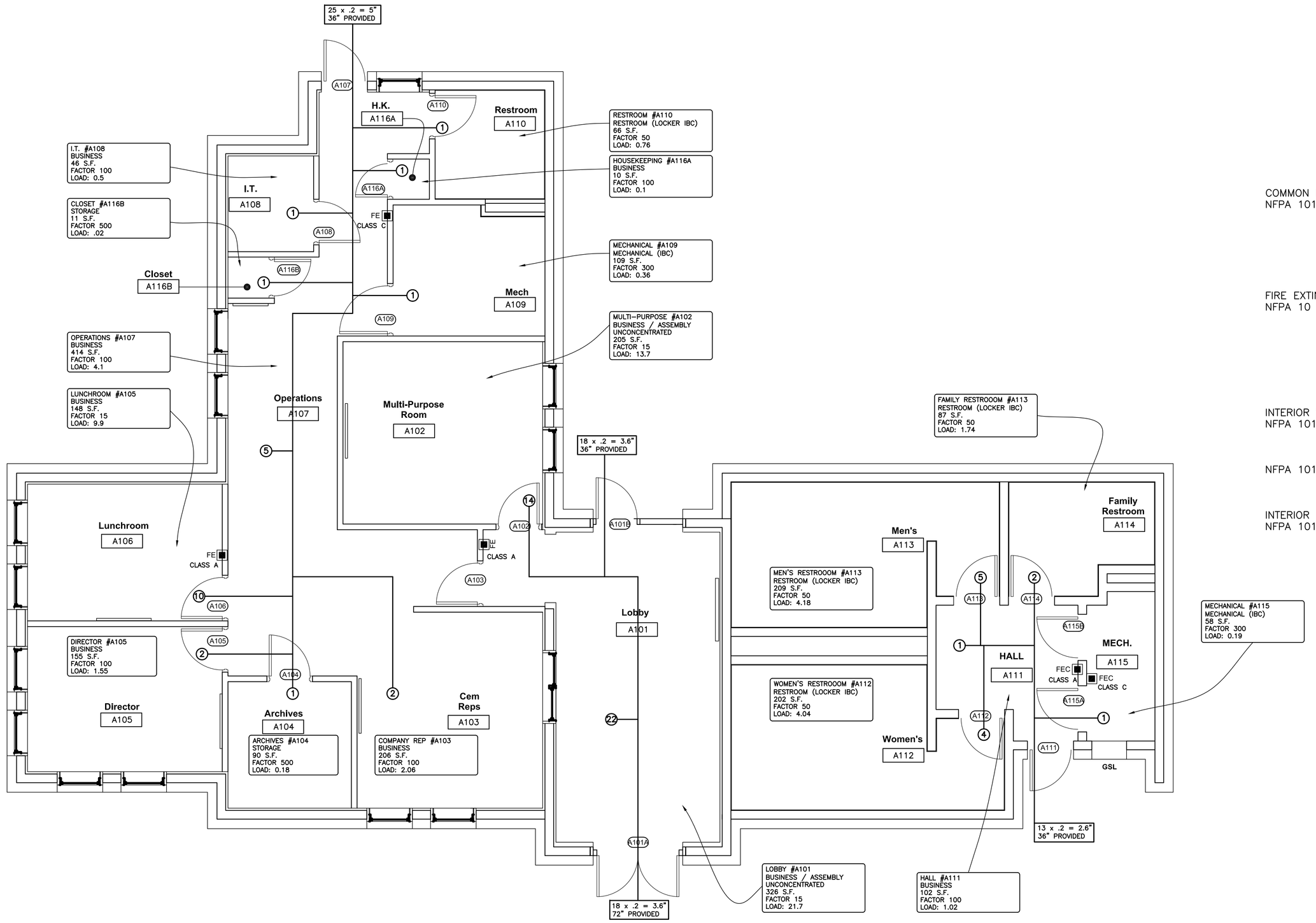
GENERAL:
THE VA HAS ADOPTED THE LATEST EDITION OF THE FOLLOWING CODES AND STANDARDS

