BUILDING CODE INFORMATION:

PROJECT LOCATION: NEWTON COUNTY WATER AND SEWERAGE AUTHORITY
11325 BROWN BRIDGE ROAD
COVINGTON, GA 30016

PROJECT SCOPE:
THIS PROJECT IS AN ADDITION TO AND RENOVATION OF AN EXISTING ADMINISTRATION BUILDING. THE ADDITION WILL INCLUDE A NEW PUBLIC MEETING SPACE AND OFFICES FOR STAFF.

BUILDING AND FIRE CODES:
2026 BUILDING CODE OF GEORGIA INCLUDE:

- 2024 INTERNATIONAL BUILDING CODE (IBC) w/GEORGIA AMENDMENTS
- 2024 INTERNATIONAL EXISTING BUILDING CODE (IEBC) w/GEORGIA AMENDMENTS
- 2024 INTERNATIONAL PLUMBING CODE (IPC) w/GEORGIA AMENDMENTS
- 2024 INTERNATIONAL MECHANICAL CODE (IMC) w/GEORGIA AMENDMENTS
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2023 NFPA 70, NATIONAL ELECTRIC CODE (NEC) w/GEORGIA AMENDMENTS
- 2010 ADA w/ GEORGIA AMENDMENTS

OCCUPANCY CLASSIFICATION (IBC CH. 3) NOTE: BUILDING FULLY SPRINKLERED
MIXED USE / SEPARATED OCCUPANCY (IBC 508.3)
GROUP A-3 ASSEMBLY / GROUP B BUSINESS

OCCUPANCY SEPARATION (IBC CH.5)
GROUP A-3 ASSEMBLY TO GROUP B BUSINESS:
ONE-HOUR REQUIRED SEPARATION (IBC TABLE 508.3.3)

TYPE OF CONSTRUCTION: ADDITION: TYPE IIB
TYPE IIIB LOBBY & BREAK ROOM ONLY
EXISTING: TYPE IIIB

FULLY SPRINKLERED: YES

FIRE ALARM: YES

EXISTING BUILDING:
CONTINUATION OF EXISTING USE: YES
CHANGE OF USE: ADDING ASSEMBLY FUNCTION TO BUSINESS USE
CLASSIFICATION OF WORK: LEVEL 2

BUILDING HEIGHT AND AREA:
ACTUAL BUILDING HEIGHT: 35' (EXISTING) 29' (ADDITION) , 2 STORIES
ALLOWABLE BUILDING HEIGHT: 75' SF, 4 STORIES

ACTUAL BUILDING AREA: 17,628 SF
ALLOWABLE BUILDING AREA: 109,250 SF
PER TABLE 506.2 $A_a = A_t+(NS \times I_f)$
109,250 SF = 92,000+(23,000 x .75)

MAXIMUM EXIT ACCESS TRAVEL DISTANCE: 175 FT
MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE: 75 FT
MAXIMUM DEAD ENDS IN CORRIDORS: 50 FT

CODE OCCUPANCY SCHEDULE

NAME	AREA	OCCUPANT LOAD FACTOR	CALCULATED OCCUPANCY LOAD	LEVEL
ASSEMBLY, A-1				
BOARD ROOM	1674 SF	7 SF	240	1ST FLOOR- EXISTING
PREFUNCTION	664 SF	5 SF	133	1ST FLOOR- EXISTING
	2339 SF		373	
BUSINESS, B				
BUSINESS (EXISTING)	4046 SF	150 SF	27	1ST FLOOR- EXISTING
BUSINESS (ADDITION)	167 SF	150 SF	2	1ST FLOOR- EXISTING
BUSINESS (ADDITION)	1157 SF	150 SF	8	1ST FLOOR- EXISTING
BUSINESS (ADDITION)	1203 SF	150 SF	9	1ST FLOOR- EXISTING
BUSINESS (RENOVATED)	569 SF	150 SF	4	1ST FLOOR- EXISTING
BUSINESS (RENOVATED)	549 SF	150 SF	4	1ST FLOOR- EXISTING
BUSINESS (ADDITION)	3619 SF	150 SF	25	2ND FLOOR - ADDITION
BUSINESS (RENOVATED)	3231 SF	150 SF	22	2ND FLOOR - ADDITION
BUSINESS (EXISTING)	243 SF	150 SF	2	2ND FLOOR - ADDITION
BUSINESS (EXISTING)	506 SF	150 SF	4	2ND FLOOR - ADDITION
	15289 SF		107	
BUILDING TOTAL	17628 SF		480	

