PROPOSED LOBBY RENOVATION:

TUSCOLA COUNTY HEALTH DEPARTMENT

1309 CLEAVER ROAD SUITE B

CARO, MICHIGAN 48723-9135

CODE REVIEW

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY
THE STATE OF MICHIGAN AND THE CITY OF CARO
PROJECT DESCRIPTION
PROJECT INVOLVES TENANT REMODELING FOR A 5,438 NSF TENANT SPACE IN AN EXISTING BUILDING.
WITH A TOTAL SQUARE FOOTAGE OF 16,367 S.F.
BUILDING CODES AND DESIGN CRITERIA THE CITY OF CARO, MICHIGAN.

- 2021 MICHIGAN Building Code (MBC)
- 2018 International Fire Code (IFC)
- State of MICHIGAN Electric Code (2023 NEC)
- State of MICHIGAN Mechanical Code (2021 MMC)
- State of MICHIGAN Plumbing Code (2021 MPC)
- State of MICHIGAN Energy Code (2021 IECC)

USE AND OCCUPANCY CLASSIFICATION: GROUP "B"(CHAPTER 3 SEC. 303.4)

SPRINKLER: BUILDING IS EQUIPPED WITH AUTOMATIC FIRE EXTINGUISHING SPRINKLER SYSTEM.
LOCATED IN PROJECT AREA

SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY: (CHAPTER 4)

GENERAL BUILDING HEIGHTS AND AREA: (CHAPTER 5)

ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE:	(TABLE 504.3)
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE:	(TABLE 504.4)
ALLOWABLE AREA FACTOR IN SQUARE FEET:	(TABLE 506.2)
REQUIRED SEPARATION OF OCCUPANCIES IN HOURS:	(TABLE 508.4)

TYPES OF CONSTRUCTION: (CHAPTER 6)

CONSTRUCTION TYPE: TYPE 5-B (CHAPTER 6)
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS IN HOURS: (TABLE 601)

STRUCTURAL FRAME:	0
BEARING WALLS	
EXTERIOR:	0
INTERIOR:	0
NON-BEARING WALLS & PARTITIONS:	
EXTERIOR:	0
INTERIOR:	0
FLOOR CONSTRUCTION:	0
ROOF CONSTRUCTION:	0

FIRE AND SMOKE PROTECTION FEATURES: (CHAPTER 7)

FIRE WALLS -	PER MBC 706
FIRE BARRIERS -	PER MBC 707
FIRE PARTITIONS -	PER MBC 708
SMOKE BARRIERS -	PER MBC 709
SMOKE PARTITIONS -	PER MBC 710
FLOOR & ROOF ASSEMBLIES -	PER MBC 711
SHAFT ENCLOSURES -	PER MBC 713
DUCTS & TRANSFER OPENINGS -	PER MBC 717

INTERIOR FINISHES: (CHAPTER 8)

INTERIOR WALL & CEILING FINISH REQUIREMENTS BY OCCUPANCY: (TABLE 803.11)

USE GROUP: B	
INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS:	B
CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS:	C
ROOMS AND ENCLOSED SPACES:	C
INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS:	A
CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS:	B
ROOMS AND ENCLOSED SPACES:	C

FIRE PROTECTION SYSTEMS: (CHAPTER 9)

BUILDING IS REQ'D TO HAVE AUTOMATIC FIRE SUPPRESSION SYSTEM
FIRE EXTINGUISHERS TO COMPLY W/ MBC. 906
FIRE ALARMS: NOT REQUIRED- PER MBC 907.2.1

MEANS OF EGRESS: (CHAPTER 10)

MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT: (TABLE 1004.1.2)

SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY: (TABLE 1006.2.1)
OCCUPANCY: A MAXIMUM OCCUPANT LOAD OF SPACE: EXISTING
WITH OWNER SIGNED AFFIDAVIT
MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE
WITHOUT SPRINKLER SYSTEM, OL>30: 75 FEET
MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY: (TABLE 1006.3.1)
OCCUPANT LOAD PER STORY: 1-500
MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY: 2
NUMBER PROVIDED 5 EXISTING
PROVIDE ILLUMINATIONS LEVEL OF AN AVERAGE OF 1 FOOTCANDLE
ALONG EGRESS ROUTE. EGRESS ILLUMINATION TO COMPLY WITH MBC 1008
PROVIDE ILLUMINATED EXIT SIGNS AT ALL EXITS- PER MBC 1013

EXIT ACCESS TRAVEL DISTANCE: (TABLE 1017.2)
USE GROUP: B
WITHOUT SPRINKLER SYSTEM: 200 FEET

SHEET INDEX

CS1.0	COVER SHEET
D1.0	DEMOLITION FLOOR PLAN
A1.0	OVER ALL FLOOR PLAN
A2.0	ENLARGED FLOOR PLAN
A3.0	ROOM FINISH FLOOR PLAN
A4.0	REFLECTED CELING FLOOR PLAN
A5.0	ELECTRICAL FLOOR PLAN
A6.0	ELECTRICAL POWER FLOOR PLAN

SCOPE OF WORK:

1. CONTRACTOR TO PROVIDE DEMOLITION OF EXISTING LOBBY WALLS, FLOOR COVING, AND ACOUSTICAL CEILING TILE, AND LIGHTING.
CONTRACTOR TO PROVIDE ALL NEW WALLS AND CEILING GRID, TILES AND LIGHTING RELOCATION.

2. OWNER/GENERAL CONTRACTOR AND GENERAL CONTRACTORS SUB-CONTRACTORS TO PROVIDE THE CITY INSPECTOR AND TAO DESIGN WITH AS BUILT DRAWINGS, AND HOLD HARMLESS TAO DESIGN AND THE CITY OF CARO FOR ANY AND ALL CONSTRUCTION METHODS, NO OCCUPANCY PERMITS WILL ISSUES TO THE OWNER UNTIL SUCH AND ALL CONSTRUCTION METHODS ARE MET PER THE MICHIGAN(ALL) BUILDING CODES.

3. OWNER/GENERAL CONTRACTOR AND GENERAL CONTRACTORS SUB-CONTRACTORS HAVE FULL UNDERSTANDING OF THE PROJECT AND WILL HOLD HARM LEES TAO DESIGN SERVICE AND MJW CONSULTING FOR ALL METHODS OF CONSTRUCTION AND WILL ME ALL CODE REQUIREMENTS BASED ON THE CURRENT MICHIGAN BUILDING CODES WITH NO EXCEPTIONS.

NOTE:
1. SUB CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO THE PREPARATION OF ALL SHOP DRAWINGS, CONSTRUCTION AND TO NOTIFY TAO DESIGN SERVICES AND MJW OF ALL DISCRIPANCY.
2. CONTRACTOR TO ENCAPSULATE ALL EXPOSED SPRAY INSUL.
NO EXPOSED SPRAY INSUL. SHALL BE ALLOWED PER MICHIGAN 2021 BUILDING CODE.

T.A.O.
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PROPOSED LOBBY RENOVATION FOR;
TUSCOLA COUNTY
HEALTH DEPARTMENT
1309 CLEAVER ROAD SUITE B
CARO, MICHIGAN 48723-9135

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STATE OF MICHIGAN
MICHAEL J. WYSOCKI
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ISSUED FOR	DATE
OWNER APPROVAL	04.30.26
BIDS	06.04.26
PERMITS	06.04.26

DATE :
DRAWN BY:
CHECKED :
SCALE :
JOB NO : TAO-25-0001 TUSCOLA COUNTY HEALTH DEPT
SHEET TITLE :

COVER SHEET

SHEET
CS1.0