

Construction Documents

Architectural, Structural, MEP & Accessibility



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**JEFFERSON COUNTY PUBLIC HEALTH
 DEPARTMENT BUILDING**
 CONTRACT NUMBER: IFB 13-001/JW

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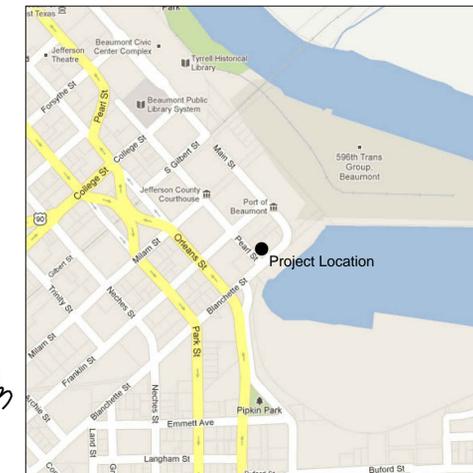
Drawing Index

COVER SHEET AND DRAWING INDEX	A9.01	ROOM FINISH SCHEDULE
CODE ANALYSIS	A9.02	ROOM FINISH SCHEDULE
Cd 0.01 CODE ANALYSIS	A9.03	DOOR, FRAME AND HARDWARE SCHEDULE
Cd 0.02 CODE ANALYSIS	A9.04	WALL TYPES
DEMOLITION	A10.01	INTERIOR MILLWORK ELEVATIONS
D2.01 OVERALL FLOOR PLAN - DEMOLITION	A10.02	INTERIOR MILLWORK ELEVATIONS
D7.01 OVERALL REFLECTED CEILING PLAN - DEMOLITION	A10.03	INTERIOR MILLWORK ELEVATIONS
ARCHITECTURAL	A10.04	INTERIOR MILLWORK ELEVATIONS
A0.01 OVERALL SITE PLAN - ARCHITECTURAL	A12.01	OVERALL FLOOR PLAN - FLOOR FINISHES
A0.02 SITE DETAILS - ARCHITECTURAL	MECHANICAL, ELECTRICAL AND PLUMBING	
A1.03 ENLARGED PLAN - SOUTH - PARTITION LAYOUT	M1.01 FLOOR PLAN- MECHANICAL	
A1.04 ENLARGED PLAN - NORTH - PARTITION LAYOUT	M1.02 NOTES AND SYMBOLS - MECHANICAL	
A2.01 OVERALL FLOOR PLAN - ARCHITECTURAL	E1.01 DEMOLITION FLOOR PLAN - ELECTRICAL	
A2.02 NOT USED	E1.02 LIGHTING FLOOR PLAN - ELECTRICAL	
A2.03 ENLARGED PLAN - SOUTH - ARCHITECTURAL	E1.03 POWER FLOOR PLAN - ELECTRICAL	
A2.04 ENLARGED PLAN - NORTH - ARCHITECTURAL	E1.04 SPECIFICATIONS	
A3.01 EXTERIOR ELEVATIONS - DEMOLITION AND ARCHITECTURAL	P1.01 DEMOLITION FLOOR PLAN - PLUMBING	
A4.01 FRONT ENTRY SECTION - ARCHITECTURAL	P1.02 FLOOR PLAN - PLUMBING	
A5.01 EXTERIOR BUILDING DETAILS - ARCHITECTURAL	P1.03 NOTES, RISERS, AND SCHEDULE - PLUMBING	
A5.02 EXTERIOR BUILDING DETAILS - ARCHITECTURAL		
A6.01 FRONT ENTRY ACCESS RAMP - ARCHITECTURAL		
A6.02 ENTRY LANDING AND INTERIOR RAMP - ARCHITECTURAL		
A7.01 OVERALL REFLECTED CEILING PLAN		
A8.01 INTERIOR BUILDING DETAILS - ARCHITECTURAL		

Document Issue

DECEMBER 16, 2012	ISSUED FOR REVIEW
JANUARY 15, 2013	ISSUED FOR CONSTRUCTION
JANUARY 25, 2013	FINAL CONSTRUCTION ISSUE

Vicinity Map



Document Issue Date: January 25, 2013

State of Texas Elimination of Architectural Barriers (EAB) Registration Number: TBD

