



8301 Valley Creek Road Woodbury, Minnesota 55125-3330
(651) 714-3543 • TDD (651)715-3568 • Fax (651)714-3501

Commercial Plan Review and Permit Application

Development Name: _____

Building Site Address: _____

Business Name: _____

February 2010
IBC 2006
MSBC 2007
J:\WP\Forms\2010 Commercial Workbook.doc

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Woodbury Plan Review Commercial Building Permit Submittal Requirements

1. Complete *Commercial Plan Review and Permit Application* workbook
2. Letter from the Metropolitan Council Environmental Services assigning the number of Sewer Availability Charge (SAC) units to the building

Contact the Met Council at (651) 602-1378

3. Letter from the Engineering Department assigning sewer and water area and connection charges (Phone: 651-714-3593)
4. Planning Department approval
5. Engineering Department approval
6. Two complete sets of plans for review and approval. Plans must contain the following:
 - a. Architectural and structural
 - b. Mechanicals and electric
 - c. Site utilities, grading and landscape
 - d. Life safety and egress
 - e. Colored elevations for materials approval
 - f. Site line drawings for roof top unit screening approval
7. One specification
8. Documentation for all fire-rated assemblies and firestopping materials
9. Soil test report. Soils report must include recommended heated and non-heated footing depths
10. Energy calculations for heat loss/heat gain
11. Snow load calculations
12. Special inspection and testing schedule (Attachment F)
13. Grading Permit must be obtained from Engineering Department prior to building permit issuance
14. Landscape letter of credit must be submitted to Planning Department prior to building permit issuance
15. Plumbing Plans must be submitted for review and approval to:

**MN Dept of Labor & Industry
Plumbing & Engineering Unit
443 Lafayette Road N
St Paul, MN 55155-4343**

All Plumbing must meet the minimum of the Minnesota State Plumbing Code (SPC), including all current amendments, and shall be site approved for installation. SPC 4715.3130

Building Codes currently in effect as of July 10, 2007

MN Rule 1300	2007 Minnesota State Building Code (SBC)
MN Rule 1305	2006 International Building Code (IBC)
MN Rule 1307	2007 Minnesota Elevator Code (Elevator Code)
MN Rule 1315	2008 National Electrical Code (NEC)
MN Rule 1323	2007 Commercial Energy Code (Energy Code)
MN Rule 1341	2007 Minnesota Accessibility Code
MN Rule 1346	2006 International Mechanical Code (IMC) 2006 International Fuel Gas Code (IFGC)
MN Rule 4715	2007 Minnesota Plumbing Code (SPC)
MN Rule 7511	2007 Minnesota Fire Code (replaces Chapter 7510) 2006 International Fire Code (IFC)

For restaurant submittals contact:

Washington County Agriculture Department (651) 430-4045

Application for Commercial Permit Attachment A

Development Name _____

Site address _____ Suite # _____

Business name _____

Contact (Job Supt) Name _____ Phone _____

Describe work applied for _____

The following information must be provided in order to complete the building permit. When issued, the building permit will include all required permit fees based on the information provided.

Please submit the following:

Total Project Value \$ _____

Subcontractor Values

HVAC	\$ _____	Fire Alarm System	\$ _____
Interior Plumbing	\$ _____		
Sanitary Sewer	\$ _____	<u>Electrical</u>	
Water Service	\$ _____	Number & Size of Feeders	_____
Storm Sewer	\$ _____	Number & Size of Circuits	_____
Sprinkler Systems	\$ _____	Number & Size of Services	_____

Applicant Name (please print) _____

Applicant Signature _____

Date _____

Please complete the above information in its entirety and accurately to expedite the permit issuance.

The Commercial Building Permit includes all permit fees and covers all the work on the building. Separate permits for plumbing, fire sprinkler, electric or HVAC will only be required on jobs where there is no related building permit.

Issuance of a permit and inspections conducted do not constitute a guarantee or warranty from the City. The applicant hereby agrees to do all work in accordance with the ordinances of the City of Woodbury, State Building Code, and the requirements of the Building Inspection Department.

Application for Commercial Permit Attachment A (cont.)

Project Address _____ Suite # _____

Architect _____ Contact Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Fax/Email _____

General Contractor _____ Contact Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Fax/Email _____

Building Owner _____ Contact Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Fax/Email _____

HVAC Contractor _____ Contact Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Fax/Email _____

Plumbing Contractor _____ Contact Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Fax/Email _____

Electrical Contractor _____ Contact Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Fax/Email _____

Sprinkler System Contractor _____ Contact Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Fax/Email _____

License Number _____

COMMERCIAL BUILDING PERMIT FEES

The following information (subject to change) has been prepared to provide a general guide to estimate permit fees.

A combination permit system is used in Woodbury. The permit includes Building Permit, Plan Check, Plumbing, Fire Sprinkler, HVAC, Electric, Surcharge, S.A.C., Sewer and Water Area and Connection, and Escrow fees for the project except grading fee.

1. **BUILDING PERMIT FEE:** Based on the total value of all construction work (i.e. finish work, painting, roofing, electrical, plumbing, HVAC, etc).

<u>PERMIT FEE</u>	<u>VALUE OF WORK</u>
\$ 84.75 FOR FIRST	\$ 2,000 + \$16.60 EACH ADDITIONAL \$1,000
\$ 466.55 FOR FIRST	\$ 25,000 + \$12.15 EACH ADDITIONAL \$1,000
\$ 770.30 FOR FIRST	\$ 50,000 + \$ 8.50 EACH ADDITIONAL \$1,000
\$1,195.30 FOR FIRST	\$ 100,000 + \$ 6.80 EACH ADDITIONAL \$1,000
\$3,915.30 FOR FIRST	\$ 500,000 + \$ 5.60 EACH ADDITIONAL \$1,000
\$6,715.30 FOR FIRST	\$1,000,000 + \$ 4.55 EACH ADDITIONAL \$1,000

2. **PLAN CHECK FEE:** 65% of the Building Permit Fee. (This is in addition to the permit fee)
 3. **PLUMBING PERMIT:** 1.5% of Value or \$ 75 minimum
 4. **SEWER AND WATER:** 1.5% of Value or \$ 75 minimum
 5. **STORM SEWER:** 1.5% of Value or \$ 75 minimum
 6. **AUTOMATIC FIRE EXTINGUISHER:** 2% of Value or \$100 minimum
 7. **FIRE ALARM SYSTEMS:** 2% of Value or \$100 minimum
 8. **FIRE SERVICE FEES:** Permit Value x .003
- ALL OCCUPANCIES EXCEPT: U, R-3 AND R-2 - 12 UNITS OR LESS:**
9. **HVAC PERMIT:** 1.5% of Value or \$ 75 minimum
 10. **ELECTRICAL PERMIT:** Electrical fee schedule is available on line, or upon request

11. **STATE SURCHARGE:**

Valuation of Structure

<u>Addition or Alteration</u>	<u>Surcharge Computation</u>
\$1,000,000 or less	.0005 X Value
\$1,000,000 to \$2,000,000	\$ 500 + .0004 X (Value - \$1,000,000)
\$2,000,000 to \$3,000,000	\$ 900 + .0003 X (Value - \$2,000,000)
\$3,000,000 to \$4,000,000	\$1200 + .0002 X (Value - \$3,000,000)
\$4,000,000 to \$5,000,000	\$1400 + .0001 X (Value - \$4,000,000)
Greater than \$5,000,000	\$1500 + .00005 X (Value - \$5,000,000)

12. **S.A.C. (Sewer Availability Charge):** Each SAC Unit = \$2,100
The number of units is assigned by Metropolitan Council Environmental Services.
Call the Metropolitan Council Environmental Services at (651) 602-1378 for SAC unit assignment.
13. **SEWER AND WATER CHARGES:**
The Woodbury Engineering Department assigns Sewer and Water Area and Connection charges.
Contact the Engineering Department at (651) 714-3593 for these fees.
14. **GRADING PERMITS** are required except for small jobs. Contact the Engineering Department at (651) 714-3593 for grading information and fees.
15. **ESCROW:** \$3000 each building. Escrow Administration fee \$100 each building.

Electrical Fee Schedule

A combination permit is used in Woodbury. Electric installed in new commercial or leasehold projects is paid for by the general contractor at the time the building permit is issued.

