

**2018 APPENDIX B  
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS  
(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)  
(Reproduce the following data on the building plans sheet 1 or 2)**

Name of Project: Benfield Properties Apartments  
 Address: \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Owner/Authorized Agent: Brad Benfield Phone # (336) 269 - 7187 E-Mail: bradbenfield795@gmail.com  
 Owned By: Private  
 Code Enforcement Jurisdiction: County

**CONTACT:**

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	Martha Mason Architect	MM/Mason	7267	(336) 684-1021	( )
Civil	Alamance Consult Engrs	SJBengel PE	050989	(336) 449-4558	( )
Electrical	Alamance Consult Engrs	SJBengel PE	050989	(336) 449-4558	( )
Fire Alarm	Alamance Consult Engrs	SJBengel PE	050989	(336) 449-4558	( )
Plumbing	Alamance Consult Engrs	SJBengel PE	050989	(336) 449-4558	( )
Mechanical	Alamance Consult Engrs	SJBengel PE	050989	(336) 449-4558	( )
Sprinkler-Standpipe	Yadkin Valley Fire	Ben Hill	( )	(336) 472-1630	( )
Structural	( )	( )	( )	( )	( )
Retaining Walls >5' High	( )	( )	( )	( )	( )
Other	( )	( )	( )	( )	( )

(\*Other\* should include firms and individuals such as truss, precast, pre-engineered, interior designers, etc.)

**2018 NC BUILDING CODE:** Select one  
**2018 NC EXISTING BUILDING CODE:** Alteration Level III N/A Change of Use  
 CONSTRUCTED: (date) \_\_\_\_\_ CURRENT OCCUPANCY(S) (Ch. 3): B  
 RENOVATED: (date) \_\_\_\_\_ PROPOSED OCCUPANCY(S) (Ch. 3): R-2  
**RISK CATEGORY** (Table 1604.5): Current: II Proposed: II

**BASIC BUILDING DATA**  
 Construction Type: III-B  
 Sprinklers: Yes NFPA 13R  
 Standpipes: No  
 Primary Fire District: No Fire Hazard Area: No  
 Special Inspections Required: No

**Gross Building Area Table**

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
3 <sup>rd</sup> Floor			
2 <sup>nd</sup> Floor	1,212	0	1,212
Mezzanine			
1 <sup>st</sup> Floor	1,212	0	1,212
Basement			
<b>TOTAL</b>	<b>2,424</b>	<b>0</b>	<b>2,424</b>

2018 NC Administrative Code and Policies

**ALLOWABLE AREA**

Primary Occupancy Classification(s): Business Residential - R-2 Select one Select one Select one  
 Accessory Occupancy Classification(s): \_\_\_\_\_  
 Incidental Uses (Table 509): \_\_\_\_\_  
 Special Uses (Chapter 4 - List Code Sections): \_\_\_\_\_  
 Special Provisions: (Chapter 5 - List Code Sections): \_\_\_\_\_  
 Mixed Occupancy: Yes Separation: 2 Hr. Exception: \_\_\_\_\_  
 Select one

$$\frac{1212}{19000} + \frac{1212}{16000} = 0.064 + 0.076 = 0.14 \leq 1.00$$

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2 <sup>4</sup> AREA	(C) AREA FOR FRONTAGE INCREASE <sup>5</sup>	(D) ALLOWABLE AREA PER STORY OR UNLIMITED <sup>3</sup>
	Not Taken				

<sup>1</sup> Frontage area increases from Section 506.3 are computed thus:  
 a. Perimeter which fronts a public way or open space having 20 feet minimum width = \_\_\_\_\_ (F)  
 b. Total Building Perimeter = \_\_\_\_\_ (P)  
 c. Ratio (F/P) = \_\_\_\_\_ (F/P)  
 d. W = Minimum width of public way = \_\_\_\_\_ (W)  
 e. Percent of frontage increase  $I_f = 100[F/P - 0.25] \times W/30 =$  \_\_\_\_\_ (%)  
<sup>2</sup> Unlimited area applicable under conditions of Section 507.  
<sup>3</sup> Maximum Building Area = total number of stories in the building x D (maximum 3 stories) (506.2).  
<sup>4</sup> The maximum area of open parking garages must comply with Table 406.5.4.  
<sup>5</sup> Frontage increase is based on the unsprinklered area value in Table 506.2.