Notes

General Notes

- THE CONTRACTOR SHALL INSPECT THE JOB SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS AND THE INTENDED SCOPE OF WORK. VERIFY THE RELATIONSHIP BETWEEN EXISTING CONSTRUCTION AND NEW CONSTRUCTION.
- ALL CONTRACTORS FOR THIS WORK TO CARRY INSURANCE OF THE TYPES AND LIMITS AS SPECIFIED BY THE BUILDING OWNER.
- PROVIDE A ONE-YEAR WARRANTY ON ALL MATERIALS AND WORKMANSHIP BEGINNING AT DATE OF SUBSTANTIAL COMPLETION.
- PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.
- SECURE BUILDING PERMITS AND ALL OTHER PERMITS AND APPLICABLE APPROVALS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION AND UTILITY COMPANIES PRIOR TO BEGINNING WORK.
- PERFORM THE WORK WITH QUALIFIED MECHANICS EXPERIENCED IN INSTALLING PRODUCTS, EQUIPMENT AND SYSTEMS OF SIMILAR TYPE UNDER THE DIRECTION OF EXPERIENCED SUPERVISION. ALL WORK TO CONFORM IN QUALITY TO ACCEPTED INDUSTRY STANDARDS. ANY QUESTIONS REGARDING THIS REQUIREMENT SHALL BE DIRECTED TO THE ARCHITECT FOR INTERPRETATION.
- THE WORK OF ALL TRADES AND VENDORS IS TO BE COORDINATED BY THE GENERAL CONTRACTOR.
- SCOPE OF WORK OF ALL TRADES IS TO INCLUDE ALL MATERIALS AND LABOR AS REQUIRED TO TOTALLY COMPLETE PROJECT FROM INTERFACE WITH EXISTING CONSTRUCTION THROUGH CONFIGURATION AS INDICATED IN THE CONSTRUCTION DOCUMENTS. ALL FINISHED WORK SHALL BE COMPLETE AND FUNCTIONAL, CONSISTENT WITH THE DESIGN INTENT AS EXPRESSED IN THESE DOCUMENTS, WHETHER SPECIFICALLY ADDRESSED IN THESE DOCUMENTS OR NOT. ANY QUESTIONS CONCERNING THE COMPLETENESS OF THE WORK SHALL BE ADDRESSED TO THE ARCHITECT.
- IN THE EVENT THAT ANY CONTRADICTION OCCURS WITHIN THESE CONSTRUCTION DOCUMENTS OR EXISTING CONDITIONS, NOTIFY WHITE ROCK STUDIO, LLC IMMEDIATELY FOR INTERPRETATION. ANY WORK UNDERTAKEN PRIOR TO NOTIFICATION WILL BE AT THE CONTRACTOR'S SOLE EXPENSE AND RESPONSIBILITY.
- PERFORM DEMOLITION AND SALVAGE WORK AS SHOWN OR REQUIRED TO PRODUCE THE INTENDED RESULTS. PATCH EXISTING AFFECTED SURFACES TO MATCH ADJACENT FINISHES AND TEXTURES. WHERE INDICATED, DELIVER MATERIALS WHICH HAVE BEEN SALVAGED FOR OWNER'S FUTURE USE TO OWNER'S ATTIC STORAGE.
- MATCH EXISTING BUILDING STANDARD FINISHES, MATERIALS, HARDWARE AND EQUIPMENT AS REQUIRED UNLESS OTHERWISE NOTED.
- CONNECT NEW WORK TO EXISTING WORK IN A NEAT AND CODE-APPROVED MANNER.
- COORDINATE WORK TO ALLOW FOR THE PROPER INTRODUCTION OF MATERIALS, EQUIPMENT AND SYSTEMS WITHOUT INTERFERENCE FROM ADJACENT CONSTRUCTION. UTILIZE SPACE TO MAXIMIZE ACCESSIBILITY FOR OTHER INSTALLATIONS.
- PROVIDE FIRE RETARDANT TREATED WOOD BLOCKING, NAILERS AND PLYWOOD AS REQUIRED FOR RIGID ATTACHMENT OF CABINET AND OTHER ITEMS NEEDING WALL, FLOOR OR CEILING ATTACHMENT.
- INSTALL WORK READILY ACCESSIBLE FOR OPERATION, MAINTENANCE AND REPAIRS. PROVIDE ACCESS DOORS IN WALLS AND CEILINGS AS REQUIRED.
- REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR AS DIRECTED IN ORDER TO KEEP PREMISES CLEAN AND EXIT WAYS CLEAR. PROVIDE COMPLETE AND THOROUGH CLEANING OF ENTIRE SPACE UPON COMPLETION OF CONSTRUCTION, INCLUDING: CARPET VACUUMING AND STAIN REMOVAL, CLEANING HVAC DIFFUSERS AND GRILLES, WIPING DOWN ALL WALL, CEILING, BASE, DOOR AND FRAME SURFACES, CLEANING GLASS, WINDOW MULLION AND SILLS, WINDOW SHADES AND OTHER SURFACES.
- THE ABOVE DRAWINGS AND SPECIFICATIONS, AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.
- ALL REPORTS, DRAWINGS, SPECIFICATIONS, ELECTRONIC FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY THE ARCHITECT (CONSULTANT) AS INSTRUMENTS OF SERVICE SHALL REMAIN PROPERTY OF THE ARCHITECT (CONSULTANT). THE ARCHITECT (CONSULTANT) SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERETO.