Services		Circuits & Feeders	
<u>Reference</u>	<u>Fee</u>	<u>Reference</u>	<u>Fee</u>
0 – 400 amp	\$ 38.50 ea	0 – 200 amp	\$ 6.60 ea
401 – 800 amp	\$ 66.00 ea	More than 200 amp	\$16.50 ea
More than 800 amp	\$110.00 ea		

Additional charges:

Street, parking and outdoor lighting standards (each standard)	\$ 5.50 ea
Traffic signals	\$ 5.50 ea
Transformers for light, heat and power (0 – 10 KVA)	\$16.50 ea
Transformers for light, heat and power (more than 10 KVA)	\$33.00 ea
Transformers for electronic power supplies, signs and outline lighting	\$ 5.50 ea

Minimum commercial electrical fee:	\$77.00 **
Electrical reinspection fee:	\$38.50

** A stand-alone electric permit requires an additional 50 cent state surcharge.

Commercial Plan Review for Code Compliance Attachment B

Information Requested: Provide specification section number or plan detail number in response to the information requested.

Basic Design Information

IBC 302	Occupancy Group(s)	_____
IBC 508.3	Mixed Occupancy	_____
IBC 508.3.2	Non-Separated Use	Use _____ Ref. _____
IBC 508.3.3	Separated Use	Use _____ Ref. _____
IBC 1003.2.2	Occupant Load (See attachment E)	_____
IBC 602	Type of Construction	_____
IBC 503	Allowable Area (See attachment D)	_____
	Actual Area	_____
IBC 503	Allowable Height & Number of Stories	_____
	Actual Height & Number of Stories	_____
	Setbacks to Property Lines	Front _____ Rear _____ Side 1 _____ Side 2 _____
IBC 504	Height Modifications	Yes ___ No ___ Reference _____
IBC 506	Area Modifications (See Attachment D)	Yes ___ No ___ Reference _____
IBC 507	Unlimited Area	Yes ___ No ___ Reference _____
IBC 903	Are Sprinklers Installed?	Yes ___ No ___ Reference _____
IBC 904	Alternative Automatic Extinguishing Systems	Yes ___ No ___ Reference _____
IBC 905.3	Are Standpipes Installed?	Yes ___ No ___ Reference _____
IBC 701.1	Is there fire-resistive rated construction?	Yes ___ No ___

List type of fire-resistive walls or horizontal assemblies

IBC 705.1	Fire walls	Yes ___ No ___ Reference _____
IBC 705.1.1	Party walls	Yes ___ No ___ Reference _____
IBC 706	Fire barrier walls	Yes ___ No ___ Reference _____
IBC 707	Shaft enclosures	Yes ___ No ___ Reference _____
IBC 708	Fire partitions	Yes ___ No ___ Reference _____
IBC 709	Smoke barriers	Yes ___ No ___ Reference _____
IBC 710	Smoke partitions	Yes ___ No ___ Reference _____
IBC 711	Horizontal assemblies	Yes ___ No ___ Reference _____

Commercial Plan Review for Code Compliance Attachment B (cont.)

Information Requested: Provide specification section number or plan detail number in response to the information requested.

Basic Design Information (cont.)

IBC 901.2 Any fire protection system for which an exception or reduction to the provisions of this code has been granted shall be considered to be a required system. Submit information and code sections pertaining to all exceptions or reductions in code requirements utilized in this project.

Yes ___ No ___ Reference _____
 Code exceptions _____
 Code reductions _____

Code Requirement	Plans Comply	Reference Section
SBC 1307 Elevator lobbies shall comply with this section.	Yes ___ NA ___	_____
NEC 230-72c Each occupant in a multi-occupancy building must have access to the main service from a common area.	Yes ___ NA ___	_____
NEC 300-22b (amended) Communication wiring in plenum areas of B occupancies must be installed in conduit.	Yes ___ NA ___	_____
Ordinance Section 3-5 A burglar alarm must be installed in businesses highly susceptible to burglary.	Yes ___ NA ___	_____
Ordinance Section 17-40 Reflectorized address numbers must be located at building or tenant entrance. Multi-tenant buildings must also have identification on rear entrances.	Yes ___ NA ___	_____
Ordinance Section 24-276g All roof and grade mounted HVAC units and equipment shall be hidden from view. Screen materials shall be reviewed and approved prior to construction or installation.	Yes ___ NA ___	_____
SBC 1300.4500 Roof access must be provided when any mechanical equipment is installed on the roof.	Yes ___ NA ___	_____
SBC 1300.4700 Recycling space must be properly sized and shown on the plan.	Yes ___ NA ___	_____

Code Requirement

Plans Comply

Reference Section

State Statute 326.03 The architectural drawings must be stamped and signed by a Minnesota registered architect. The structural drawings must be stamped and signed by a Minnesota registered structural engineer. The mechanical drawings must be stamped and signed by a Minnesota registered mechanical engineer.

Yes___NA___

IBC 404 Atria shall comply with this section. (fully sprinklered building, smoke control system, etc).

Yes___NA___

IBC 406 Parking garages shall comply with this section.

Yes___NA___

IBC 505 Mezzanines shall comply with this Section.

Yes___NA___

IBC 508.2 Areas that are incidental to the main occupancy shall be separated.

Yes___NA___

IBC 508.2.2 Incidental use areas shall be separated or protected, or both, in accordance with Table 508.2.

Yes___NA___

IBC 508.3 Each portion of the building shall be individually classified as to use. The building shall be classified as either non-separated use or separated use in accordance with this section. Indicate if the building is:

508.3.2 Non-separated use

Yes___No___Reference_____

508.3.3 Separated use

Yes___No___Reference_____

IBC Table 601. Provide fire resistive ratings for the following building elements based on type of construction.

Structural frame

Rating_____

Exterior bearing walls

Rating_____

Exterior non-bearing walls

Rating_____

Interior bearing walls

Rating_____

Interior non-bearing walls

Rating_____

Floor construction

Rating_____

Roof construction

Rating_____

IBC Table 602. Provide fire resistive ratings for the following based on fire separation distance (property lines).

Exterior bearing walls

Rating_____

Exterior non-bearing walls

Rating_____

IBC 704.2. Projections extending beyond the floor area must comply with this section.

Yes___NA___

Code Requirement	Plans Comply	Reference Section
IBC 704.8. The maximum area of unprotected and protected openings in an exterior wall in any story shall not exceed the values set forth in IBC Table 704.8	Yes___ NA___	_____
IBC 704.9 Openings in exterior walls in adjacent stories shall be separated vertically.	Yes___ NA___	_____
IBC 704.11 Parapets shall be provided on exterior walls of buildings.	Yes___ NA___	_____
IBC 705.1 Firewalls shall provide a complete separation.	Yes___ NA___	_____
IBC 705.2 Fire walls shall have sufficient structural stability under fire conditions to allow collapse of construction on either side without collapse of the wall for the duration of time indicated by the required fire-resistance rating.	Yes___ NA___	_____
IBC 705.4 Firewalls shall have a fire-resistance rating of not less than that required by Table 705.4.	Yes___ NA___	_____
IBC 706 Fire barriers used for separation of vertical exit enclosures, exit passageways, horizontal exits, incidental use areas, to separate different occupancies or to separate a single occupancy into different fire areas, shall comply with this section.	Yes___ NA___ Location and Rating_____ Location and Rating_____ Location and Rating_____ Location and Rating_____	_____ _____ _____ _____
IBC 707.2 Openings through a floor/ceiling assembly shall be protected by a shaft enclosure.	Yes___ NA___	_____
IBC 707.13.1 Openings into laundry and refuse chutes shall not be located in exit access corridors.	Yes___ NA___	_____
IBC 708 Fire partitions shall comply with this section. These include:	Yes___ NA___	_____
1. Walls separating dwelling units	Yes___ NA___	_____
2. Walls separating sleeping units in R-I Occupancies	Yes___ NA___	_____
3. Walls separating tenant space in covered mall buildings	Yes___ NA___	_____
4. Corridor walls	Yes___ NA___	_____
IBC 708.3 Fire partitions shall be 1 hour rated.	Yes___ NA___	_____
IBC 709.3 Smoke barriers shall be 1 hour rated.	Yes___ NA___	_____

Code Requirement	Plans Comply	Reference Section
IBC 711.6. Joints installed in or between rated walls, floors, ceilings and roofs shall comply with this section.	Yes___NA___	_____
Documentation of all fire-resistant joint systems are included in the plans.	Yes___NA___	_____
IBC 712.1 Through penetrations and membrane penetrations shall comply with this section.	Yes___NA___	_____
Documentation of all firestop systems are included in the plans.	Yes___NA___	_____
IBC 714 The fire-resistance rating of structural members shall comply with this section.	Yes___NA___	_____
Documentation of all fire-resistive Structural members are included in the plans.	Yes___NA___	_____
IBC 715 Openings that are required to be protected shall comply with this section. Fire doors and shutters shall have a minimum rating as indicated in Table 715.4.	Yes___NA___	_____
IBC 715.4.6 Fire protection rated glazing conforming to the opening protection requirements in Section 715.4 shall be permitted in fire door assemblies.	Yes___NA___	_____
IBC 716.2 Fire dampers, smoke dampers, combination firesmoke dampers and ceiling dampers located within air distribution and smoke-control systems shall be installed in accordance with the requirements of this section, the manufacturer's installation instructions and listing.	Yes___NA___	_____
IBC 717.2 In combustible construction, fireblocking shall be installed to cut off concealed draft openings.	Yes___NA___	_____
IBC 717.3 In combustible construction, draftstopping shall be installed to subdivide floor/ceiling assemblies in the locations prescribed in Sections 717.3.2 through 717.3.3.	Yes___NA___	_____
IBC 801. Interior finishes shall comply with this section.	Yes___NA___	_____

Code Requirement

Plans Comply

Reference Section

IBC 901.2 Fire protection systems shall be installed, repaired, operated and maintained in accordance with this code and the International Fire Code.

