flood Hazard Area?: \_\_\_\_\_ You can contact the City of Fayetteville’s Engineering Division at (910) 433- 1648 for more information.

Are Special Inspections Required?: \_\_\_\_\_

See North Carolina Building Code Chapter 17

**Gross Building Area Table in Square Feet (length x width)**

<b>1<sup>st</sup> Floor</b>	
<b>2<sup>nd</sup> Floor</b>	
<b>3<sup>rd</sup> Floor</b>	
<b>4<sup>th</sup> Floor</b>	
<b>5<sup>th</sup> Floor</b>	
<b>6<sup>th</sup> Floor</b>	
<b>Mezzanine</b>	
<b>Basement</b>	
<b>Total</b>	

- **If more floors are part of the project, please list on plan package**

**Primary Occupancy Classification(s):** See North Carolina Building Code Chapter 3 Check one

<input type="radio"/> A-1 303.2	<input type="radio"/> A-2 303.3	<input type="radio"/> A-3 303.4	<input type="radio"/> A-4 303.5	<input type="radio"/> A-5 303.6	<input type="radio"/> B 304.1
<input type="radio"/> E 305.1	<input type="radio"/> E Day care 305.2	<input type="radio"/> F-1 306.2	<input type="radio"/> F-2 306.3	<input type="radio"/> H-1 307.3	<input type="radio"/> H-2 307.4
<input type="radio"/> H-3 307.5	<input type="radio"/> H-4 307.6	<input type="radio"/> H-5 307.7	<input type="radio"/> I-1 308.1	<input type="radio"/> I-2 308.4	<input type="radio"/> I-3 308.5
<input type="radio"/> I-4 308.6	<input type="radio"/> M 309.1	<input type="radio"/> R-1 310.3	<input type="radio"/> R-2 310.4	<input type="radio"/> R-3 310.5	<input type="radio"/> R-4 310.6
<input type="radio"/> S-1 311.2	<input type="radio"/> S-2 311.3	<input type="radio"/> U 312.1			

**Accessory Occupancy Classification(s):** Select one or more  NOT APPLICABLE

<input type="radio"/> A-1 303.2	<input type="radio"/> A-2 303.3	<input type="radio"/> A-3 303.4	<input type="radio"/> A-4 303.5	<input type="radio"/> A-5 303.6	<input type="radio"/> B 304.1
<input type="radio"/> E 305.1	<input type="radio"/> E Day care 305.2	<input type="radio"/> F-1 306.2	<input type="radio"/> F-2 306.3	<input type="radio"/> H-1 307.3	<input type="radio"/> H-2 307.4
<input type="radio"/> H-3 307.5	<input type="radio"/> H-4 307.6	<input type="radio"/> H-5 307.7	<input type="radio"/> I-1 308.1	<input type="radio"/> I-2 308.4	<input type="radio"/> I-3 308.5
<input type="radio"/> I-4 308.6	<input type="radio"/> M 309.1	<input type="radio"/> R-1 310.3	<input type="radio"/> R-2 310.4	<input type="radio"/> R-3 310.5	<input type="radio"/> R-4 310.6
<input type="radio"/> S-1 311.2	<input type="radio"/> S-2 311.3	<input type="radio"/> U 312.1			

**Incidental Uses (Table 509):** \_\_\_\_\_

**Special Uses (Chapter 4 – List Code Sections):** \_\_\_\_\_

**Special Provisions: (Chapter 5 – List Code Sections):** \_\_\_\_\_

**Mixed Occupancy:**  YES /  NO See North Carolina Building Code Chapter 3 and section 508; table 508.4

**Separation of Occupancies :**

<input type="radio"/> 1 hour	<input type="radio"/> 2 hour	<input type="radio"/> 3 hour
<input type="radio"/> 4 hour	<input type="radio"/> Non-Separated Mix Use 508.3	

**ALLOWABLE HEIGHT (ONLY FOR ADDITIONS)**

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE <sup>1</sup>
Building Height in Feet (Table 504.3) <sup>2</sup>			
Building Height in Stories (Table 504.4) <sup>3</sup>			

<sup>1</sup> Provide code reference if the “Shown on Plans” quantity is not based on Table 504.3 or 504.4.

<sup>2</sup> The maximum height of air traffic control towers must comply with Table 412.3.1.

<sup>3</sup> The maximum height of open parking garages must comply with Table 406.5.4.

