

2012 INTERNATIONAL BUILDING CODE ANALYSIS

APPLICABLE BUILDING CODES & STANDARDS

2012 INTERNATIONAL BUILDING CODE      2012 INTERNATIONAL FIRE CODE      ICC / ANSI A117.1  
2012 INTERNATIONAL MECHANICAL CODE      2012 UNIFORM PLUMBING CODE      2014 NATIONAL ELECTRICAL CODE

CONSTRUCTION TYPE (SEC 601): TYPE II-B, ONE-STORY CONFIGURATION, SPRINKLED

OCCUPANCY (SEC 303.4): GROUP A-3 (GYMNASIUMS, INDOOR TENNIS COURTS, INDOOR SOCCER FIELDS)

ALLOWABLE HEIGHT AND STORIES (TABLE 503 AND SECTION 504.2)  
GROUP A-3 HEIGHT LIMITATION: 2-STORY OR 40'-0", INCREASED TO 3-STORY OR 60'-0" WITH AUTOMATIC SPRINKLER SYSTEM.

ACTUAL HEIGHT: 43'-0" < 60' PERMITTED

ALLOWABLE AREA (TABLE 503 AND SEC 506)

At = 9,500 SF  
Aa= [At+ (At\*I<sub>f</sub>) + (At\*I<sub>s</sub>)]  
I<sub>f</sub> = .723      FOR ALLOWABLE FRONTAGE INCREASE  
I<sub>s</sub> = 3      FOR AUTOMATIC-SPRINKLED BUILDING

Aa= [9,500 + (9,500\*.72) + (9,500\*3)]  
Aa= 9,500 + 6867 + 28,500 = 44,867 SF MAXIMUM SINGLE STORY

ACTUAL AREA:

FIELD HOUSE:                      41,344 SF  
CONNECTOR:                      2,072 SF  
TOTAL FIRST FLOOR:            43,416 SF

MEZZANINE (BASE BID)            15,821 SF

TOTAL (BASE BID)                    59,237 SF

INCIDENTAL ACCESSORY OCCUPANCIES (TABLE 509):

BOILER ROOMS: WHERE THE LARGEST PIECE OF EQUIPMENT IS OVER 15 PSI AND 10 HORSEPOWER, 1-HOUR SEPARATION OR AUTOMATIC FIRE-EXTINGUISHING SYSTEM IS REQUIRED. *BUILDING IS FULLY SPRINKLED, THEREFORE NO SEPARATION IS REQUIRED.* WALLS MUST BE CONSTRUCTED TO RESIST THE PASSAGE OF SMOKE.

FIRE RESISTANCE RATING (TABLE 601): NO FIRE-RESISTANCE REQ'D FOR STRUCTURAL FRAME, BEARING WALLS, NONBEARING WALLS, FLOOR OR ROOF CONSTRUCTION IN TYPE II-B.

EXTERIOR WALL FIRE RATING (TABLE 602): ALL EXTERIOR WALLS ARE GREATER THAN 10' FROM PROPERTY LINES, NO RATING IS REQ'D.

EXTERIOR OPENINGS (TABLE 705.8): NO LIMIT FOR UNPROTECTED OPENINGS.

HORIZONTAL CONTINUITY (SEC 706.5): FIREWALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NONCUMBUSTIBLE EXTERIOR FINISHES PROVIDED THE NONCUMBUSTIBLE FINISHES EXTEND AT LEAST 4'-0" HORIZONTALLY ON BOTH SIDES OF THE FIRE WALL.

VERTICAL CONTINUITY (SEC 706.6): FIREWALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF NONCUMBUSTIBLE ROOF SHEATHING OR DECK WHERE BOTH BUILDINGS ARE PROVIDED WITH NOT LESS THAN CLASS B ROOF COVERING.

AUTOMATIC SPRINKLER PROTECTION (SEC 903.2.10.1): AUTOMATIC SPRINKLER SYSTEM PROTECTION WILL BE PROVIDED PER NFPA 13.

FIRE ALARM (SEC 907): FIRE ALARM SYSTEM WILL BE PROVIDED.