Yes___NA___

IBC 907.2 An approved manual, automatic or manual, and automatic fire alarm system installed in accordance with the provisions of this code and NFPA 72, shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.9, unless other requirements are provided by another Section of this code. Where automatic sprinkler protection installed in accordance with Section 903.3.1.1 or 903.3.1.2 is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required. The automatic fire detectors shall be smoke detectors. Where ambient conditions prohibit installation of automatic smoke detection, other automatic fire detection shall be allowed.

Yes___NA___

IBC 1003.1 The means of egress shall meet the general requirements specified in Sections 1003 through 1013 and shall apply to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and exit discharge.

Yes___NA___

IBC 1003.2 The means of egress shall have a ceiling height of not less than 7 feet 6 inches in clear height.

Yes___NA___

IBC 1003.6 The path of egress travel along a means of egress shall not be interrupted by any building element other than a means of egress component as specified in this chapter. Obstructions shall not be placed in the required width of a means of egress except projections permitted by this chapter. The required capacity of a means of egress system shall not be diminished along the path of egress travel.

Yes___NA___

IBC 1004.1 In determining means of egress requirements, the number of occupants for whom means of egress facilities shall be provided shall be determined in accordance with this section.

Yes___NA___

Code Requirement

Plans Comply

Reference Section

IBC 1005.1 The minimum egress width shall not be less than the total occupant load served by the means of egress, multiplied by the factors in table 1005.1. Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available egress capacity to less than 50 percent of required capacity.

Yes ___ NA ___

IBC 1006.1 The means of egress, including exit discharge, shall be illuminated at all times the building or space served by the means of egress is occupied. The means of egress illumination shall not be less than 1 foot candle at the walking surface level.

Yes ___ NA ___

IBC 1006.3 The power supply for the means of egress illumination shall be provided by the premises' electrical supply. In the event of power failure, an emergency electrical system shall automatically illuminate all of the areas as described in sub-sections 1 through 5. Emergency power system shall provide power for a duration not less than 90 minutes and shall consist of storage batteries, unit equipment or an on site generator. Installation shall be in accordance with section 2702.

Yes ___ NA ___

IBC 1007.1 The accessible means of egress shall comply with this section. Accessible spaces shall be provided with not less than one accessible means of egress. Where more than one accessible means of egress is required by Section 1015.1 or 1019.1 from any space, each accessible portion of the space shall be served by not less than two accessible means of egress. Yes ___ NA ___

IBC 1007.2 Each required accessible means of egress shall be continuous to a public way and shall consist of one or more of the following sub-sections 1 through 8.

Yes ___ NA ___

IBC 1007.3 Exit stairways as part of an accessible means of egress, shall have a clear width of 48" minimum between handrails and shall complying with Section 1007.6 or a horizontal exit.

Yes ___ NA ___

Code Requirement**Plans Comply****Reference Section**

IBC 1008.1 Doors serving as a means of egress shall meet the requirements of this section and section 1017.2. Doors provided in excess of the minimum number of egress doors, shall meet the same requirements as those of required doors. Means of egress doors shall be readily distinguishable from the adjacent construction and finishes such that the doors are easily recognizable as doors.

Yes ___ NA ___

IBC 1008.1.1 The minimum width of each door opening shall provide a clear width of not less than 32 inches in the open position of 90 degrees.

Yes ___ NA ___

IBC 1008.1.1.1. There shall not be projections into the clear width of the door lower than 34 inches above the floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the floor or ground shall not exceed 4 inches.

Yes ___ NA ___

IBC 1008.1.2 Doors shall swing in the direction of egress travel where serving an occupant load of 50 or more occupants or in Group H occupancy.

Yes ___ NA ___

IBC 1008.1.3.2 Power operated doors shall comply with this section.

Yes ___ NA ___

IBC 1008.1.3.3 Horizontal sliding doors are permitted to be a component of the means of egress and shall comply with sub-sections 1 through 8, and Section 1008.1.2.

Yes ___ NA ___

IBC 1008.1.3.4 Access-controlled egress doors are permitted to be installed in A, B, E, M, R1 & R2 occupancy's and shall comply with this section.

Yes ___ NA ___

IBC 1008.1.3.5 Security grilles in Groups B, F, M & S, horizontal sliding or vertical security grilles are permitted at the main entry or main exit and shall be operable from the inside without a key or special knowledge or effort. Where two means of egress exist not more than half may be equipped with horizontal sliding or vertical security grilles.

Yes ___ NA ___

Code Requirement**Plans Comply****Reference Section**

IBC 1008.1.8 Egress door operations shall be readily openable from the egress side without the use of a key or special knowledge or effort. Yes___NA___ _____

IBC 1008.1.8.1 Door hardware handles, pulls, latches, locks and other operating devices on doors required to be accessible per Chapter 11 shall not require tight grasping, tight pinching or twisting of the wrist to operate. Yes___NA___ _____

IBC 1008.1.8.3 Locks and latches shall be permitted to prevent operation of the doors and shall meet the strict requirements of this section per items 1 through 7 only. Yes___NA___ _____

IBC 1008.1.8.5 Manually operated flush bolts or surface bolts are prohibited. Yes___NA___ _____

IBC 1008.1.8.6 Delayed egress locks may be approved for use in any occupancy except group A, E & H occupancies in buildings which are sprinklered throughout and shall meet the requirements of Section 903, 907 & items 1 through 6 of this section. Yes___NA___ _____

IBC 1008.1.8.7 Interior stairway means of egress doors shall be openable from both sides without the use of a key or special knowledge or effort. Yes___NA___ _____

IBC 1008.1.9 Panic & fire exit hardware shall be installed in each door of a means of egress from Group A or E occupancy having an occupant load of 50 or more. Group H occupancies shall not be provided with a latch or lock unless it is panic hardware. Yes___NA___ _____

IBC 1008.1.9 Panic hardware, All electrical rooms with equipment rated 1200 amperes or more and over 6 feet in width that contain over-current devices, switching devices or control devices with exit access doors must be equipped with panic hardware and doors must swing in the direction of egress. Yes___NA___ _____

IBC 1009.1 Stairways serving an occupant load of 50 or more shall be at least 44 inches in width. Yes___NA___ _____

IBC 1009.9.1 Stairways shall have handrails on each side. Yes___NA___ _____

Code Requirement	Plans Comply	Reference Section
IBC 1011.1 Exits signs and exit access doors shall be marked and readily visible from any direction of egress travel. Exit sign placement shall not exceed 100 feet in corridors. Exit sign placement shall meet the requirements of this section.	Yes___NA___	_____
IBC 1011.3 Tactile exit signs stating EXIT and complying with ICC A117.1, shall be provided at each door to an egress stairway, an exit passage and the exit discharge.	Yes___NA___	_____
IBC 1012.2 Handrail heights, measured above the stair tread nosings, or finished surface of ramp slope shall be uniform, not less than 34 inches and not more than 38 inches. Handrail extensions shall extend a minimum of 12 inches beyond the top and bottom landings per section 1012.5.	Yes___NA___	_____
IBC 1012.3 Handrail shape, size and spacing shall comply with this section and shall conform to ICC A117.1, SBC 1341 requirements.	Yes___NA___	_____
IBC 1013.1 Guards shall comply with the requirements of this section and through out section 1013.2. Guardrails shall be a minimum of 42 inches in height measured vertically from the leading edge of the tread, adjacent to the walking surface or adjacent seat-board.	Yes___NA___	_____
IBC 1013.3 Openings in guards shall be installed so that no opening larger than a 4 inch diameter sphere can pass through. All guards openings shall conform to this section.	Yes___NA___	_____
IBC1013.6 Guards shall be provided where the roof hatch is located within 10 feet of the roof edge or open side of a walking surface is more than 30 inches above the roof or grade level below. Guards shall be constructed to prevent passage of a 21 inch sphere.	Yes___NA___	_____
IBC 1014.1 Exit access arrangements shall comply with section 1014 through 1017 and shall comply with sections 1003 through 1013.	Yes___NA___	_____
IBC 1014.3 Common egress path shall not exceed 75 feet in all occupancies except H occupancies. Common egress paths shall comply with all the provisions of this section. Yes_____NA_____	Yes_____NA_____	_____

Code Requirement

Plans Comply

Reference Section

IBC 1014.4.1.2. Minimum clear aisle width shall be determined by section 1005.1 for the occupant load served, but shall not be less than 36 inches.

