

KIT CARSON HOUSE

PRELIMINARY CODE REVIEW – SEPTEMBER 2022

2015 IBC

CHAPTER 3

Existing Facility:

Group A-3 Museums

Renovated Facility:

Group A-3 Museums

CHAPTER 5

<u>CARSON</u>		ALLOWED	EXISTING	NEW
(N.S.)	Building Height:	55 (A-3)	± 14'-8"	± 14'-8"
	Number of Stories:	2 (A-3)	1	1
	Building Area:	9,500 (A-3)	2,090 SF	2,090 SF
	Area Increase:	Not Needed		

<u>ROMERO</u>		ALLOWED	EXISTING	NEW
(N.S.)	Building Height:	55 (A-3)	± 12'-6"	± 12'-6"
	Number of Stories:	2 (A-3)	1	1
	Building Area:	9,500 (A-3)	1,589 SF	1,649 SF
	Area Increase:	Not Needed		

PRELIMINARY CODE REVIEW, Continued

CHAPTER 6 - CONSTRUCTION TYPE:

Carson House:	Type IIIB
Romero House:	Type IIIB

CHAPTER 9 – FIRE PROTECTION:

903.2.1.3 Group A-3 Required if

- >12,000 SF fire area
- ≥ 300 occ.
- On floor other than level of exit discharge

Not required.

CHAPTER 10 – MEANS OF EGRESS:

Occupancy Load

Exhibit Gallery and Museum 1 per 30 Net SF

Carson House

1,593 Net SF ÷ 30 Net SF = 54 Occupants

Required Exits ≥ 50 = 2 Exits

Required Exit Width 54 x .2 = 10.8”

Romero House

1,282 Net SF ÷ 30 Net SF = 43 Occupants

Required Exits ≤ 49 = 1 Exit

Required Exit Width 43 x .2 = 8.5”

PRELIMINARY CODE REVIEW, Continued

CHAPTER 29 – PLUMBING SYSTEMS:

Museum			Required
97 (Total Occ. Load) ÷ 2 = 49 Men and 49 Women			
Water closets (m)	1/125	=	1
Water closets (f)	1/65	=	1
Lavatories (m)	1/200	=	1
Lavatories (f)	1/200	=	1
Drinking Fountains	1/500	=	0
Service Sink	1	=	1