EXISTING BUILDING CODE ANALYSIS

APPLICABLE BUILDING CODES & STANDARDS

BASED ON AVAILABLE RECORD DOCUMENTS ISSUES IN 1985, THE CENTER WAS CONSTRUCTED UNDER 1979 UNIFORM BUILDING CODE

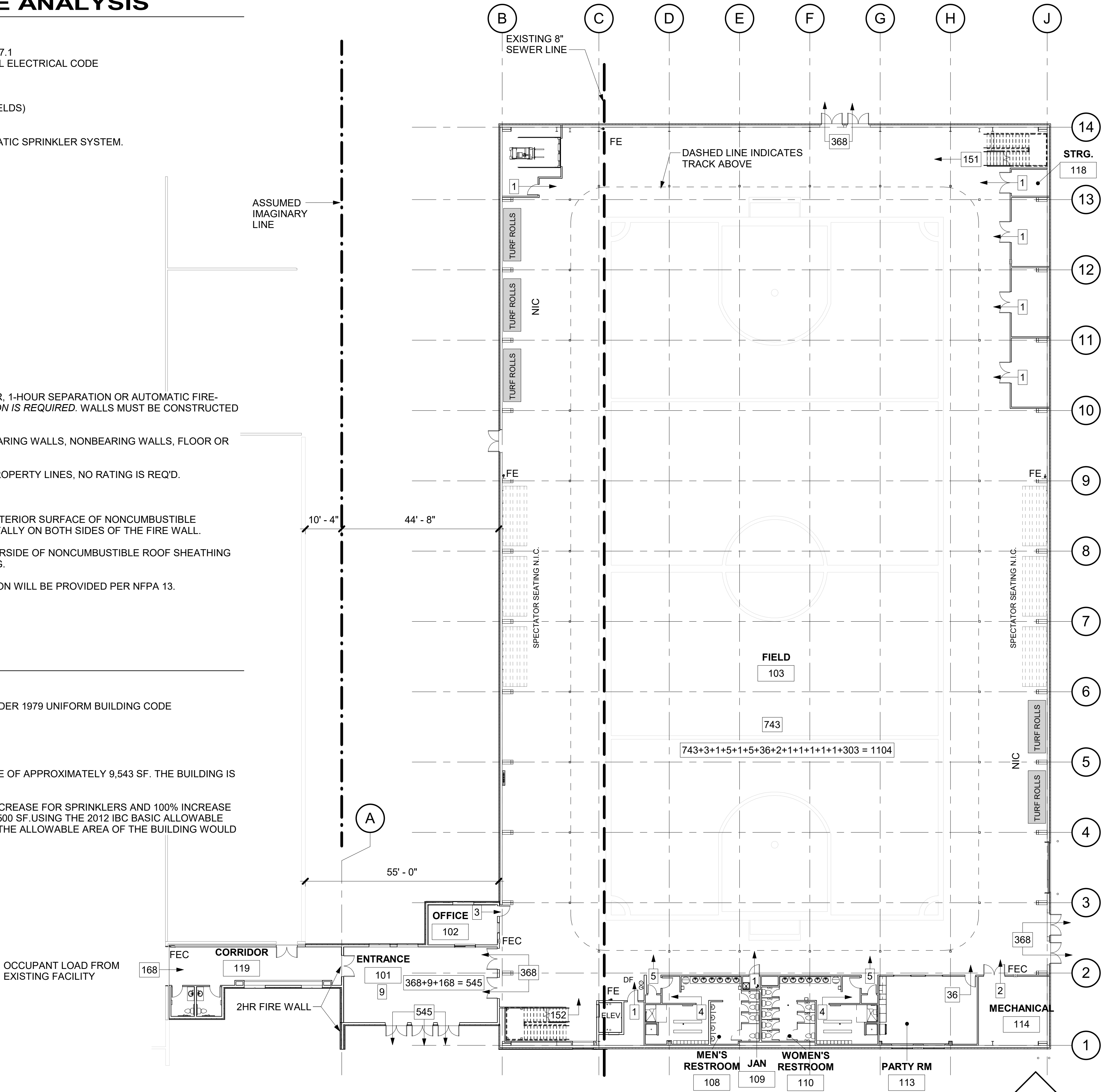
CONSTRUCTION TYPE : TYPE II-1 HOUR

OCCUPANCY : A2.1

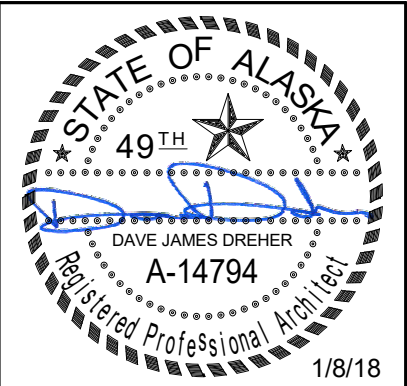
ALLOWABLE AREA : THE BUILDING HAS A FIRST FLOOR APPROXIMATELY 55,366 SF AND MEZZANINE OF APPROXIMATELY 9,543 SF. THE BUILDING IS CURENTLY SPRINKLERED.

