

BUILDING CODE SUMMARY WORKSHEET

ABOUT BUILDING CODE SUMMARY WORKSHEET

This form details the minimum information we need to review your project for compliance with the building codes. To begin your review, we require that this worksheet be completed and turned in with your Building Permit application.

You are required to include the necessary full-sized sheet(s) with the drawing set, detailing this information. The code summary is required to be an integral part of the drawings, and these code summary pages (or sections) clearly designated as CS (Code Summary).

BUILDING CODE EDITION: _____

(Current references are to the 2018 IBC, including Washington State Amendments.)

SECTION 1 – BUILDING USE OR OCCUPANCY						
Identify all use and occupancy classification group(s) in the Building (i.e. A, B, M, R-2, etc.)	___	___	___	___	___	___

Check the applicable option for this project.	Fire Barrier Rating	S/NS
<input type="checkbox"/> Building is constructed per IBC 508.3 for Nonseparated occupancies.		___
<input type="checkbox"/> List all occupancy separation fire barrier ratings required. (i.e. B to S-2 = 2hr). IBC Table 508.4, specify S (Sprinklered) or NS (non-sprinklered). Include both horizontal and vertical separations	___ to ___ = ___	___
	___ to ___ = ___	___
	___ to ___ = ___	___
	___ to ___ = ___	___

List all incidental use areas, per IBC Table 509, floor area and separation to be provided		
Room or Area	Floor Area (Sq. Ft.)	Fire Separation

Code Reference

Building & Construction
Title 16 SMC

Resources

Questions?

[Submit Project Guidance](#)
[Visit the Permit Center](#)

City of Sammamish
801 228th Ave SE
Sammamish, WA 98075
www.sammamish.us

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List all accessory occupancies not defined as Incidental Use, and fire barrier requirements, per IBC Table 508.2.4

Room or Area	Floor Area (Sq. Ft.)	Percentage of Floor Area on Story	Fire Separation

SECTION 2 – BUILDING CONSTRUCTION

List Construction Type(s) used in the design (IA, IIIB, VA, etc.)-IBC Chapter 6:

Building Heights and Areas-IBC Chapter 5	Allowed	Proposed
Building Height-Table 504.3		
Number of Stories-Table 504.4		

Are Automatic Sprinklers used for Height Modifications? IBC 504.3 YES NO

Is there a basement? If Yes, list square footage of basement and grade elevations on CS sheets. YES NO

Fire Resistance of Exterior Walls Based on Fire Separation Distance, per IBC Table 602			
List Wall Location, i.e. North, South, etc.	Fire Separation Distance	Rating	Opening Protection
1.			
2.			
3.			
4.			

Fire Resistance Rating Requirements, per IBC Table 601	Rating Required	Rating Provided	Assembly #
Primary Structural Frame			
Bearing Walls Exterior			
Bearing Walls Interior			
Nonbearing Walls & Partitions Exterior			
Nonbearing Wall & Partitions Interior			
Floor Construction			
Roof Construction			

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SECTION 3 – OCCUPANT LOAD AND BUILDING EXITING

If there are multiple Occupancy Classifications, per IBC Chapter 3, on any floor or in the building, provide a separate analysis for each classification. Repeat as necessary.

	Basement	First Floor	Mezzanine	Second Floor	Third Floor	Other Floor(s)
TOTAL Occupant Load, IBC 1004						

Number of Exits and Exit Width from Each Level, as applicable	Number of Exits		Exit Width			
			Stairs		Other Egress Components	
	Required	Provided	Required	Provided	Required	Provided
Basement						
First Floor						
Mezzanine						
Second Floor						
Other Floor(s)						
Are Areas of Refuge Required, IBC 1009.3.3, 1026.4?					<input type="checkbox"/> YES	<input type="checkbox"/> NO

SECTION 4 – BUILDING HEIGHT AND AREA LIMITATIONS: “ALLOWABLE” AND “ACTUAL”

If there are multiple construction types, or if a fire wall divides the building, provide a separate analysis for each area. NOTE: Height and Area calculations are also to be included on construction drawings.

