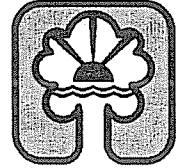


# City of Chaska

*Inspection Department*



## Code Record

### Purpose

In addition to the construction plans and specifications, every application for plan review to this division must include a separate graphic and written record of the significant code design compliance features prepared by the licensed design professional. This document, termed the "**Code Record**", is intended to provide a succinct summary description of major code required life-safety components. It serves the following several key purposes:

- Provides a tool for the department to communicate related issues to other agencies so as to get them "in the loop" on items of interest relating to their area of jurisdiction. This should *minimize the discovery of unforeseen items* at the eleventh hour of construction.
- Permits the department plan reviewer to provide a quick clear overview of pertinent code issues. This will *shorten the time* the reviewer must spend studying the entire set of plans in order to learn the intended method of complying with some of major code areas such as for type of construction, allowable area, number of exits, location of area walls, smoke barriers, accessible routes, entrances, etc.
- Prepares both the regulators and designers for issues that may arise in the future by having the methods of past code compliance on file for reference. This again can save time for those trying to determine original code compliance for maintenance, inspection, and future design.

### When Required

With the *following exceptions*, a Code Record must be submitted with every Application for Plan Review submitted to the division:

- Work occurring within or on existing buildings (interior remodeling, roofing, siding, site improvements, etc.)
- New buildings less than 5,000 square feet
- Additions less than 1,000 square feet
- Cold storage, open-air structures, and other non-occupied buildings

# CODE RECORD EXAMPLE

## Good Life Nursing Home

Good Life Nursing Home  
1228 Oak St.  
Able MN 55555-5555

### Owner:

Good Life Corp.  
1000 1<sup>st</sup> St.  
Tijuana, Mexico

### Architect:

Straight Edge Arch  
200 Circle Dr.  
Template, WI 65432-1234

### Building 1:

Built 1962 Code unknown  
Group I - 2 Occupancy  
Type II-B Construction Non-separated  
Sprinkled  
Fire Alarm System including smoke detectors

Basic Allowable Area 11,000 sq.ft.  
Increase for Yards F/P = .50  $I_f = 25$   
Maximum Allowable Area 46,750 sq.ft.  
Actual Area 16,000 sq.ft.

Allowable Height	75' (sprinkled)	Allowable Number of Stories	2 (sprinkled)
Actual Height	14'	Actual Number of Stories	1

### Building 2:

Proposed Addition  
2003 SBC (2000 IBC, 2000 IMC, 2002 NEC)  
Group I - 2 Occupancy Non-separated  
Type II-A Construction  
Sprinkled  
Fire Alarm System including smoke detectors

Basic Allowable Area  $A_t = 15,000$  sq.ft.  
Increase for Yards F/P = .75  $W = 30$   $I_f = 50$   
Increase for Sprinklers  $I_s = 200$   
Maximum Allowable Area per floor  $A_a = 15,000 + 7500 + 30,000 = 52,500$  sq.ft.  
Actual Area per floor 8,000 sq.ft.  
Increase for Multi-Story  $52,500 \times 2$   
Maximum Total Allowable Area 105,000 sq.ft.  
Actual Total Area 16,000 sq.ft.

Allowable Height	85' (sprinkled)	Allowable Number of Stories	3 (sprinkled)
Actual Height	30'	Actual Number of Stories	2

## Required Information

The two parts that must be included in a Code Record are a narrative and schematic plan. Although they can be combined on the same sheet(s), there may be occasions, such as with requests for "alternate methods and materials", when the narrative may need to stand alone. Regardless of how assembled, the following must be included in every required Code Record:



### **Narrative:**

- Facility information (name of building, address, owner)
- Designer's information (name and address)
- Design Codes
- Calculations showing compliance for allowable area, height, and stories
- Description of work (new, addition, remodeling, etc.)
- Occupancy classifications and Types of Construction
- Height and number of stories
- Extent of active fire-protection features (sprinklers, standpipes, detection, alarms, smoke-control, emergency power, lighting)
- Proposed "alternates" and/or "modifications" (complete justification)