**ALLOWABLE HEIGHT**

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE <sup>1</sup>
Building Height in Feet (Table 504.3) <sup>2</sup>	55'	24'	
Building Height in Stories (Table 504.4) <sup>3</sup>	3	2	

<sup>1</sup> Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4.  
<sup>2</sup> The maximum height of air traffic control towers must comply with Table 412.3.1.  
<sup>3</sup> The maximum height of open parking garages must comply with Table 406.5.4.

2018 NC Administrative Code and Policies

**FIRE PROTECTION REQUIREMENTS**

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	REQ'D	RATING PROVIDED * (W/ REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
Structural Frame, including columns, girders, mases	N/A						
Bearing Walls							
Exterior							
North	>30'	N/A					
East	0"	2-hr	2-hr	TBI 721.1	I-1.1	NCSBC	
West	0"	2-hr	2-hr	TBI 721.1	I-1.1	NCSBC	
South	>30'	N/A					
Interior	N/A	N/A					
Nonbearing Walls and Partitions	N/A						
Exterior walls							
North							
East							
West							
South							
Interior walls and partitions	N/A						
Floor Construction including supporting beams and joists	N/A						
Floor Ceiling Assembly	2-hr	2-hr		UL-L511	G-3		
Columns Supporting Floors	N/A						
Roof Construction, including supporting beams and joists	N/A						
Roof Ceiling Assembly	2-hr	2-hr		UL-P533	G-2		
Columns Supporting Roof	N/A						
Shaft Enclosures - Exit	1-hr	**					
Shaft Enclosures - Other	N/A						
Corridor Separation	N/A						
Occupancy/Fire Barrier Separation	2-hr	2-hr		TBI 721.1	I-1.1	NCSBC	
Party/Fire Wall Separation	2-hr	2-hr		TBI 721.1	I-1.1	NCSBC	
Smoke Barrier Separation	N/A						
Smoke Partition	N/A						
Tenant/Dwelling Unit/Sleeping Unit Separation	1-hr	1-hr		UL-U337	G-3		
Incidental Use Separation	N/A						

\* Indicate section number permitting reduction  
 \*\* Existing interior exit stair is on the adjacent property. NFPA-13R dry sprinkler system is specified for exit stair.

2018 NC Administrative Code and Policies

**PERCENTAGE OF WALL OPENING CALCULATIONS**

FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
>30'			

**LIFE SAFETY SYSTEM REQUIREMENTS**

Emergency Lighting: Yes  
 Exit Signs: Yes  
 Fire Alarm: No  
 Smoke Detection Systems: Yes  
 Carbon Monoxide Detection: No

**LIFE SAFETY PLAN REQUIREMENTS**

- Life Safety Plan Sheet #: A-1
- Fire and/or smoke rated wall locations (Chapter 7)
  - Assumed and real property line locations (if not on the site plan)
  - Exterior wall opening area with respect to distance to assumed property lines (705.8)
  - Occupancy Use for each area as it relates to occupant load calculation (Table 1004.1.2)
  - Occupant loads for each area
  - Exit access travel distances (1017)
  - Common path of travel distances (Tables 1006.2.1 & 1006.3.2(1))
  - Dead end lengths (1020.4)
  - Clear exit widths for each exit door
  - Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.3)
  - Actual occupant load for each exit door
  - A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
  - Location of doors with panic hardware (1010.1.10)
  - Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)
  - Location of doors with electromagnetic egress locks (1010.1.9.9)
  - Location of doors equipped with hold-open devices
  - Location of emergency escape windows (1030)
  - The square footage of each fire area (202)
  - The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)
  - Note any code exceptions or table notes that may have been utilized regarding the items above