Demolition Notes

- DEMOLITION PLANS ARE PROVIDED IS FOR GENERAL QUANTITY INFORMATION ONLY.
- CONTRACTOR IS TO DETERMINE SCOPE OF DEMOLITION WHICH IS REQUIRED BASED UPON INFORMATION CONTAINED IN THE CONSTRUCTION DOCUMENTS AND SITE INSPECTIONS TO IDENTIFY SPECIFIC REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE COMPLETE SCOPE OF THE WORK.
- CONTRACTOR SHALL DISASSEMBLE AND REMOVE EXISTING CONSTRUCTION TO THE EXTENT INDICATED, OR AS REQUIRED, EXERCISING CAUTION NOT TO DAMAGE ANY MATERIALS TO REMAIN OR ITEM TO BE RETURNED TO LANDLORD.
- DELIVER SALVAGED MATERIALS, HARDWARE, EQUIPMENT, ETC., TO LANDLORD'S ATTIC STORAGE AREA FOR LANDLORD'S FUTURE USE AS DIRECTED BY THE BUILDING OWNER'S REPRESENTATIVE.
- PRIOR TO BEGINNING DEMOLITION, CONTRACTOR SHALL PROVIDE COVERINGS FOR EXISTING CONSTRUCTION TO REMAIN TO PREVENT DAMAGE. CONTRACTOR SHALL ENSURE THAT UTILITIES REQUIRING MODIFICATION ARE TEMPORARILY OR PERMANENTLY DISCONNECTED AS APPLICABLE. CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL FURNITURE REMAINING ON SITE.
- THE GENERAL CONTRACTOR SHALL CONDUCT WORK SO AS TO MINIMIZE NOISE AND THE SPREAD OF DIRT AND DUST.
- ALL BASE BUILDING ELEMENTS SHALL BE REPAIRED TO BE FREE OF DEFECTS AND READY TO RECEIVE NEW CONSTRUCTION.

Partition Notes

- ALL PARTITIONS SPECIFIED TO TERMINATE AT THE GRID ARE TO BE CONSTRUCTED SO AS TO HAVE THE TOP OF THE PARTITION FLUSH WITH THE BOTTOM EDGE OF THE GRID. TOP OF THE PARTITION IS TO BE FINISHED WITH U.S.G. #200B CASING BEAD. CEILING TILE IS TO BE RABBETED TO FIT TOP OF PARTITION AND LAY PROPERLY IN CEILING GRID.
- ALL VERTICAL AND HORIZONTAL EXTERNAL CORNERS OF PROVIDED. INSTALL CORNER BEADS WITH SUITABLE FASTENERS. INSTALL CASING BEADS WHERE GYPSUM SURFACES TERMINATE OR MEET DISSIMILAR MATERIALS.
- ALL JOINTS, SCREWS OR OTHER DEPRESSIONS IN SURFACE OF GYPSUM WALL BOARD SHALL BE TREATED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ALL JOINTS, EXCEPT AS OTHERWISE NOTED, SHALL BE TAPED, BEDDED AND SANDED SMOOTH, READY FOR A FINISHED WALL TREATMENT. FINISHED JOINTS SHALL BE NOT LESS THAN 14" IN WIDTH. JOINTS OF WALL BOARD ABOVE CEILINGS ARE REQUIRED TO BE TAPED ONLY UNLESS OTHERWISE REQUIRED BY FIRE OR SOUND RATINGS.
- FINISHED DRYWALL CONSTRUCTION SHALL BE FREE OF NOTICEABLE DEFECTS WHICH INCLUDE JOINT RIDGING, STAVED JOINTS BOARD EDGES DAMAGED OR OUT OF PLACE, JOINT BLISTERS, NAIL POPS, PIN HOLES IN JOINT TREATMENT OR ANY OTHER NOTICEABLE DEFECTS. FINISH WALLS SHALL BE TRUE TO LINE, PERFECTLY SMOOTH AND READY TO RECEIVE FINISHED MATERIAL.