BASED ON THE 1979 CODE, BASIC ALLOWABLE AREA OF THE BUILDING IS 13,500 SF WITH A 300% INCREASE FOR SPRINKLERS AND 100% INCREASE WITH SEPERATION ON 4 SIDES. ALLOWABLE AREA FOR EXISTING BUILDING WOULD HAVE BEEN 67,500 SF. USING THE 2012 IBC BASIC ALLOWABLE AREA IS 13,500 SF. WITH AREA INCREASES FOR SPRINKLERS (300%) AND YARD SEPARATION (54%) THE ALLOWABLE AREA OF THE BUILDING WOULD BE 61,223 SF.

IN BOTH CASES THE EXISTING AREA IS UNDER ALLOWABLE AREA.



1 FIRST FLOOR OCCUPANT LOAD PLAN - BASE BID  
1/16" = 1'-0"



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SOLDOTNA FIELD HOUSE

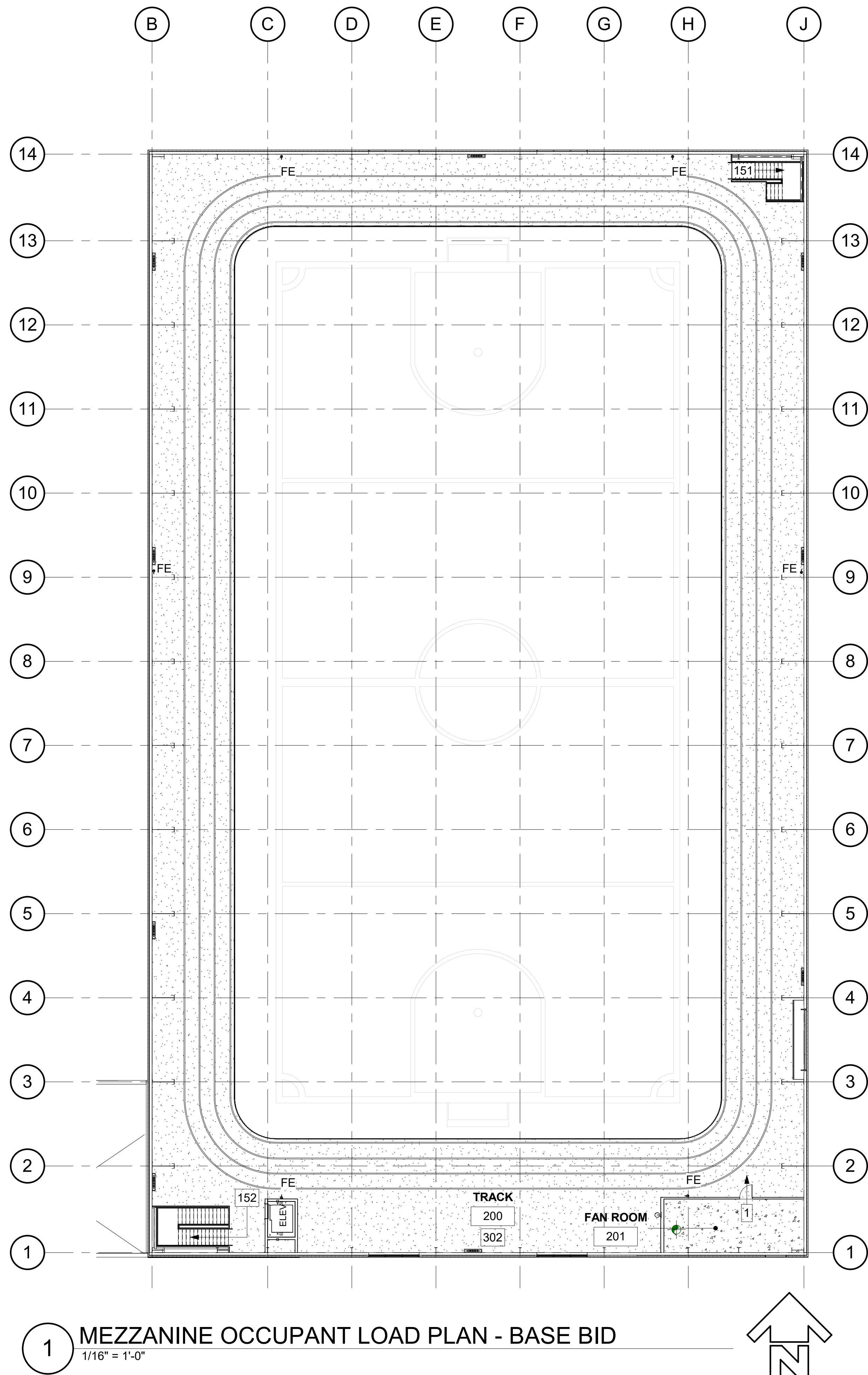
538 ARENA DRIVE, SOLDOTNA, ALASKA

DATE:	1/8/18
DRAWN:	BDN
CHECKED:	DJD
PROJECT:	1726
DRAWING TITLE:	CODE SUMMARY / FIRST FLOOR OCCUPANT LOAD PLAN
REVISIONS:	
SHEET NO:	G1.4

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## OCCUPANT LOAD SCHEDULE

ROOM NO.	ROOM NAME	AREA	TABLE 1004.1.2 SPACE FUNCTION	OCC. LOAD FACTOR	OCC. LOAD	OCC. LOAD (ROUNDED)
101	ENTRANCE	938 SF	BUSINESS	100 SF	8.57	9
102	OFFICE	226 SF	BUSINESS	100 SF	2.35	3
103	FIELD	37349 SF	EXERCISE AREA	50 SF	743	743
104	ELEV. EQUIP. RM	101 SF	ACCESSORY STORAGE / MECH / EQUIP	300 SF	.25	1
105	STRG.	315 SF	ACCESSORY STORAGE / MECH / EQUIP	300 SF	1.04	1