2018 NC Administrative Code and Policies

**ACCESSIBLE DWELLING UNITS  
(SECTION 1107)**

TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED

**ACCESSIBLE PARKING  
(SECTION 1106)**

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES REQUIRED	PROVIDED	# OF ACCESSIBLE SPACES PROVIDED			TOTAL # ACCESSIBLE PROVIDED
			REGULAR WITH 5' ACCESS AISLE	132" ACCESS AISLE	8' ACCESS AISLE	
Street Parking						
<b>TOTAL</b>						

**PLUMBING FIXTURE REQUIREMENTS  
(TABLE 2902.1)**

USE	EXIST'G	WATERCLOSETS		URINALS		LAVATORIES		SHOWERS /TUBS		DRINKING FOUNTAINS	
		MALE	FEMALE	UNISEX	MALE	FEMALE	UNISEX	REGULAR	ACCESSIBLE		
SPACE	REQ'D	--	--	0	--	--	0	0	--	--	--
NEW	REQ'D	--	--	2	--	--	2	2	--	--	--

**SPECIAL APPROVALS**

Special approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, etc., describe below)

2018 NC Administrative Code and Policies

**ENERGY SUMMARY**

**ENERGY REQUIREMENTS:**  
 The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard reference design vs annual energy cost for the proposed design.

Existing building envelope complies with code: No

Exempt Building: Select one Provide code or statutory reference:

Climate Zone: 4A

Method of Compliance: Energy Code - Prescriptive  
 (If "Other" specify source here)

**THERMAL ENVELOPE** (Prescriptive method only)

**Roof/Ceiling Assembly** (each assembly)

Description of assembly: TPO roof over R-13 insulation on sheathing on wood trusses w/5/8" GWB on truss chord w/ R-30 insulation above ceiling  
 U-Value of total assembly: U-0.024  
 R-Value of insulation: R-42  
 Skylights in each assembly: N/A  
 U-Value of skylight: \_\_\_\_\_  
 total square footage of skylights in each assembly: N/A

**Exterior Walls** (each assembly)

Description of assembly: 2x4 or 2x6 wood studs w/R-20 batt insulation in cavity on 12" thick masonry wall  
 U-Value of total assembly: U-0.104  
 R-Value of insulation: equivalent to 9.5 c.i.  
 Openings (windows or doors with glazing)  
 U-Value of assembly: 0.45  
 Solar heat gain coefficient: 0.25  
 projection factor: <0.25  
 Door R-Values: 0.77

**Walls below grade** (each assembly)

Description of assembly: N/A  
 U-Value of total assembly: \_\_\_\_\_  
 R-Value of insulation: \_\_\_\_\_

**Floors over unconditioned space** (each assembly)

Description of assembly: N/A  
 U-Value of total assembly: \_\_\_\_\_  
 R-Value of insulation: \_\_\_\_\_

**Floors slab on grade**

Description of assembly: N/A  
 U-Value of total assembly: \_\_\_\_\_  
 R-Value of insulation: \_\_\_\_\_  
 Horizontal/vertical requirement:  
 slab heated: \_\_\_\_\_

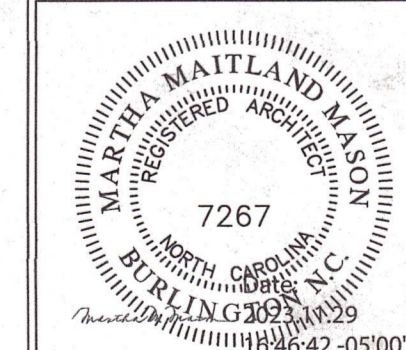
2018 NC Administrative Code and Policies

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 Gibsonville, N.C. 27249  
 Phone: (336) 684-1021

**BENFIELD APARTMENTS**  
 111 E. Main St.  
 Gibsonville, NC 27249

DRAWING NAME:  
 APPENDIX 'B'



DRAWN	MMM
CHECKED	MMM
DATE	11/29/2023
SCALE	AS NOTED
JOB NO.	23052
SHEET	

G-1