Yes___NA___

IBC 1014.4.2 The length of travel along an aisle to a point where a person has a choice of two or more paths of egress travel shall not exceed that permitted by section 1014.3 for common path of egress travel.

Yes___NA___

IBC 1015.1 One exit is allowed when the maximum occupant load meets the requirements of table 1015.1 or two exits are required when the table is exceeded.

Yes___NA___

IBC 1015.2.1 When two exits or exit access doorways are required from any portion of the exit access, the exit doors shall be placed a distance equal to, but not less than one-half the length of the maximum overall diagonal dimension of the room or area to be served. When the building is fully sprinklered the diagonal distance may be reduced to one-third. Yes___NA___

IBC 1015.3 Two exits are required from boiler or incinerator rooms where the area is over 500 square feet in size or 400,000 BTUs in input capacity and machinery rooms in excess of 1,000 square feet in size. Exit doors shall be separated by one-half the diagonal distance of the room served.

Yes___NA___

IBC 1016.1 Exit access travel distances shall not exceed the distances given in table 1016.1 and shall meet all of the provisions of this section.

Yes___NA___

IBC 1017.1 Corridors shall be constructed in accordance with table 1017.1 The corridor walls required to be fire-resistance rated shall comply with section 708 for fire partitions.

Yes___NA___

IBC 1017.2 The minimum corridor width shall be as determined in section 1015.1, but shall not be less than 44 inches. See exceptions 1 through 6.

Yes___NA___

IBC 1017.3 Where more than one exit or exit access doors are required, no dead end corridors shall exceed 20 feet in length. See exceptions 1 through 3.

Yes___NA___

Code Requirement

Plans Comply

Reference Section

IBC 10018 All exits shall comply with sections 1018 through 1023. An exit shall not be used for any other purpose that interferes with its function as a means of egress. Once a given level of protection is achieved, such level of protection shall not be reduced until arrival at the exit discharge.

Yes___ NA___

IBC 1019.1 The minimum number of independent exits shall be required by table 1019.1 based on the occupant load for each story, basement or individual space shall be maintained until arrival at grade or public way of a building.

Yes___ NA___

IBC 1020.1 All vertical exit enclosures shall be enclosed by fire barriers constructed in accordance with Section 706 or horizontal assemblies constructed in accordance with Section 711 or both. Exit enclosures shall meet the requirements of this section.

Yes___ NA___

IBC 1020.1 Exit enclosure openings and penetrations shall meet the requirements of sections 715 for fire resistive construction, and shall meet the requirements of sections 1020.1.1 through 1020.1.7.2.

Yes___ NA___

IBC 1020.1.5 A stairway in an exit enclosure shall not continue below the level of exit discharge unless an approved barrier is provided at the level of discharge to prevent persons from unintentionally continuing to the levels below. Directional signage must be provided as specified in section 1011, 1110, SBC 1341 and ICC A117.1.

Yes___ NA___

IBC 1020.1.6 Stairway floor numbering signage shall be provided at each floor landing in interior exit enclosures. Signage shall state the story and the direction to the exit discharge. Signage shall be mounted 60 inches above the finished floor.

Yes___ NA___

IBC 1021.1 Exit passageways shall be determined as specified in section 1005.1 and shall not be less than 44 inches in width. Exit passageways serving an occupant load of less than 50 shall not be less than 36 inches wide. Exit passageways shall comply with this section. Yes___ NA___

IBC 1022.1 Horizontal exits serving as an exit in a means of egress shall comply with the requirements of this section.

Yes___ NA___

Code Requirement**Plans Comply****Reference Section**

IBC 1023.1 Exterior exit ramps and stairways serving as an element of a required means of egress shall comply with this section, SBC 1341 & ICC A117.1 requirements.

Yes___NA___

IBC 1024.1 Exits shall discharge directly to the exterior of the building. The exit discharge shall comply with all elements of this section.

Yes___NA___

IBC 1025.1 Occupancies in Group A which contain seats, tables, displays, equipment or other materials shall comply with this section.

Yes___NA___

IBC 1025.2 Group A occupancies with an occupant load greater than 300 shall be provided with a main exit. The main exit shall be of sufficient width to accommodate not less than one-half of the total occupant load, but such width shall not be less than the total required width of all means of egress leading to the exit.

Yes___NA___

IBC 1026.1 In addition to the means of egress, provisions shall be made for emergency escape and rescue in Group R and I-1 occupancies and shall comply with this section.

Yes___NA___

IBC 1103.1 All sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities. All requirements of chapter 11, SBC 1341 & ICC A117.1 are required to be complied with.

Yes___NA___

IBC 1104.1 Accessible routes shall comply with all the elements this section.

Yes___NA___

IBC 1104.1 Accessible entrances shall comply with all the elements of this section.

Yes___NA___

IBC 1105.1. Public entrances in addition to accessible entrances required by Section 1105.1.1 through 1105.1.6, at least 60 percent of all public entrances shall be accessible.

Yes___NA___

IBC 1106.1 Where parking is provided, accessible parking stalls shall be provided in compliance with table 1106.1, accessible parking spaces.

Yes___NA___

Code Requirement	Plans Comply	Reference Section
IBC 1106.3 10 % of all outpatient and visitor parking spaces shall be accessible. No less than one accessible space shall be provided.	Yes___NA___	_____
IBC 1106.4 20 % of all rehabilitation and outpatient physical therapy parking facilities shall be accessible. No less than one accessible space shall be provided.	Yes___NA___	_____
IBC 1106.5 Van spaces shall be provided for one in every six accessible spaces provided and shall be signed per Section 1110.1.1.	Yes___NA___	_____
IBC 1106.6 Accessible parking stalls shall be located on the shortest accessible route from the parking areas to the main entrance of the building.	Yes___NA___	_____
IBC 1106.7 Passenger loading zones shall be provided, and designed and constructed according to ICC A117.1.	Yes___NA___	_____
IBC 1107.1 Occupancies having dwelling units or sleeping units shall be provided with accessible features in accordance with this section and shall comply.	Yes___NA___	_____
IBC 1108.2.2 Wheel chair spaces in all group A occupancies shall comply with Sections 1108.2.2.1 through 1108.2.2.4 and ICC A117.1, see table 1108.2.2.1 requirements.	Yes___NA___	_____
IBC 1109.1 All accessible building features and facilities shall be provided in accordance with sections 1109.2 through 1109.14.	Yes___NA___	_____
IBC 1109.2.1 An additional separate unisex toilet room is required in group A & M occupancies when the total aggregate of six or more, male and female water closets is required. Only those fixtures which are required shall be used to determine the requirement for a unisex restroom.	Yes___NA___	_____
IBC 1109.2.2 An ambulatory-accessible stall shall be provided where the combined total water closet compartments and urinals provided are six or more, at least one ambulatory-accessible stall shall be provided in addition to the wheelchair accessible stall. Both the wheelchair & ambulatory-accessible stalls shall comply with ICC A117.1 requirements.	Yes___NA___	_____

Code Requirement	Plans Comply	Reference Section
IBC 1207.2 Walls and ceilings separating dwelling units shall have a sound transmission class of not less than 50.	Yes___NA___	_____
IBC 1208.2 SBC Amendment 1305.1207. Habitable spaces shall have a minimum ceiling height of 7'-6".	Yes___NA___	_____
IBC 1210.2 Walls within 2 feet of urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of 4 feet above the floor. Paint is not acceptable in these areas.	Yes___NA___	_____
IBC 1403.2 A water resistive barrier shall be installed over exterior sheathing.	Yes___NA___	_____
IBC 1503.4 SBC (amended). Roof drains and emergency overflow drains shall comply with these amendments and the State Plumbing code.	Yes___NA___	_____
IBC 1704 Special inspectors shall be employed. Complete the special inspection and testing Schedule (Attachment F).	Yes___NA___	_____
IBC 1807.1 Basements and similar areas shall be waterproofed and comply with this section.	Yes___NA___	_____
IBC 2603.4 Foam plastic shall be separated from the interior of the building by an approved thermal barrier.	Yes___NA___	_____

Total Occupant Load Calculations Attachment C

Design occupant load. Show breakdown of various occupancies, fire barrier walls or other occupant load break points for determining total design occupant load.

