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
	1674 SF		240	
BUSINESS, B				
BUSINESS (EXISTING)	4046 SF	150 SF	27	1ST FLOOR- EXISTING
BUSINESS (ADDITION)	1988 SF	150 SF	14	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)	662 SF	150 SF	5	2ND FLOOR - ADDITION
BUSINESS (EXISTING)	3318 SF	150 SF	23	2ND FLOOR - ADDITION
	15954 SF		111	
BUILDING TOTAL	17628 SF		351	

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

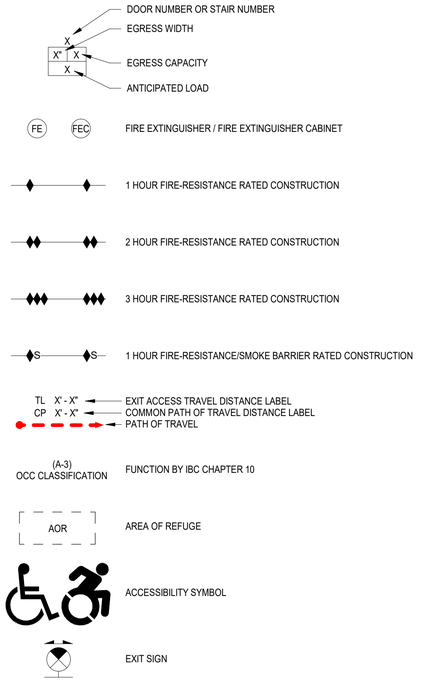
SERVICE SINK: 1 SS

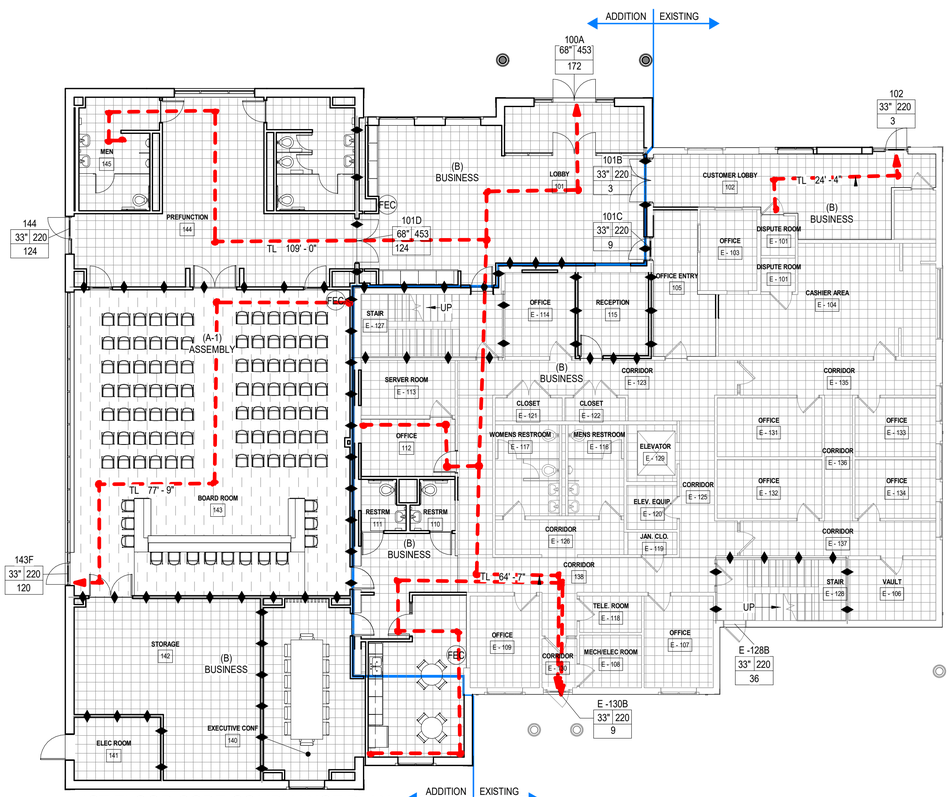
BUSINESS
WATER CLOSETS
MALE(FIRST 50 - 1 PER 25, REMAINDER - 1 PER 50): 43(B) > 2 WC
FEMALE (FIRST 50 - 1 PER 25, REMAINDER - 1 PER 50): 43(B) > 2 WC

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

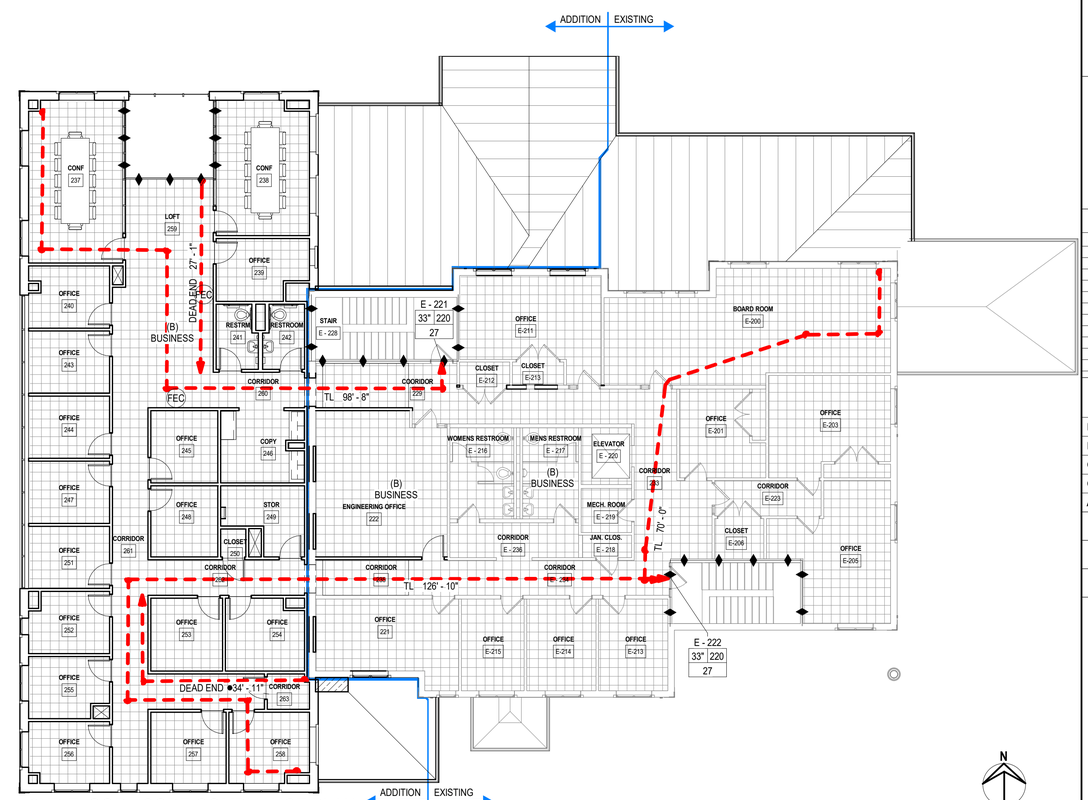
DRINKING FOUNTAIN (1 PER 100): 86(B) > 1 DF

SERVICE SINK: 1 SS





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

STATE OF GEORGIA
MARK A. WINNINGHAM
CERTIFICATE NO. 020810
REGISTERED ARCHITECT
7/1/2026

CONSTRUCTION DOCUMENTS
07/01/2026

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

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Plot Date: 7/1/2026 5:01:39 PM