Code Research and Analysis of the Physical Characteristics of the Existing Building for
County Health Facility
1295 Pearl Street
Beaumont, Texas

Physical Characteristics of the Existing Structure being repaired:

Total Area under Roof: 19,003.32 SF
Health Clinic: 12,863.08 SF
County Shop: 6,140.24 SF

Total Conditioned Area: 18,145.93 SF (Inside Face - Exterior Walls)
First Floor Area: 12,278.84 SF
Second Floor Area: 5,867.09 SF

The buildings are separated by an original exterior partition that is constructed of 8 inch CMU and modular brick resulting in an overall thickness of 12 inches. There appears to be no penetrations in the wall, covered or otherwise. No attempt was made to inspect the wall from the County Shop side of the building.

The following code related information is taken from the 2009 International Building Code, 2009 International Existing Building Code and City of Beaumont Amendments. This is the building code adopted for use when the County Health Facility was submitted for issuance of a building permit by the City of Beaumont.

Chapter 3 - Use and Occupancy Classification:

Section 304.1 - Business Group B. Business Group B occupancy includes, among others, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts. Business occupancies shall include, but not be limited to, the following:

Clinic - Outpatient

Section 306.2 - Factory Industrial F-1 Moderate-hazard Occupancy. Factory industrial uses which are not classified as Factory Industrial F-2 Low Hazard shall be classified as Factory Industrial F-1 Moderate Hazard and shall include, but not be limited to, the following:

Woodworking (cabinet)

Chapter 5 - General Building Heights and Areas:

Section 503 - General Building Heights and Area Limitations

Section 503.1 - General. The building height and area shall not exceed the limits specified in Table 503 based upon the type of construction as determined by Section 602 and the



Jefferson County Health Facility - Page 1 of 16 Pages

separation distance of less than or equal to 10 feet shall be rated for exposure to fire from both sides.

Per Table 601 and 602 and existing conditions on site, no exterior walls have to be of rated construction.

Section 705.8 Openings. Openings in exterior walls shall comply with Sections 705.8.1 through 705.8.6.

Section 705.8.1 Allowable area of openings. The maximum area of unprotected and protected openings permitted in an exterior wall in any story of a building shall not exceed the percentages specified in Table 705.8.

Exceptions:

- Buildings whose exterior bearing walls, exterior nonbearing walls and exterior primary structural frame are not required to be fire-resistance rated shall be permitted to have unlimited unprotected openings.

Section 705.8.2 Unprotected openings. Where unprotected openings are permitted, windows and doors shall be constructed of any approved materials. Glazing shall conform to the requirements of Chapters 24 and 26.

Table 705.8 - Maximum Area of Exterior Wall Openings Based on Fire Separation Distance and Degree of Opening Protection.

Fire Separation Distance	Degree of Opening Protection	Allowable Area
0 to less than 3 feet	Unprotected, Sprinklered	Not Permitted
3 to less than 5 feet	Unprotected, Sprinklered	15%
5 to less than 10 feet	Unprotected, Sprinklered	25%
10 to less than 15 feet	Unprotected, Sprinklered	45%
15 to less than 20 feet	Unprotected, Sprinklered	75%
20 to less than 25 feet	Unprotected, Sprinklered	No Limit
25 to less than 30 feet	Unprotected, Sprinklered	No Limit
30 or greater	Unprotected, Sprinklered	Not Required

Based upon the above exception, Tables 601 and 602 and the existing field conditions of the project, no openings are required to be protected, rated or controlled based upon percentages of area.