IBC 1004.1

Room name or number

Floor area per occupant. IBC Table 1004.1.1

Total Allowable Floor Area Calculations Attachment D

IBC 503.1, IBC 504.1, IBC 506.1

If any allowable height or area modifications are used, please specify which and show calculations. See page 24 for worksheet.

Total Allowable Floor Area Calculations Optional Worksheet for Attachment D

Allowable Increases per IBC 506

Equation 5-1: Aa = Max allowable sf area per floor
 At = Allowable area per table 503
 If = Area % increase per equation 5-2
 Is = % increase for sprinklers (200% multi level & 300 % single level)

$$Aa = At + [(At \times If) / 100] + \{ (At \times Is) / 100 \} = (\text{total allowable sf max})$$

$$Aa = \underline{\hspace{2cm}} \text{ sf} + [\frac{\underline{\hspace{2cm}} \text{ sf} \times \underline{\hspace{2cm}} \%}{100}] + [\frac{\underline{\hspace{2cm}} \text{ sf} \times \underline{\hspace{2cm}} \%}{100}] = \underline{\hspace{2cm}} \text{ sf max}$$

Equation 5-2: If = Max % increase for frontage > 20'
 F = Building perimeter open to > 20' public way
 P = Perimeter of entire building
 W = Width of public way with min open 20' up to 30' max

$$If = 100 [(F / P) - .25] \times W / 30 = \% \text{ increase for frontage}$$

$$If = [\underline{\hspace{2cm}} - .25] \times \underline{\hspace{2cm}} / 30 = \underline{\hspace{2cm}} \% \text{ increase}$$

Givens: IBC Table 503

Type of Construction:
 Occupancy Classification:

P =
 F =
 W =

**Required Number of Plumbing Facilities
Attachment E
IBC 2006 Chapter 29**

Minimum number of fixtures as required per Table 2902.1

Occupancy Group: _____ Total Occupants: _____
Male count: _____ Female count: _____

Water Closets: Male: 1 per _____ Female: 1 per _____
Lavatories: Male: 1 per _____ Female: 1 per _____
Drinking fountains: 1 per _____

_____ Required Male water closets to be installed.

_____ Required Male urinals to be installed.

_____ Required Male lavatories to be installed.

_____ Required Female water closets to be installed.

_____ Required Female lavatories to be installed.

Note:

- At least 1 of each type of fixture(s) installed must meet the minimum for Accessibility per 2006 IBC, ICC/ANSI A117.1 – 2003.
- In all Occupancy groups, regardless of occupant load, at least 1 service sink is required to be installed.
- Drinking fountains are not required to be installed within B or M Occupancy with 2,000 gsf or less.
- When drinking fountains are required, 50% of all drinking fountains installed must be a high/low per 2006 IBC, ICC/ANSI A117.1 – 2003, but no less than 1 high/low drinking fountain is required.
- In B Occupancy groups with a design occupant load of 49 or less, a single unisex restroom may be installed.

Special Inspection and Testing Schedule Attachment F

Special Inspections must comply with International Building Code Section 1703.
This schedule to be filled out and included with the building permit application.

SPECIAL INSPECTION SCHEDULE

Specification Section	Article	Description	Type of Firm	Report Frequency	Assigned Firm

Testing Schedule

Acknowledgements

Each appropriate representative must sign below.

Owner _____ Firm: _____ Date: _____

Contractor _____ Firm: _____ Date: _____

Architect _____ Firm: _____ Date: _____

Struc Eng of Rec _____ Firm: _____ Date: _____

Special Insp _____ Firm: _____ Date: _____

Special Insp _____ Firm: _____ Date: _____

Testing Agent _____ Firm: _____ Date: _____

Testing Agent _____ Firm: _____ Date: _____

Fabricator _____ Firm: _____ Date: _____

Fabricator _____ Firm: _____ Date: _____

**Accessibility Summary
For
Business and Mercantile
Attachment G**

2006 IBC/ANSI A117.1-2003

This document provides basic and fundamental information for facilities and elements. It is not intended to replace or substitute for the requirements found in the Minnesota Accessibility Code, Chapter 1341.

Parking

Each parking area shall provide accessible parking spaces in accordance with the following table. (Note: parking for apartments, hospitals and rehabilitation facilities do not use this table. See IBC Section 1106 for those facilities.)

<u>Total Parking in Lot</u>	<u>Required Minimum Number of Accessible Spaces</u>	<u>Van Accessible Spaces Required</u>
1 to 25	1	1
26 to 50	2	1
51 to 75	3	1
76 to 100	4	1
101 to 150	5	1
151 to 200	6	1
201 to 300	7	2
301 to 400	8	2
401 to 500	9	2
501 to 1,000	2 percent of total	1 in every 6 Accessible Spaces
1,001 and over	20 plus 1 for each 100 over 1,000	

- Each accessible parking space must be 8 feet wide.
- All accessible parking spaces must have an adjacent 8 foot wide access aisle.
- Each access aisle shall be marked as “no parking”.
- Each access aisle shall connect to an accessible route.
- The slope of each accessible parking space and access aisle shall not exceed 1:48.
- Accessible spaces shall be located as near as possible to an accessible entrance.
- Each accessible space must have a sign showing the International Symbol of accessibility and notification that violators are subject to a fine of up to \$200.
- Each sign shall be centered at the head end of the space and mounted between 60 inches to 66 inches above the parking surface.
- One in six accessible parking spaces shall be van accessible (having a height clearance of 98 inches minimum).
- Where not all accessible spaces have a 98 inch height clearance, van accessible spaces must provide a sign indicating "van accessible".

Exterior Access

- An exterior accessible route connecting accessible parking with a building entrance shall be at least 4 feet wide with a slope not to exceed 1:20.
- An exterior accessible route connecting accessible building entrances shall be at least 4 feet wide with a slope not to exceed 1:20.
- Other exterior accessible routes can have a maximum slope of 1:12.
- The surface of the exterior accessible route shall be stable, firm and slip-resistant.
- The exterior accessible route shall be the shortest, most direct route possible and shall coincide with the general route of travel.

Curb Ramps

- Curb ramps shall have a maximum slope of 1:12.
- A landing measuring at least 3 feet in length shall be provided at the top of the curb ramp.
- The slope of surfaces adjoining the curb ramp shall not exceed 1:20.
- The transition from curb ramp to adjoining surface shall be flush and free of abrupt changes in height.
- The minimum width of the curb ramp shall be 36 inches excluding flared sides.

Accessible Building Entrances

- At least 60% of public entrances shall be accessible.
- Accessible doors shall have a minimum clear opening of 32 inches measured with the door open 90 degrees.
- The threshold shall be no higher than 1/2 inch.
- Two doors in series must be separated by at least 48 inches plus the width of any door swinging into the space. A five foot diameter circle shall be provided between the doors.
- Door hardware shall be operable with one hand and not require tight grasping, pinching or twisting of the wrist.
- Level landings shall be provided on both sides of the door (exterior landings may slope 1/4 inch per foot).

Interior Circulation

- Hallways shall have a minimum clear width of 36 inches (building code may require wider hallway depending on number of occupants).
- Public counters and service windows shall have a 36 inch long portion that is no more than 36 inches above the floor.
- Objects along the accessible route between 27 inches and 80 inches above the floor shall protrude no more than 4 inches from the wall.
- Accessible doors shall have a minimum clear opening of 32 inches measured with the door open 90 degrees.
- The threshold shall be no higher than 1/2 inch.
- Two doors in series must be separated by at least 48 inches plus the width of any door swinging into the space. A five foot diameter circle shall be provided between the doors.
- Door hardware shall be operable with one hand and not require tight grasping, pinching or twisting of the wrist.
- Level landings shall be provided on both sides of the door.

