

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: TYPE 2B

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 $A_u = A_s + (NS \times h)$
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 OCCUPANT 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)	508 SF	150 SF	4	2ND FLOOR - ADDITION
BUILDING TOTAL	15289 SF		107	
	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 60 - 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