Jefferson County Health Facility - Page 5 of 16 Pages

occupancies as determined by Section 302 except as modifies hereafter. Each portion of a building separated by one or more fire walls complying with Section 706 shall be considered to be a separate building.

Chapter 6 - Types of Construction:

Section 602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. The building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire-resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection of openings shall not be required unless required by other provisions of this code.

Section 602.1.1 Minimum requirements. A building or portion thereof shall not be required to conform to the details of a type of construction higher than that type that meets the minimum requirements based upon occupancy even though certain features of such a building actually conform to a higher type of construction.

Section 602.3 Type III. Type III construction is that type of construction in which the exterior walls are of noncombustible materials and the interior elements are of any material permitted by this code.

The Health Clinic building complies with the use and construction configuration requirements of a Type III structure.

Table 601 - Fire Resistance Rating Requirements for Building Elements (hours)

For Type III A Construction

Primary Structural Frame	1 hour
Bearing Walls	2 hours
Exterior	2 hours
Interior	1 hour
Non-Bearing Walls and Partitions	
Exterior	See Table 602
Interior	0 hours
Floor construction and secondary members	1 hour
Roof construction and secondary members	1 hour

d. An approved automatic sprinkler system in accordance with 903.3.1.1 shall be allowed to be substituted for 1-hour fire-resistance-rated construction, provided such system is not otherwise required by other provisions of the code or used for an area increase allowance in accordance with Section 506.3 or an allowable height increase in accordance with Section 504.2. The 1-hour substitution of exterior walls shall not be permitted.



Jefferson County Health Facility - Page 2 of 16 Pages

Section 709 - Fire Partitions

Section 709.1 General. The following wall assemblies shall comply with this section.

- Corridor walls as required by Section 1018.1.

Section 709.2 Materials. The walls shall be of materials permitted by the building type of construction.

Section 709.3 Fire-resistance rating. Fire partitions shall have a fire-resistance rating of not less than 1 hour.

Exceptions:

- Corridor walls permitted to have a 1/2 hour fire-resistance rating by Table 1018.1.

Based upon the installation of an automatic sprinkler system walls can be unrated.

Section 712 - Horizontal Assemblies

Section 712.1 General. Floor and roof assemblies required to have a fire-resistance rating shall comply with this section. Nonfire-resistance-rated floor and roof assemblies shall comply with Section 713.4.2.

Section 712.2 Materials. The floor and roof assemblies shall be of materials permitted by the building type of construction.

Section 712.3 Fire-resistance rating. The fire-resistance rating of floor and roof assemblies shall not be less than that required by the building type of construction. Where the floor assembly separates mixed occupancies, the assembly shall have a fire-resistance rating of not less than that required by Section 508.4 based on the occupancies being separated. Where the floor assembly separates a single occupancy into different fire areas, the assembly shall have a fire-resistance rating of not less than that required by Section 707.3.9. Horizontal assemblies separating dwelling units in the same building and horizontal assemblies separating sleeping units in the same building shall be a minimum of 1-hour fire-resistance-rated construction.

Exception: Dwelling units and sleeping unit separations in buildings of Type IIB, IIIB and VB construction shall have fire-resistance ratings of not less than 1/2 hour in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1

Based upon the installation of an automatic sprinkler system ceiling/roof assemblies can be unrated.

Section 712.4 Continuity. Assemblies shall be continuous without openings, penetrations or joints except as permitted by this section and Sections 708.2, 713.4, 714 and 1022.1. [edit,



Jefferson County Health Facility - Page 6 of 16 Pages

Table 602 - Fire-Resistance Rating Requirements for Exterior Walls Based on Fire Separation Distance (Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601)

Fire Separation Distance = X (feet)	Type of Construction	Occupancy Group F-1	Occupancy Group B
X < 5'	All	2	1
5 ≤ X < 10	Others	1	1
10 ≤ X < 30	Others	1	1
≥ 30	All	0	0

Based upon the criteria noted above and the configuration of the existing buildings on site, our structure does not have any fire-resistance rating requirements for the building elements or exterior walls based upon fire separation distance.

Table 503 - Allowable Building Heights and Areas

Use:	Group B	Group F-1
Building Construction:	Type III A	Type III A
Maximum Number of Stories:	5 Stories	3 Stories
Maximum Area per Story:	28,500	19,000

The Health Clinic (Group B) structure is one story and 12,863.08 SF. The County Shop (Group F-1) structure is one story and 6,140.24 SF. The total area of both buildings is 19,003.32 SF.