Elevator

- Hall call buttons shall be located no more than 48 inches above the floor.
- Floor numbers shall be identified by raised and Brailled numbers provided on both hoistway jambs and located no more than 60 inches above the floor to the top of the number.
- Raised and Braille characters shall be located to the left of control panel buttons.
- Control panel buttons shall be mounted no higher than 48 inches above the floor; 54 inches if car serves more than 16 openings.

Interior Ramp

- The ramp slope shall not exceed 1:12.
- The surface of the ramp shall be stable, firm and slip-resistant.
- Intermediate landings at least 5 feet in length must be provided for every 30 inch rise.
- Landings at least 5 feet in length must be provided at both the top and bottom of the ramp.
- Handrails must be provided on both sides of the ramp when the rise is greater than 6 inches.
- The minimum width of a ramp is 36 inches measured between handrails.

Signage

- The International Symbol of Accessibility shall be displayed at: accessible toilet, bathing, dressing, fitting and locker rooms where not all such rooms are accessible; accessible entrances where not all entrances are accessible; accessible parking spaces; and areas of rescue assistance.
- Building entrances which are not accessible shall provide directional signage indicating the shortest route to an accessible entrance.
- Raised and Braille signage must be provided at toilet, bathing, dressing, fitting and locker rooms, room numbers or names, and adjacent to each door to an egress stairway, exit passageway and the exit discharge.
- Directional or informational signs shall have lettering which contrasts in color from the background (building directories are not included in this requirement).

Toilet Rooms

- All newly constructed and altered toilet rooms must be accessible (see the Minnesota Accessibility Code for multiple unisex toilet/bath rooms). At least one of each type fixture or element provided in the room must be accessible (see urinals below).

Entry

- Entrance doors shall have a minimum clear opening of 32 inches measured with the door open 90 degrees.
- Two doors in series must have a minimum separation of 48 inches plus the width of the door swinging into the space. A five foot diameter circle shall be provided between the doors.
- Door hardware must be operable with one hand, not require tight grasping, pinching or twisting of the wrist.
- A door shall not swing over the floor space for any fixture unless the room is for individual use and a 30 inch by 48 inch clear floor space is provided within the room that is clear of the swing of the door.

Water Closet

- The first accessible compartment in each accessible toilet room shall be a side transfer compartment.
- A side transfer compartment shall be 5 feet wide minimum.
- The depth of a side transfer compartment shall be 78 inches minimum measured from the wall behind the water closet to a wall or obstruction in front of the water closet, or 48 inches minimum of floor space shall be provided in front of the water closet.
- The water closet in a single use room shall have the same clear floor space as a water closet in a side transfer compartment.
- The water closet shall be centered 16 inches to 18 inches from a side wall or partition.
- The seat height shall be between 17 inches and 19 inches above the floor.
- The compartment door shall provide a 32 inch clear opening measured with the door open 90 degrees.
- Compartment door hardware shall be operable with one hand, not require tight grasping, pinching or twisting of the wrist.
- A horizontal grab bar shall be mounted along side of the water closet. The bar shall be a minimum of 42 inches long, mounted between 33 inches and 36 inches above the floor to the top of the gripping surface, beginning 12 inches from the rear wall.
- A vertical grab bar shall be mounted 39 inches to 41 inches above the floor to the side of the water closet. The vertical grab bar shall be a minimum of 18 inches in length and be centered between 39 inches and 41 inches from the rear wall.
- A 36 inch long horizontal grab bar shall be mounted behind the water closet, 33 inches to 36 inches above the floor to the top of the gripping surface, beginning 6 inches from the side wall.
- Operable parts of toilet paper dispensers and sanitary product receptacles shall be located within an area 12 inches minimum and 40 inches maximum from the rear wall, and 18 inches minimum above the floor and 1 ½ inches minimum below the horizontal grab bar.

Sink

- The higher of the rim of the sink or the countertop shall be a maximum of 34 inches above the floor.
- A clear floor space 30 inches by 48 inches shall be positioned for a forward approach to the sink.
- Knee clearance at the front edge of the counter or lavatory shall be at least 27 inches above the floor and extend back a minimum of 8 inches.
- Plumbing beneath the sink shall be insulated or otherwise configured to avoid contact.
- Faucets shall be operable with one hand, not require tight grasping, pinching or twisting of the wrist, and operate with no more than 5 lbs. of force.

Urinal

- Where more than one urinal is provided in a room, at least one shall be accessible.
- The rim of the urinal shall be no more than 17 inches above the floor.
- A clear floor space 30 inches by 48 inches shall be positioned for a forward approach to the urinal.

Accessories

- Accessories such as towel, soap and product dispensers shall be mounted so that the highest operable part of the device is no more than 48 inches above the floor.
- Mirrors located above lavatories shall be mounted with the bottom edge of the reflecting surface no higher than 40 inches above the floor. Mirrors not located above lavatories, sinks or counters shall be mounted with the bottom edge of the reflecting surface 35 inches maximum above the floor.
- If a diaper changing table is provided, it shall be mounted no more than 34 inches above the floor to the working surface. Knee and toe clearance shall be provided beneath the open changing table.

Bathing Facilities

- See section on **Toilet Rooms** for fixtures and elements common to toilet rooms and bathing rooms.

Shower

- A transfer type shower shall have a finished inside dimension of 36 inches by 36 inches.
- A roll-in type shower shall be 30 inches minimum by 60 inches minimum.
- Thresholds shall be 1/2 inch high maximum.
- A seat is required in an accessible shower.
- Horizontal grab bars, mounted between 33 inches and 36 inches above the floor to the top of the gripping surface, shall be located on the wall adjacent to the seat and on the wall opposite the seat. The grab bar located on the wall adjacent to the seat shall start at the front edge of the seat and extend to within 6 inches of the corner. The grab bar on the wall opposite the seat shall begin within 6 inches of the corner and extend the length of the wall.
- An 18 inch minimum length vertical grab bar shall be mounted in a transfer shower 3 inches to 6 inches above the horizontal grab bar on the wall opposite the seat and be centered 4 inches maximum from the entry of the shower.
- A shower spray unit with a hose at least 60 inches long that can be used both as a fixed shower head and as a hand-held shower head shall be provided.
- Faucets shall be operable with one hand, not require tight grasping, pinching or twisting of the wrist, and operate with no more than 5 lbs. of force.

Bathtub

- A seat, capable of being securely mounted, shall be provided.
- Horizontal grab bars shall be mounted on all three walls surrounding the tub 33 inches to 36 inches above the bath room floor measured to the top of the gripping surface. A second horizontal grab bar shall be mounted on the rear wall 9 inches above the rim of the tub.
- An 18 inch minimum length vertical grab bar shall be mounted 3 inches to 6 inches above the horizontal bar at the foot end of the tub centered 4 inches maximum from the entry of the tub.
- The faucet control shall be mounted at the foot end of the tub below the horizontal grab bar near the entry side of the tub.
- Faucets shall be operable with one hand, not require tight grasping, pinching or twisting of the wrist, and operate with no more than 5 lbs. of force.
- A shower spray unit with a hose at least 60 inches long that can be used both as a fixed shower head and as a hand-held shower head shall be provided.

Drinking Fountain

If only one drinking fountain location is provided on a floor, the drinking fountain shall provide a spout for wheelchair users and one for standing individuals.

If more than one drinking fountain location is provided on a floor, one-half of the fountains shall be mounted at the wheelchair accessible height and one-half at the standing height.

Wheelchair accessible height drinking fountains shall meet the following criteria:

- The spout shall be no more than 36 inches above the floor.
- Operating controls shall be at the front or near the front edge of the drinking fountain.
- A clear floor space positioned for a forward approach shall be provided and appropriate knee and toe clearance shall be provided.

Drinking fountains for standing persons shall meet the following criteria:

- The spout shall be located between 38 inches and 43 inches above the floor.
- Operating controls shall be at the front or near the front edge of the drinking fountain.

Public Telephones

- One public telephone per floor, or one phone per phone bank, must be accessible.
- The highest operable part of the telephone shall be 48 inches maximum above the floor.
- The cord from the handset to the telephone shall be at least 29 inches long.
- All public telephone shall be equipped with volume control.
- Government buildings with public telephones shall provide at least one TTY on each floor providing a public telephone. In other buildings having four or more public telephones, at least one TTY shall be provided in the building and on each floor having four or more public telephones. See Minnesota Rules, chapter 1341 for hospitals, rest stops and transportation facilities.

Assembly Seating

Wheelchair seating shall be provided in assembly areas according to the following table.