PLUMBING FIXTURE COUNTS
BUSINESS (B) 107 OCCUPANTS/2 = 54 MALE/ 54 FEMALE
ASSEMBLY (A) 373 OCCUPANTS/2 = 186 MALE/186 FEMALE

ASSEMBLY
WATER CLOSETS
MALE(1 PER 125): 187(A) > 2 WC
FEMALE (1 PER 65): 187(A) > 3 WC

LAVATORIES
MALE(1 PER 200): 187(A) > 1 LAV
FEMALE (1 PER 200): 187(A) > 1 LAV

DRINKING FOUNTAIN (1 PER 500): 373(A) > 1 DF

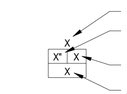
SERVICE SINK: 1 SS

BUSINESS
WATER CLOSETS
MALE(FIRST 50 - 1 PER 25, REMAINDER - 1 PER 50): 43(B) > 2 WC
FEMALE (FIRST 50 - 1 PER 25, REMAINDER - 1 PER 50): 43(B) > 2 WC

LAVATORIES
MALE(FIRST 80 - 1 PER 40, REMAINDER - 1 PER 80): 54(B) > 2 LAV
FEMALE (FIRST 80 - 1 PER 40, REMAINDER - 1 PER 80): 54(B) > 2 LAV

DRINKING FOUNTAIN (1 PER 100): 86(B) > 1 DF

SERVICE SINK: 1 SS



FE FEC — FIRE EXTINGUISHER / FIRE EXTINGUISHER CABINET

1 HOUR FIRE-RESISTANCE RATED CONSTRUCTION

2 HOUR FIRE-RESISTANCE RATED CONSTRUCTION

3 HOUR FIRE-RESISTANCE RATED CONSTRUCTION

S S — 1 HOUR FIRE-RESISTANCE/SMOKE BARRIER RATED CONSTRUCTION

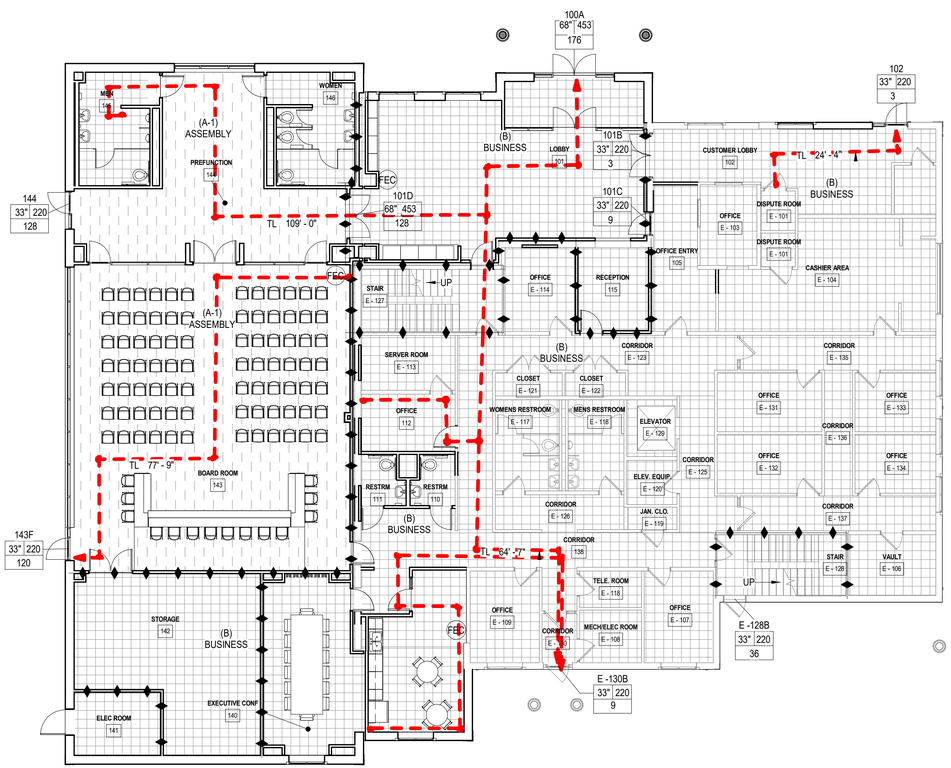
TL X' - X" — EXIT ACCESS TRAVEL DISTANCE LABEL
CP X' - X" — COMMON PATH OF TRAVEL DISTANCE LABEL
PATH OF TRAVEL