The allowable areas for each existing structure is less than the allowable areas noted in Table 503 and shown above. Both existing structures are one story tall.

Chapter 7 - Fire and Smoke Protection Features:

Section 701 - General. The provisions of this chapter shall govern the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings.

Section 704 - Fire-Resistance Rating of Structural Members

Section 704.1 Requirements. The fire-resistance ratings of structural members and assemblies shall comply with this section and the requirements for the type of construction as specified in Table 601. The fire-resistance ratings shall not be less than the ratings required for the fire-resistance-rated assemblies supported by the structural members.

did not include irrelevant code provisions) The supported construction shall be protected to afford the required fire-resistance rating of the horizontal assembly supported.

Section 713 - Penetrations

Section 713.4 - Horizontal Assemblies. Penetrations of a floor, floor/ceiling assembly or a ceiling membrane of a roof/ceiling assembly not required to be enclosed in a shaft by Section 708.2 shall be protected in accordance with Sections 713.4.1 through 713.4.2.2.

Section 713.4.1 Fire-resistance-rated assemblies. Penetrations of fire-resistance-rated floor, floor/ceiling assemblies or the ceiling membrane of a roof/ceiling assembly shall comply with Section 713.4.1.1 through 713.4.1.4. Penetrations in horizontal smoke barriers shall also comply with 713.5.

Section 713.4.1.1 Through Penetrations. Through penetrations of fire-resistance-rated horizontal assemblies shall comply with Section 713.4.1.1.1 or 713.4.1.1.2.

Exceptions:

- Penetrations by steel, ferrous or copper conduits, pipes, tubes or vents or concrete or masonry items through a single fire-resistance-rated floor assembly where the annular space is protected with materials that prevent the passage of flame and hot gas sufficient to ignite cotton waste when subjected to ASTM E 119 or UL 263 time-temperature fire conditions under a minimum positive pressure differential of 0.01 inch of water at the location of the penetration for a time period equivalent to the fire-resistance rating of the construction penetrated. Penetrating items with a maximum of 6 inch nominal diameter shall not be limited to the penetration of a single fire-resistance-rated floor assembly, provided the aggregate area of the openings through the assembly does not exceed 144 square inches in any 100 square foot of floor area.

Section 713.4.1.1.1 Installation. Through penetrations shall be installed as tested in the approved fire-resistance-rated assembly.

Section 713.4.1.1.2 Through-penetration firestop system. Through penetrations shall be protected by an approved through-penetration firestop system installed and tested in accordance with ASTM E 814 or UL 1479, with a minimum positive pressure differential of 0.01 inch of water. The system shall have an F rating/T rating of not less than 1 hour but not less than the required rating of the floor penetrated.

Exception: Floor penetrations contained and located within the cavity of a wall above a floor or below a floor do not require a T rating.

Section 713.4.2 Nonfire-resistance-rated assemblies. Penetrations of nonfire-resistance-rated floor or floor/ceiling assemblies or the ceiling membrane of nonfire-resistance-rated roof/ceiling assembly shall meet the requirements of Section 708 or shall comply with Section 713.4.2.1 or 713.4.2.2.

Section 713.4.2.1 Noncombustible penetrating items. Noncombustible penetrating items that connect not more than three stories are permitted, provided that the annular space is filled to resist the free passage of flame and the products of combustion with an approved noncombustible material or with a fill, void or cavity material that is tested and classified for use in through-penetration firestop systems.



Jefferson County Health Facility - Page 3 of 16 Pages

Section 717 - Concealed Spaces

Section 717.3 Draftstopping in floors. In combustible construction, draftstopping shall be installed to subdivide floor/ceiling assemblies in the locations prescribed in Sections 717.3.2 through 717.3.3.

Section 717.3.2 Groups R-1, R-2, R-3 and R-4. Draftstopping shall be provided in floor/ceiling spaces in Group R-1 buildings, in R-2 buildings with two dwelling units, in Group R-3 buildings with two dwelling units and in Group R-4 buildings. Draftstopping shall be located above and in line with the dwelling unit and sleeping unit separations.

Exception:

- Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
- Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.2, provided that the automatic sprinklers are also installed in the combustible concealed space.