Capacity of Seating in Assembly Areas	Number of Required Wheelchair Locations
4 to 25	1
26 to 50	2
51 to 100	4
101 to 300	5
301 to 500	6
501 to 5,000	6, plus 1 for each 150, or fraction thereof, between 501 through 5,000.
5,001 and over	36, plus 1 for each 200, or fraction thereof, over 5,000.

- A single wheelchair seating location shall have a minimum clear width of 36 inches.
- Two adjacent wheelchair seating locations shall have a minimum clear width of 66 inches.
- The depth of wheelchair seating locations entered from the front or from behind shall be 48 inches minimum.
- The depth of wheelchair seating locations entered from the side shall be 60 inches minimum.
- Wheelchair seating locations shall be level.
- Wheelchair seating locations shall provide for companion seating adjacent to the wheelchair seating.
- When the total seating capacity exceeds 150 persons, the wheelchair seating locations must be dispersed to more than one location.
- Assistive listening systems are required in assembly areas.

IBC 2006 Chapter 29
State Building Code Rules & Amendments

SBC 1305.2902, Section 2902, Minimum Plumbing Facilities

2902.1 Minimum number of fixtures

Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in table 2902.1. Types of occupancies not shown in table 2902.1 shall be determined by the Building Official. The number of occupants shall be determined by this code. Occupancy classifications shall be determined in accordance with IBC Chapter 3.

2902.1.1 Unisex toilet and bath fixtures.

Fixtures located within unisex toilet rooms complying with Minnesota Rules, Chapter 1341, are permitted to be included in determining the minimum required number of fixtures.

Footnotes amended to IBC table 2902.1 are:

- d. The occupant load for seasonal outdoor seating and entertainment areas shall be included when determining the minimum number of facilities required.
- f. drinking fountain shall not be required in buildings or tenant spaces having an occupant load less than 50.
- g. Where water is served in restaurants, drinking fountains shall not be required.
- h. Water or other beverages available through fee or fee-based serving or dispensers may be substituted for up to 50% of the required number of drinking fountains required to be installed.
- i. In each bathroom or toilet room, urinals shall not be substituted for more than 67% of the required water closets.

2902.2 Separate Facilities

Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

- 1. Separate facilities are not required for dwelling units and sleeping units.
- 2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers of 15 or less. (based on design floor occupant load per table 1003.2.2.2.)
- 3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 50 or less.
- 4. Separate facilities shall not be required in Group B occupancies not exceeding 2,000 gross square feet of floor area. When using this exception, the individual unisex restroom shall have not less than 1 water closet, one urinal and one lavatory installed.

Section 1109 Other Features and Facilities (New Changes)

1109.2.1 Unisex toilet and bathing rooms.

In Assembly and Mercantile occupancies, an accessible unisex restroom shall be provided where an aggregate (totaled together) of six or more male & female water closets is required. In buildings of mixed occupancy, only those water closets required for the assembly or mercantile occupancy shall be used to determine the unisex toilet room requirement. In Recreational occupancies where separate-sex bathing rooms are provided, an accessible unisex bathing room shall be provided. Fixtures located within the unisex bathing room shall be included in determining the number of fixtures provided in occupancy.

Exception: Where each separate sex bathing room has only one shower or bathtub fixture, a unisex bathing room is not required to be installed.

1109.2.1.2 Unisex toilet rooms.

Unisex toilet rooms shall include only one water closet and only one lavatory. A unisex bathing room in accordance with section 1109.2.1.3 shall be considered a unisex toilet room.

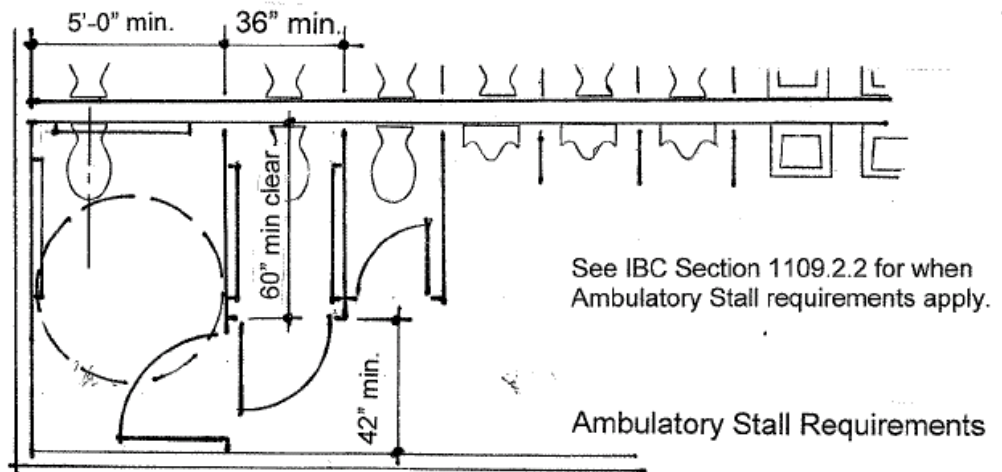
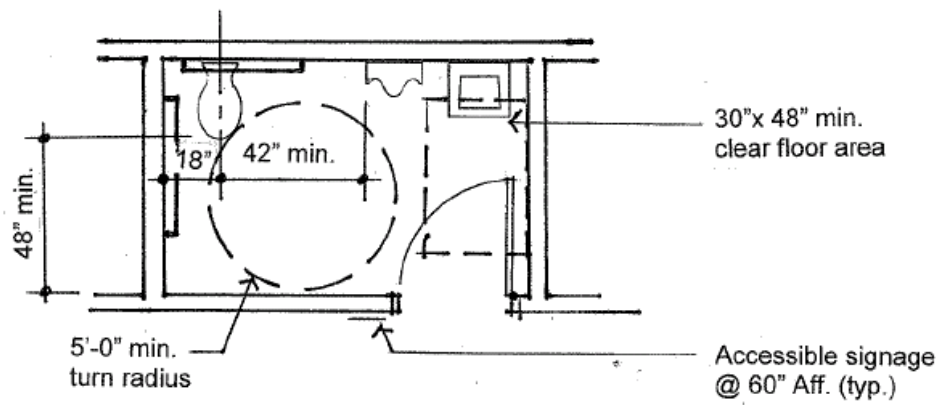
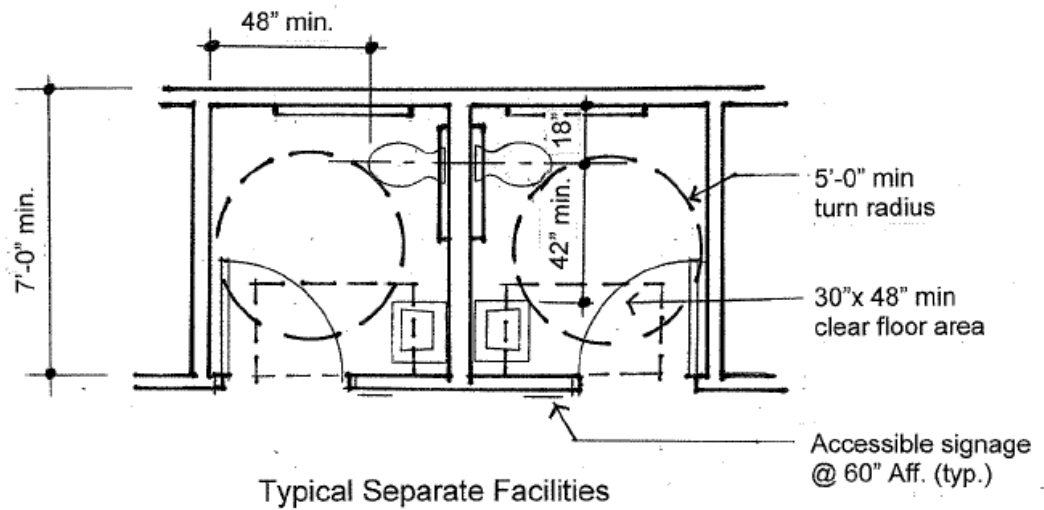
Exception: A urinal is permitted to be provided in addition to the water closet in a unisex toilet room.