CODES, STANDARDS AND EXECUTIVE ORDERS
– VA DIRECTIVES, DESIGN MANUALS, MASTER SPECIFICATIONS, VA NATIONAL CAD STANDARD APPLICATION GUIDE, AND OTHER GUIDANCE ON THE TECHNICAL INFORMATION LIBRARY (TIL)
– INTERNATIONAL BUILDING CODE (IBC) – (SEE NOTES BELOW)
– NFPA 101 LIFE SAFETY CODE (SEE NOTES BELOW)
– NFPA NATIONAL FIRE CODES WITH EXCEPTION OF NFPA 5000 AND NFPA 900
– OCCUPATIONAL, SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS
– VA SEISMIC DESIGN REQUIREMENTS, H–18–8
– NATIONAL ELECTRICAL CODE (NEC)
– NATIONAL STANDARD PLUMBING CODE (NSPC)
– ASME BOILER AND PRESSURE VESSEL CODE
– ASME CODE FOR PRESSURE PIPING
– UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) INCLUDING VA SUPPLEMENT BARRIER FREE DESIGN
– BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, AMERICAN CONCRETE INSTITUTE AND COMMENTARY (ACI 318)
– MANUAL OF STEEL CONSTRUCTION, LOAD AND RESISTANCE FACTOR DESIGN SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
– ENERGY POLICY ACT OF 2005 (EPAct)
– DOE INTERIM FINAL RULE: ENERGY CONSERVATION STANDARDS FOR NEW FEDERAL, COMMERCIAL AND MULTI–FAMILY HIGH–RISE RESIDENTIAL BUILDINGS AND NEW LOW–RISE RESIDENTIAL BUILDINGS, 10 CFR PARTS 433,434 AND 435
– FEDERAL LEADERSHIP IN HIGH PERFORMANCE AND SUSTAINABLE BUILDINGS: MEMORANDUM OF UNDERSTANDING (MOU)
– EXECUTIVE ORDER 13423: STRENGTHENING FEDERAL ENVIRONMENTAL, ENERGY, AND TRANSPORTATION MANAGEMENT
– THE PROVISIONS FOR CONSTRUCTION AND SAFETY SIGNS. STATED IN THE GENERAL REQUIREMENTS SECTION 01010 OF THE VA MASTER CONSTRUCTION SPECIFICATION
– VENTILATION FOR ACCEPTABLE INDOOR AIR QUALITY – ASHRAE STANDARD 62.1–2004
– SAFETY STANDARD FOR REFRIGERATION SYSTEMS – ASHRAE STANDARD 15 –2007
– VA FIRE PROTECTION DESIGN MANUAL

LOCAL CODES:
AS AN AGENCY OF THE FEDERAL GOVERNMENT, VA IS NOT SUBJECT TO LOCAL IMPOSITION OF CODE ENFORCEMENT PROCEDURES (DRAWING REVIEWS, BUILDING PERMITS, INSPECTIONS, FEES, ETC.) VA MUST FUNCTION AS THE AUTHORITY HAVING JURISDICTION (AHJ) AND THUS HAS THE RESPONSIBILITY TO GUARD PUBLIC HEALTH AND SAFETY THROUGH ENFORCING ITS ADOPTED CODES. HOWEVER, LOCAL AUTHORITIES SHOULD BE NOTIFIED ABOUT PLANNED PROJECTS AND GIVEN THE OPPORTUNITY TO REVIEW DRAWINGS PROVIDED THAT VA DOES NOT PAY FOR REVIEW OR INSPECTION FEES.

NOTES:
1. NFPA 101 PRIMARILY ADDRESSES LIFE SAFETY AND FIRE PROTECTION FEATURES WHILE THE IBC ADDRESSES A WIDE RANGE OF CONSIDERATIONS, INCLUDING, BUT NOT LIMITED TO, STRUCTURAL STRENGTH, SEISMIC STABILITY, SANITATION, ADEQUATE LIGHT AND VENTILATION, AND ENERGY CONSERVATION. VA BUILDINGS MUST MEET THE REQUIREMENTS OF NFPA 101 AND DOCUMENTS REFERENCED BY NFPA 101 IN ORDER TO COMPLY WITH THE ACCREDITATION REQUIREMENTS OF THE JOINT COMMISSION. THEREFORE, DESIGNS SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITION OF NFPA 101 AND DOCUMENTS REFERENCED THEREIN. DESIGN FEATURES NOT ADDRESSED BY NFPA 101 OR DOCUMENTS REFERENCED THEREIN SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE IBC OR AS OTHERWISE ADDRESSED ABOVE IN THIS PROGRAM GUIDE. FOR DESIGN FEATURES THAT ARE ADDRESSED BY BOTH THE IBC AS WELL AS NFPA 101 OR A DOCUMENT REFERENCED BY THE NFPA 101, THE REQUIREMENTS OF THE NFPA 101 OR THE DOCUMENT REFERENCED BY THE NFPA 101 SHALL BE USED EXCLUSIVELY (THIS APPLIES EVEN IF THE IBC REQUIREMENTS ARE DIFFERENT).