Part 1 - ALLOWABLE HEIGHT AND AREA		
	Specify Method Used to Substantiate Allowable Height and Area for each Occupancy	
	Height - IBC Table 504.3	Area - IBC Section 506
Occupancy - 1	Occupancy Group:	Code Section: Equation No.:
	Show Height Criteria selected below:	Provide Area Calcs below:
Occupancy - 2	Occupancy Group:	Code Section: Equation No.:
	Show Height Criteria selected below:	Provide Area Calcs below:

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Occupancy - 3	Occupancy Group:	Code Section:	Equation No.:
	Show Height Criteria selected below:	Provide Area Calcs below:	

Part 2 - ACTUAL HEIGHT AND AREA		
Separate Occupancies	Actual Proposed Height and Area	
	Height	Area
Occupancy - 1		
Occupancy - 2		
Occupancy - 3		

If additional occupancies are utilized, please include Parts 1 and 2 on a separate page.

	ALLOWABLE	ACTUAL
Total Floor Area		
Total Building Area		
Does the Building Qualify for Unlimited Area per IBC 507?	<input type="checkbox"/> YES	<input type="checkbox"/> NO

If there is more than one occupancy group in the building, provide a "Sum of the Ratios" calculation (per IBC 508.4.2) to show that the proposed building is not over the allowable area.
(Not Required if Building is constructed per IBC 508.3 for Nonseparated Occupancies)

<p>"Sum of the Ratios" Allowable Area Calculation, if applicable</p>
<p>"Non-Separated Use" Allowable Area Calculation, if applicable</p>

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SECTION 5 – PLUMBING FIXTURE COUNT

IBC Chapter 29 – with Washington State Amendments, Sec. 2902.2 and 2902.3 and Table 2902.1.

Type of Occupancy	Number of Occupants; ^a	Water Closets				Lavatories			
		Male		Female		Male		Female	
		Required	Provided	Required	Provided	Required	Provided	Required	Provided
Total Number of Fixtures									
Number of Accessible Fixtures									
Family or assisted Use Toilet per IBC 1109.2.1			Required						
			Provided						
Number of Drinking Fountains			Required						
			Provided						
			Accessible						

a. Per IBC Table 2902.1, footnote (e): For [Group E](#) occupancies: The number of occupants shall be determined by using a calculation of 100 square feet gross building area per student for the minimum number of plumbing fixtures.

SECTION 6 – CODE SUMMARY FLOOR PLAN(S)

Provide a basic floor plan for each level, showing partitions, stairs, doors with door swings, relites, fixtures, etc. Minimum scale is 1/8" = 1'-0"

Drawing Sheets:	
1.	Clearly label the following:

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	a.	Use of each room or area (i.e. office, sales, conference, kitchen, manufacturing, storage, classroom, lobby, corridor, vertical exit enclosure, etc.)
	b.	IBC Occupancy classification for each room or area and floor.
	c.	Square footage of floor area of each room or area.
	d.	Occupant load factor used for each room or area and floor.
	e.	Occupant load of each room or area and floor.
	f.	Number of required exits for each room or space, and for each floor.
2.		Provide a total occupant load summary for each floor or level.
3.		Clearly show all actual and assumed property lines, including those required by IBC 705.3 Buildings on the same lot.
4.		Graphically show the extent and rating of all rated assemblies both vertical and horizontal, including the rating of any required opening protection.
5.		Clearly show a complete Means of Egress Path, including the width, common path of travel, travel distance, diagonal distance of exits, exit signs, and emergency exit pathway lighting (interior and exterior).
6.		Indicate any doors that are provided with panic hardware and/or magnetic hold-opens.
7.		Provide accessible information for site and all parts of the building including any stages or platforms. <u>This includes all Braille signs for room identification and exits, Areas of refuge, and emergency communication.</u>
8.		Provide occupant load sign requirements for all assembly areas.
9.		Provide interior Wall finish and trim requirements in accordance with IBC Table 803.9.
10.		Provide complete list of Hazardous Materials and show storage location.