**FIRE PROTECTION REQUIREMENTS**

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING		DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
		REQ'D	PROVIDED (w/_____* REDUCTION)				
Structural Frame, including columns, girders, trusses							
Bearing Walls							
Exterior							
North							
East							
West							
South							
Interior							
Nonbearing Walls and Partitions							
Exterior walls							
North							
East							
West							
South							
Interior walls and partitions							

Floor Construction Including supporting beams and joists						
Floor Ceiling Assembly						
Columns Supporting Floors						
Roof Construction, including supporting beams and joists						
Roof Ceiling Assembly						
Columns Supporting Roof						
Shaft Enclosures - Exit						
Shaft Enclosures - Other						
Corridor Separation						
Occupancy/Fire Barrier Separation						
Party/Fire Wall Separation						
Smoke Barrier Separation						
Smoke Partition						
Tenant/Dwelling Unit/ Sleeping Unit Separation						
Incidental Use Separation						

\* Indicate section number permitting reduction

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**PERCENTAGE OF WALL OPENING CALCULATIONS** (DOORS, WINDOWS, ETC. IN EXTERIOR WALLS)

**SEE NORTH CAROLINA BUILDING CODE SECTION 705**

FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)

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**LIFE SAFETY SYSTEM REQUIREMENTS**

- Emergency Lighting: see 1008.3    YES /  NO  
Exit Signs: see 1013    YES /  NO  
Fire Alarm: see 907.2    YES /  NO  
Smoke Detection Systems: see 907.2.1 to 907.8    YES /  NO  
Carbon Monoxide Detection: see 915    YES /  NO

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**LIFE SAFETY PLAN REQUIREMENTS**

Life Safety Plan Sheet #: \_\_\_\_\_

- Fire and/or smoke rated wall locations (Chapter 7)
- Assumed and real property line locations (if not on the site plan)
- Exterior wall opening area with respect to distance to assumed property lines (705.8)
- Occupancy Use for each area as it relates to occupant load calculation (Table 1004.1.2)
- Occupant loads for each area
- Exit sign locations (1013)
- Exit access travel distances (1017)
- Common path of travel distances (Tables 1006.2.1 & 1006.3.2(1))
- Dead end lengths (1020.4)
- Clear exit widths for each exit door

- Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.3)
  - Actual occupant load for each exit door
  - A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
  - Location of doors with panic hardware (1010.1.10)
  - Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)
  - Location of doors with electromagnetic egress locks (1010.1.9.9)
  - Location of doors equipped with hold-open devices
  - Location of emergency escape windows (1030)
  - The square footage of each fire area (202)
  - The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)
  - Note any code exceptions or table notes that may have been utilized regarding the items above
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**ACCESSIBLE PARKING  
(SECTION 1106)**

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED		TOTAL # ACCESSIBLE PROVIDED
	REQUIRED	PROVIDED	96" SPACES	132" SPACES	
TOTAL					

**PLUMBING FIXTURE REQUIREMENTS  
(TABLE 2902.1)**

USE		WATERCLOSETS			URINALS	LAVATORIES			SHOWERS /TUBS	DRINKING FOUNTAINS	
		MALE	FEMALE	UNISEX		MALE	FEMALE	UNISEX		REGULAR	ACCESSIBLE
SPACE	EXIST'G										
	NEW										
	REQ'D										

You can submit a complete and approved COMCHECK in lieu of filling out the below. COMCHECK's can be found at: <https://www.energycodes.gov/comcheck>

**ENERGY SUMMARY**

**ENERGY REQUIREMENTS:**

The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard reference design vs annual energy cost for the proposed design.

**Existing building envelope complies with code:** Select one

**Exempt Building:** Select one Provide code or statutory reference:

**Climate Zone:** Select one

**Method of Compliance:** Select one

(If "Other" specify source here) \_\_\_\_\_

**THERMAL ENVELOPE** (Prescriptive method only)

**Roof/ceiling Assembly** (each assembly)

Description of assembly: \_\_\_\_\_

U-Value of total assembly: \_\_\_\_\_

R-Value of insulation: \_\_\_\_\_

Skylights in each assembly: \_\_\_\_\_

U-Value of skylight: \_\_\_\_\_

total square footage of skylights in each assembly: \_\_\_\_\_

**Exterior Walls** (each assembly)

Description of assembly: \_\_\_\_\_  
U-Value of total assembly: \_\_\_\_\_  
R-Value of insulation: \_\_\_\_\_  
Openings (windows or doors with glazing)  
    U-Value of assembly: \_\_\_\_\_  
    Solar heat gain coefficient: \_\_\_\_\_  
    projection factor: \_\_\_\_\_  
    Door R-Values: \_\_\_\_\_

**Walls below grade** (each assembly)

Description of assembly: \_\_\_\_\_  
U-Value of total assembly: \_\_\_\_\_  
R-Value of insulation: \_\_\_\_\_

**Floors over unconditioned space** (each assembly)

Description of assembly: \_\_\_\_\_  
U-Value of total assembly: \_\_\_\_\_  
R-Value of insulation: \_\_\_\_\_

**Floors slab on grade**

Description of assembly: \_\_\_\_\_  
U-Value of total assembly: \_\_\_\_\_  
R-Value of insulation: \_\_\_\_\_  
Horizontal/vertical requirement: \_\_\_\_\_  
slab heated: \_\_\_\_\_

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