2. CONFLICTS BETWEEN NATIONALLY RECOGNIZED CODES AND STANDARDS AND VA REQUIREMENTS – SHOULD A CONFLICT EXIST BETWEEN VA REQUIREMENTS AND VA ADOPTED NATIONALLY RECOGNIZED CODES AND STANDARDS, THE CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE VA. THE RESOLUTION OF THE CONFLICT SHALL BE MADE BY THE AUTHORITY HAVING JURISDICTION FOR THE VA TO ENSURE A CONSISTENCY SYSTEM WIDE.



1001 ADMINISTRATION BUILDING – 2200 S.F.
NFPA 1 6.1.11.1 BUSINESS OCCUPANCY
NFPA 101 38.1.6 MINIMUM CONSTRUCTION REQUIREMENTS (NO REQUIREMENTS)

IBC TABLE 503 BUSINESS VB:
STORIES – 2
AREA – 9000 S.F.

OCCUPANCY LOAD
NFPA 101 TABLE 7.3.1.2
BUSINESS – 100S.F./PERSON
ASSEMBLY(LESS CONCENTRATED USE) – 15 S.F./PERSON (NET)

FIRE SPRINKLERS
IBC 903.2.2 FIRE SPRINKLERS NOT REQUIRED
FIRE SPRINKLERS WAIVED BY AHJ.

BUILDING SEPARATION
LOBBY AREA – LOBBY IS INCIDENTAL TO BUSINESS – NO SEPARATION REQUIRED
NFPA 101 A6.1.2.1 ASSEMBLY OCCUPANCY
OCCUPANCY OF ANY ROOM OR SPACE FOR ASSEMBLY PURPOSES BY FEWER THAN 50 PERSONS IN ANOTHER OCCUPANCY, AND INCIDENTAL TO SUCH OTHER OCCUPANCY, SHOULD BE CLASSIFIED AS PART OF THE OTHER OCCUPANCY AND SHOULD BE SUBJECT TO THE PROVISIONS APPLICABLE THERETO
NFPA 101 6.1.14.1.3 WHERE INCIDENTAL TO ANOTHER OCCUPANCY, AREAS USED AS FOLLOWS SHALL BE PERMITTED TO BE CONSIDERED PART OF THE PREDOMINANT OCCUPANCY AND SHALL BE SUBJECT TO THE PROVISIONS OF THE CODE THAT APPLY TO THE PREDOMINANT OCCUPANCY:
(2) NONRESIDENTIAL USE WITH AN OCCUPANT LOAD FEWER THAN THAT ESTABLISHED BY SECTION 6.1 FOR THE OCCUPANCY THRESHOLD
A.6.1.14.1.3(2) EXAMPLES OF USES THAT HAVE OCCUPANT LOADS BELOW THE OCCUPANCY CLASSIFICATION THRESHOLD LEVELS INCLUDE THE FOLLOWING:
(1) ASSEMBLY USE WITH FEWER THAN 50 PERSONS WITHIN A BUSINESS OCCUPANCY

COMMON PATH OF TRAVEL
NFPA 101 38.2.5.3.2 COMMON PATH OF TRAVEL SHALL NOT EXCEED 100 FEET WITHIN A SINGLE TENANT SPACE HAVING AN OCCUPANT LOAD NOT EXCEEDING 30 PERSONS
38.2.5.3.3 IN BUILDINGS OTHER THAN THOSE COMPLYING WITH 38.2.5.3.2, COMMON PATH OF TRAVEL SHALL NOT EXCEED 75 FEET

FIRE EXTINGUISHERS – PORTABLE
NFPA 10 5.2.1 CLASS A ORDINARY COMBUSTABLE MATERIALS
5.2.3 CLASS C ENERGIZED ELECTRICAL EQUIPMENT (I.T. AND MECH. ROOMS)
TABLE 6.2.1.1 – CLASS A MAX. TRAVEL DISTANCE TO EXTINGUISHER 75 FEET