Section 717.4 Draftstopping in attics. In combustible construction, draftstopping shall be installed to subdivide attic spaces and concealed roof spaces in the locations prescribed in Sections 717.4.2 and 717.4.3. Ventilation of concealed spaces shall be maintained in accordance with Section 1203.2.

Section 717.4.3 Other Groups. Draftstopping shall be installed in attics and concealed roof spaces, such that any horizontal area does not exceed 3,000 square feet.

Exception: Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

Section 719 - Thermal and Sound-Insulating Materials

Section 719.2 Concealed Installation. Insulating materials, where concealed as installed in buildings of any type of construction shall have a flame spread index of not more than 25 and a smoke-developed index of not more than 450.

Section 719.2.1 Facings. Where such materials are installed in concealed spaces in buildings of Type III, IV, or V construction, the flame spread and smoke-developed limitations do not apply to facings, coverings and layers of reflective foil insulation that are installed behind and in substantial contact with the unexposed surface of the ceiling, wall or floor finish.



Jefferson County Health Facility - Page 7 of 16 Pages

The automatic fire sprinkler system provided throughout the building allows the building to be constructed with no fire rating requirements based upon the structural configuration of the structure as the exterior walls comply with the 2 hour fire rating requirements (Table 220.1(2) Rated Fire-Resistance Periods for Various Walls and Partitions, Item 2-1.2) for a 4 hour partition. The interior building frame, floor and roof framing may be downrated to 0 hours because of the automatic fire sprinkler. There are no interior bearing walls in the structure.

Section 705 - Exterior Walls

Section 705.2 Projections. Cornices, eave overhangs, exterior balconies and similar projections extending beyond the exterior wall shall conform to the requirements of this section and Section 1406. Exterior egress balconies and exterior exit stairways shall also comply with Sections 1019 and 1026, respectively. Projections shall not extend beyond the distance determined by the following three methods, whichever results in the lesser projection:

- A point one-third the distance from the exterior face of the wall to the lot line where protected openings or a combination of protected and unprotected openings are required in an exterior wall.
- A point one-half the distance from an exterior face of the wall to the lot line where all openings in the exterior wall are permitted to be unprotected or the building is equipped throughout with an automatic sprinkler system installed under the provisions of Section 705.8.2.
- More than 12 inches into areas where openings are prohibited.

Buildings on the same lot are considered as portions of one building in accordance with Section 705.3 are not required to comply with this section.

Based upon existing site conditions, projections are not required to be protected. Note 2 above would apply should we have any projections.

Section 705.2.2 Type III, IV or V construction. Projections from walls of Type III, IV or V construction shall be on any approved material.

Section 705.3 Buildings on the same lot. For the purposes of determining the required wall and opening protection and roof-covering requirements, buildings on the same lot shall be assumed to have an imaginary line between them.

In the case of the structures in question the imaginary line is the outside (eastern) face of the original building.

Section 705.5 Fire-resistance ratings. Exterior walls shall be fire-resistance rated in accordance with Tables 601 and 602 and this section. The required fire-resistance rating of exterior walls with a fire separation distance of greater than 10 feet shall be rated for exposure to fire from the inside. The required fire-resistance rating of exterior walls with a fire



Jefferson County Health Facility - Page 4 of 16 Pages

Section 719.2.1 Facings. Where such materials are installed in concealed spaces in buildings of Type III, IV, or V construction, the flame spread and smoke-developed limitations do not apply to facings, coverings and layers of reflective foil insulation that are installed behind and in substantial contact with the unexposed surface of the ceiling, wall or floor finish.



Jefferson County Health Facility - Page 8 of 16 Pages

NO.	ISSUED FOR	DATE

JEFFERSON COUNTY PUBLIC HEALTH
DEPARTMENT BUILDING
1295 PEARL STREET
BEAUMONT, TEXAS

BUILDING CODE ANALYSIS



Chica & Associates, Inc.
Texas Registered Engineering Firm F-1082
505 Orleans, Suite 106 Beaumont, Texas 77701
Ph: (409) 833-4343 Fax: (409) 833-8326



DATE: January 15, 2018
SCALE: NA
DRAWN BY: WAE
CHECKED BY: WAE
APPROVED BY:

Cd 0.01
SHEET 02 OF 38 SHEETS