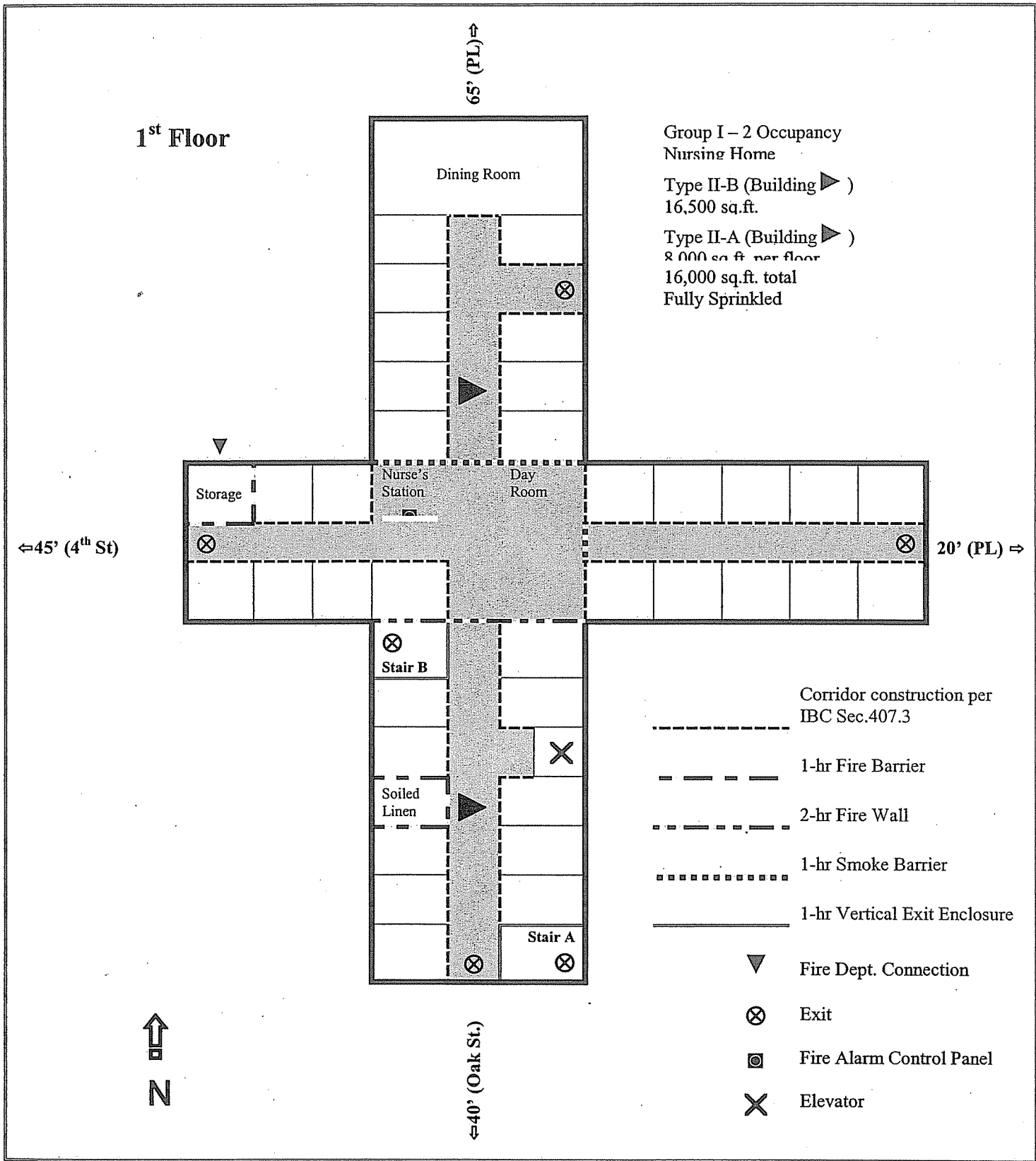


### **Schematic Plan:** (Floor plans shall be on maximum sheet size of 11" x 17")

- Orientation information (scale, North arrow, legend of symbols)
- General room layouts with names of those fire-separated or with significance, including suites
- Distance to property lines, streets, and buildings on same site
- Rated walls (area separations, occupancy separations, smoke barriers, corridors, horizontal exits, stair enclosures, exit passageways)
- Occupancy classifications and Types of Construction (on floor plan)
- Exterior exits and Exit stairs
- Fire department connection and control panel
- Accessible entrances
- Elevators

# CODE RECORD EXAMPLE

## Good Life Nursing Home



# CODE RECORD EXAMPLE

## Good Life Nursing Home