INTERIOR WALL & CEILING FINISH
NFPA 101 38.3.3.2.1 INTERIOR WALL AND CEILING FINISH MATERIAL COMPLYING WITH SECTION 10.2 SHALL BE CLASS A OR CLASS B IN EXITS AND EXIT ACCESS CORRIDORS
NFPA 101 38.3.3.2.2 INTERIOR WALL AND CEILING FINISHES SHALL BE CLASS A, CLASS B, OR CLASS C IN AREAS OTHER THAN THOSE SPECIFIED IN 38.3.3.2.1

INTERIOR FLOOR FINISH
NFPA 101 38.3.3.3.2 INTERIOR FLOOR FINISH IN EXIT ENCLOSURES SHALL BE CLASS I OR CLASS II
38.3.3.3.3 INTERIOR FLOOR FINISH SHALL COMPLY WITH 10.2.7.1 OR 10.2.7.2 AS APPLICABLE
TABLE A.10.2.2 INTERIOR FINISH CLASSIFICATION LIMITATIONS NEW BUSINESS–FLOOR FINISH–NOT APPLICABLE

EGRESS
LOBBY AREA – USE TWO EXITS – X> 30 PEOPLE EXITING
NFPA 101 7.4.1.1 THE NUMBER OF MEANS OF EGRESS FROM ANY BALCONY, MEZZANINE, STORY OR PORTION THEREOF SHALL BE NOT LESS THAN TWO, EXCEPT UNDER ONE OF THE FOLLOWING CONDITIONS:
(1) A SINGLE MEANS OF EGRESS SHALL BE PERMITTED WHERE PERMITTED IN CHAPTERS 11 THROUGH 43
NFPA 101 38.2.4.1 EXITS SHALL COMPLY WITH THE FOLLOWING, EXCEPT AS OTHERWISE PERMITTED BY 38.2.4.2 THROUGH 38.2.4.6:
(1)THE NUMBER OF MEANS OF EGRESS SHALL BE IN ACCORDANCE WITH SECTION 7.4
(2) NOT LESS THAN TWO SEPARATE EXITS SHALL BE PROVIDED ON EVERY STORY
NFPA 101 38.2.4.3 A SINGLE EXIT SHALL BE PERMITTED FOR A ROOM OR AREA WITH A TOTAL OCCUPANT LOAD OF FEWER THAN 100 PERSONS, PROVIDED THAT THE FOLLOWING CRITERIA ARE MET:
(1) THE EXIT SHALL DISCHARGE DIRECTLY TO THE OUTSIDE AT THE LEVEL OF EXIT DISCHARGE FOR THE BUILDING.
(2) THE TOTAL DISTANCE OF TRAVEL FROM ANY POINT, INCLUDING TRAVEL WITHIN THE EXIT, SHALL NOT EXCEED 100FT.
NFPA 101 38.2.4.4 BUSINESS OCCUPANCY NOT EXCEEDING 30 PEOPLE PER FLOOR SHALL BE PERMITTED A SINGLE SEPARATE EXIT TO EACH FLOOR WHERE THE TOTAL DISTANCE IS LESS THAN 100 FT.

CORRIDORS
NO FIRE RATED CORRIDORS REQUIRED
NFPA 101 38.3.6.1 WHERE ACCESS TO EXITS IS PROVIDED BY CORRIDORS, SUCH CORRIDORS SHALL BE SEPARATED FROM THE USE AREAS BY FIRE BARRIERS IN ACCORDANCE WITH SECTION 8.3 HAVING A MINIMUM 1–HOUR FIRE RESISTANCE RATING, UNLESS ONE OF THE FOLLOWING CONDITIONS EXISTS:
(1) WHERE EXITS ARE AVAILABLE FROM AN OPEN FLOOR AREA
A38.3.6.1(1) WHERE EXITS ARE AVAILABLE FROM AN OPEN FLOOR AREA, SUCH AS OPEN PLAN BUILDINGS, CORRIDORS ARE NOT REQUIRED TO BE SEPARATED.
(2) WITHIN A SPACE OCCUPIED BY A SINGLE TENANT
A38.3.6.1(2) IT IS THE INTENT OF THIS PROVISION THAT A SINGLE TENANT BE LIMITED TO AN AREA OCCUPIED UNDER A SINGLE MANAGEMENT AND WORK THE SAME HOURS.