(A-3)
OCC CLASSIFICATION — FUNCTION BY IBC CHAPTER 10

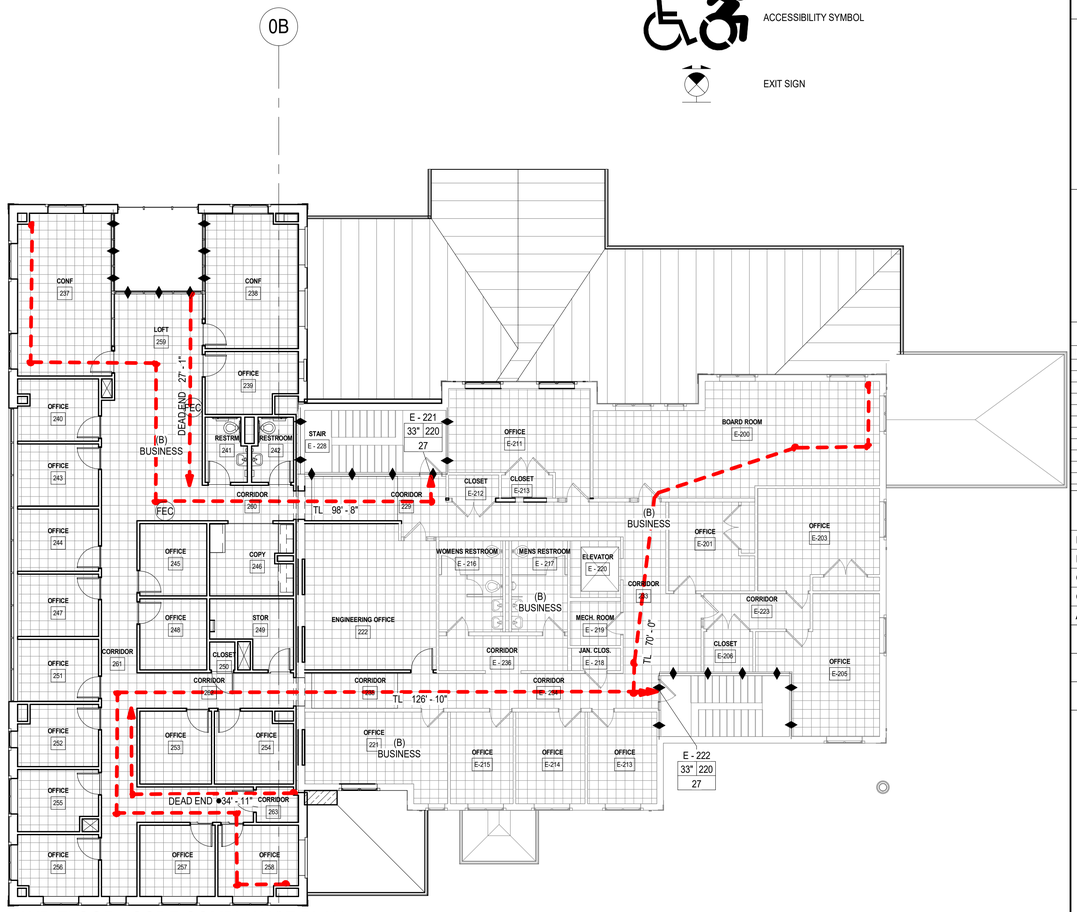
AOR — AREA OF REFUGE

ACCESSIBILITY SYMBOL

EXIT SIGN



1 1ST FLOOR CODE COMPLIANCE PLAN
SCALE: 3/32" = 1'-0"



2 2ND FLOOR - CODE COMPLIANCE PLAN
SCALE: 3/32" = 1'-0"

Brown AND Caldwell
BROWN AND CALDWELL
900 HAMMOND DRIVE, SUITE 500
ATLANTA, GA 30328

wendel

THIS DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES UNLESS IT BEARS THE SEAL AND SIGNATURE OF A DULY REGISTERED PROFESSIONAL

CONSTRUCTION DOCUMENTS

NCWSA
NEWTON COUNTY WATER & SEWERAGE AUTHORITY

NCWSA OFFICE ADDITION

REVISIONS

REV	DATE	DESCRIPTION

LINE IS 2 INCHES AT FULL SIZE

DESIGNED: MW4
DRAWN: LDG
CHECKED: DEK
CHECKED:
APPROVED: Approver
FILENAME
BC PROJECT NUMBER
616202
CLIENT PROJECT NUMBER

CODE COMPLIANCE

DRAWING NUMBER
G101

Plot Date: 4/27/2026 11:26:41 PM Path: C:\Users\mw4\OneDrive - Wendel\Documents\616202-NCWSA-ARCH_V25(Central)_mwordenFW4J7.rvt