

NC Rehab Code Case Study

Charlotte Fire Dept. Office

January 16, 2002; rev 4/12/02

1. Project name & location

Charlotte Fire Department, 228 East 9th Street, Charlotte North Carolina.

Designer:	James J. Ewers
Primary Occupancy:	Business
Type Construction:	III-B (IBC)
Square Footage:	11,262 Renovation Area
Height:	One Stories

2. Project description

The project involves an existing shell building, completely gutted by a previous permit. The 1996 NCSBC was in force at the time of construction. We assume the use was factory occupancy before the demolition, but further research would need to be done by the designer to determine if it was an F-1 or an F-2 occupancy before the change of use to business occupancy. requirements needed to be considered.

3. Plan availability

Building was brought to a shell state. Proposed new plans are attached.

4. Scope declaration and justification

There are no additions under this project. New ramps were needed to meet Volume I-C handicap requirements. In addition, work scope included:

- Provide any and all new fire proofing required to meet the code.
- Cut and patch the floor to accommodate new electrical and plumbing piping and patch/prepare the floor slab to receive new floor finishes.
- Install new demising walls (1hr.) and new interior partitions.
- Install new drop ceilings.
- Install a completely new HVAC system and plumbing system
- Comply with accessibility requirements of NCSBC Vol 1-C
- Provide a complete electrical system, including power and emergency lighting.

Given the proposed scope, the project would be classified CHANGE OF USE and RECONSTRUCTION.

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