CONCEALED SPACES AND DRAFTSTOPS
NFPA 101 8.6.10.1 ANY CONCEALED COMBUSTIBLE SPACE IN WHICH BUILDING MATERIALS HAVING A FLAME SPREAD INDEX GREATER THAN CLASS A ARE EXPOSED SHALL BE DRAFT STOPPED AS FOLLOWS:
(1) EVERY EXTERIOR AND INTERIOR WALL AND PARTITION SHALL BE FIRESTOPPED AT EACH FLOOR LEVEL, AT THE STORY CEILING LEVEL AND AT THE LEVEL OF SUPPORT FOR ROOFS
(2) EVERY UNOCCUPIED ATTIC SPACE SHALL BE DIVIDED BY DRAFTSTOPS INTO AREAS NOT TO EXCEED 3000 S.F.
(3) ANY UNCONCEALED SPACE BEWTWEEN THE CEILING AND THE FLOOR OR ROOF ABOVE SHALL BE DRAFTSTOPPED FOR THE FULL DEPTH OF THE SPACE ALONG THE LINE OF SUPPORT FOR THE FLOOR OR ROOF STRUCTURAL MEMBERS AND, IF NECESSARY, AT OTHER LOCATIONS TO FORM AREAS NOT TO EXCEED 1000S.F. FOR ANY SPACE BEWTWEEN THE CEILING AND THE FLOOR, AND 3000S.F. FOR ANY SPACE BEWTEEN THE CEILING AND THE ROOF.

PLUMBING FIXTURES
IBC 2009 TABLE 2902.1
BUSINESS
WATER CLOSET 1 PER 25 (MALE/FEMALE)
LAVATORIES 1 PER 40 (MALE/FEMALE)
DRINKING FOUNTAIN 1 PER 100
ONE SERVICE SINK
LOBBY – SIMILAR TO PASSENGER TERMINAL
WATER CLOSET 1 PER 500 (MALE/FEMALE)
LAVATORIES 1 PER 750 (MALE/FEMALE)
DRINKING FOUNTAIN 1 PER 1,000
ONE SERVICE SINK
IBC 2009 2902.3.1 ACCESS TO FIXTURES
ACCESS TO THE REQUIRED FACILITIES SHALL BE FROM WITHIN THE BUILDING OR FROM THE EXTERIOR OF THE BUILDING

BUILDING SEPARATION
IBC 705.3 BUILDINGS ON SAME LOT
EXCEPTION: SHALL BE CONSIDERED AS PORTIONS OF ONE BUILDING IF THE AGGREGATE AREA OF SUCH BUILDINGS IS WITHIN THE LIMITS SPECIFIED IN CHAPTER 5 FOR A SINGLE BUILDING WHERE THE BUILDINGS CONTAIN DIFFERENT OCCUPANCY GROUPS OR ARE OF DIFFERENT TYPES OF CONSTRUCTION. THE AREA SHALL BE THAT ALLOWED FOR THE MOST RESTRICTIVE OCCUPANCY OR CONSTRUCTION.
–BUILDING 1001 (ADMINISTRATION) & BUILDING 3002 (MAINTENANCE) ARE CONSIDERED HERE AS ONE BUILDING WITH MAXIMUM COMBINED AREA OF 5,700 S.F. WHICH IS BELOW THE 9000 S.F. MAXIMUM AREA REQUIREMENT.
–BUILDING 1001 (ADMINISTRATION) AND BUILDING 3003 (VEHICLE STORAGE) ARE SEPERATED BY MORE THAN 30 FEET (TABLE 602 & TABLE 705.8)

1 A–1001 ADMINISTRATION BUILDING – CODE REVIEW PLAN
SCALE: 1/4"=1'–0"

NORTH

BID DOCUMENTS 7/1/2011

Revisions	Date

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
PRINT NAME: CHARLES I. SCOTT, AIA
SIGNATURE:
DATE 7/1/2011 LICENSE # 18675

Anderson Engineering of Minnesota, LLC
13605 1st AVENUE NORTH, SUITE 100, PLYMOUTH, MN 55441
TEL (763) 412–4000 FAX (763) 412–4090
www.ae–mn.com

NATIONAL CEMETERY ADMINISTRATION

Drawing Title: ADMINISTRATION BUILDING CODE REVIEW PLAN	Project Title: REPLACE ADMINISTRATION AND MAINTENANCE BUILDING AND SITE IMPROVEMENTS
Approved: Director, Office of Construction Management	Building Number / Checked: GRJ / Drawn: AMT/PSH
Approved: Director, Project Management Service	Location: EAGLE POINT NATIONAL CEMETERY, 2763 RILEY ROAD, EAGLE POINT, OR 97524
Date: 7-1-2011	Project No.: 906CM3009
DRAWING NO.: A–1001–1.1	Dwg. 61 Of 181