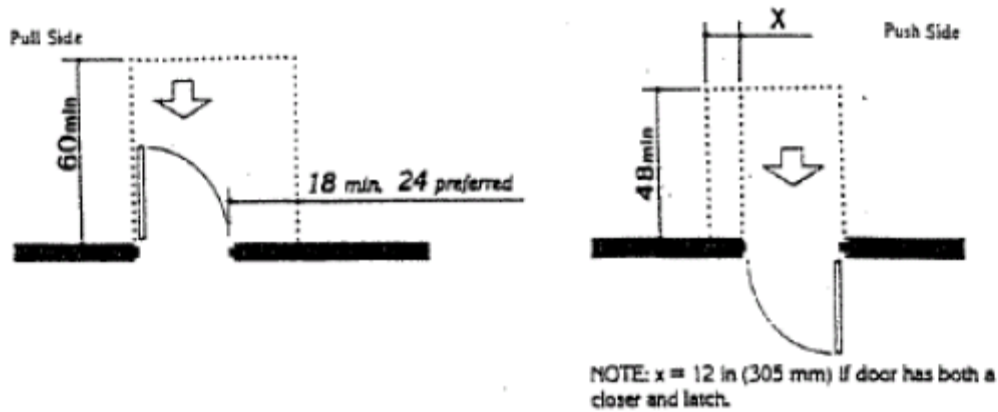
1109.2.1.3 Unisex bathing rooms.

Unisex bathing rooms shall include only one shower or bathtub fixture. Unisex bathing rooms shall also include one water closet and one lavatory. Where storage facilities are provided for separate-sex bathing rooms, accessible storage facilities shall be provided for unisex bathing rooms.

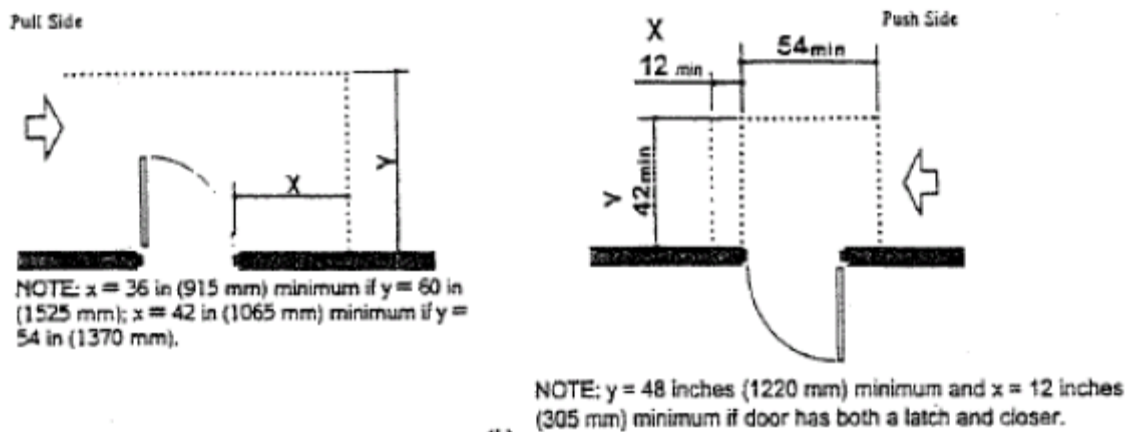
1109.2.2 Water Closet Compartment for Ambulatory Stall

Where water closet compartments are provided in a toilet room or bathing facility, at least one wheelchair-accessible compartment shall be provided. Where a combined total of water closet compartments and urinals provided in a toilet room or bathing facility is six or more, at least one ambulatory-accessible water closet compartment shall be provided in addition to the wheelchair-accessible compartment. Wheelchair-accessible and ambulatory-accessible compartments shall comply with ICC A117.1.

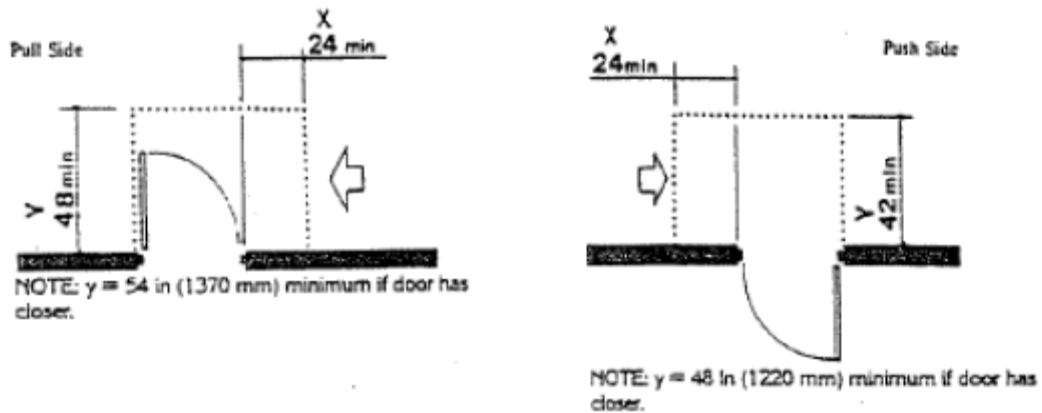




(a)
Front Approaches — Swinging Doors



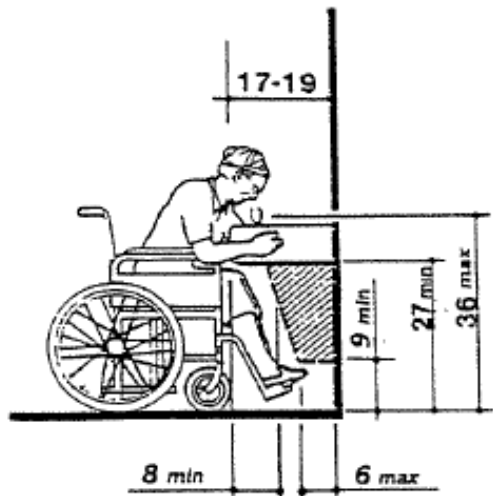
(b)
Hinge Side Approaches — Swinging Doors



(c)
Latch Side Approaches — Swinging Doors

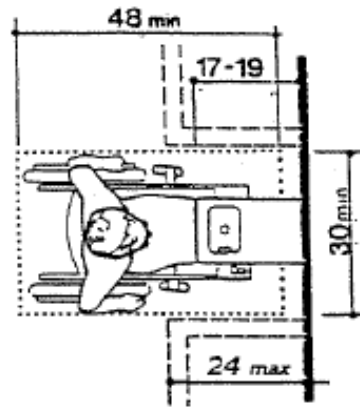
NOTE: All doors in alcoves shall comply with the clearances for front approaches.

Fig. 25
Maneuvering Clearances at Doors

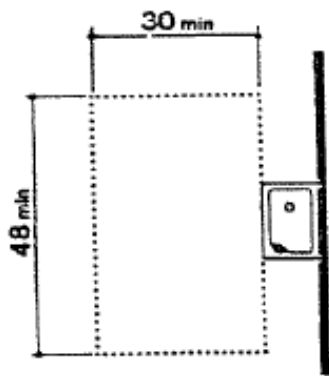


equipment permitted in shaded area

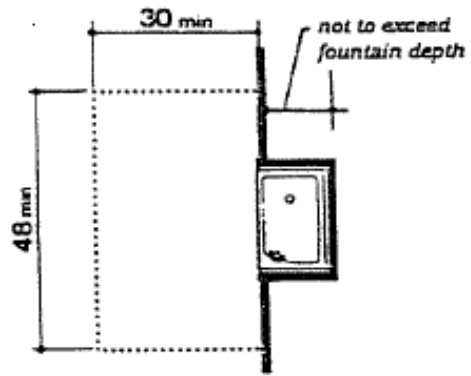
(a)
Spout Height and
Knee Clearance



(b)
Clear Floor Space



(c)
Free-Standing
Fountain or Cooler



(d)
Built-in
Fountain or Cooler

Fig. 27
Drinking Fountains and Water Coolers

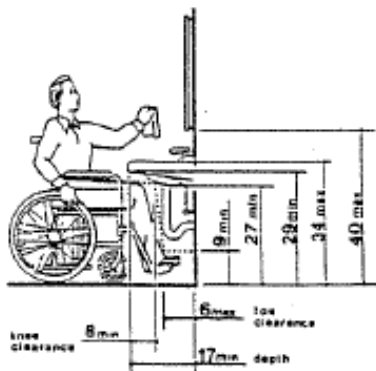


Fig. 31
Lavatory Clearances

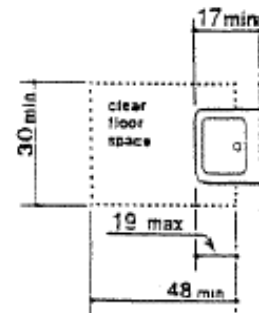


Fig. 32
Clear Floor Space at Lavatories