106	STORAGE	10 SF	ACCESSORY STORAGE / MECH / EQUIP	300 SF	.03	1
107	MEN'S LOCKER ROOM	199 SF	LOCKER ROOM	50 SF	3.98	4
108	MEN'S RESTROOM	341 SF				
109	JAN	19 SF	ACCESSORY STORAGE / MECH / EQUIP	300 SF	.08	1
110	WOMEN'S RESTROOM	357 SF				
111	WOMEN'S LOCKER ROOM	193 SF	LOCKER ROOM	50 SF	3.82	4
112	STORAGE	11 SF	ACCESSORY STORAGE / MECH / EQUIP	300 SF	.04	1
113	PARTY RM	536 SF	ASSEMBLY	15 SF	35.8	36
114	MECHANICAL	409 SF	ACCESSORY STORAGE / MECH / EQUIP	300 SF	1.73	2
115	STRG.	212 SF	ACCESSORY STORAGE / MECH / EQUIP	300 SF	.70	1
116	STRG.	212 SF	ACCESSORY STORAGE / MECH / EQUIP	300 SF	.70	1
117	STRG.	212 SF	ACCESSORY STORAGE / MECH / EQUIP	300 SF	.70	1
118	STRG.	82 SF	ACCESSORY STORAGE / MECH / EQUIP	300 SF	1.04	1
119	CORRIDOR	494 SF				
120	TOILET	60 SF				
121	TOILET	56 SF				
200	TRACK	15136 SF	EXERCISE AREA	50 SF	302.38	302
201	FAN ROOM	455 SF	ACCESSORY STORAGE / MECH / EQUIP	300 SF	1.15	1



STATE OF ALASKA  
49<sup>TH</sup>  
DAVE JAMES DREHER  
A-14794  
Registered Professional Architect  
1/8/18

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DATE: 1/8/18
DRAWN: BDN
CHECKED: DJD
PROJECT: 1726
DRAWING TITLE: SECOND FLOOR OCCUPANT LOAD PLAN & LOAD SCHEDULE
REVISIONS:
SHEET NO:

# G1.5

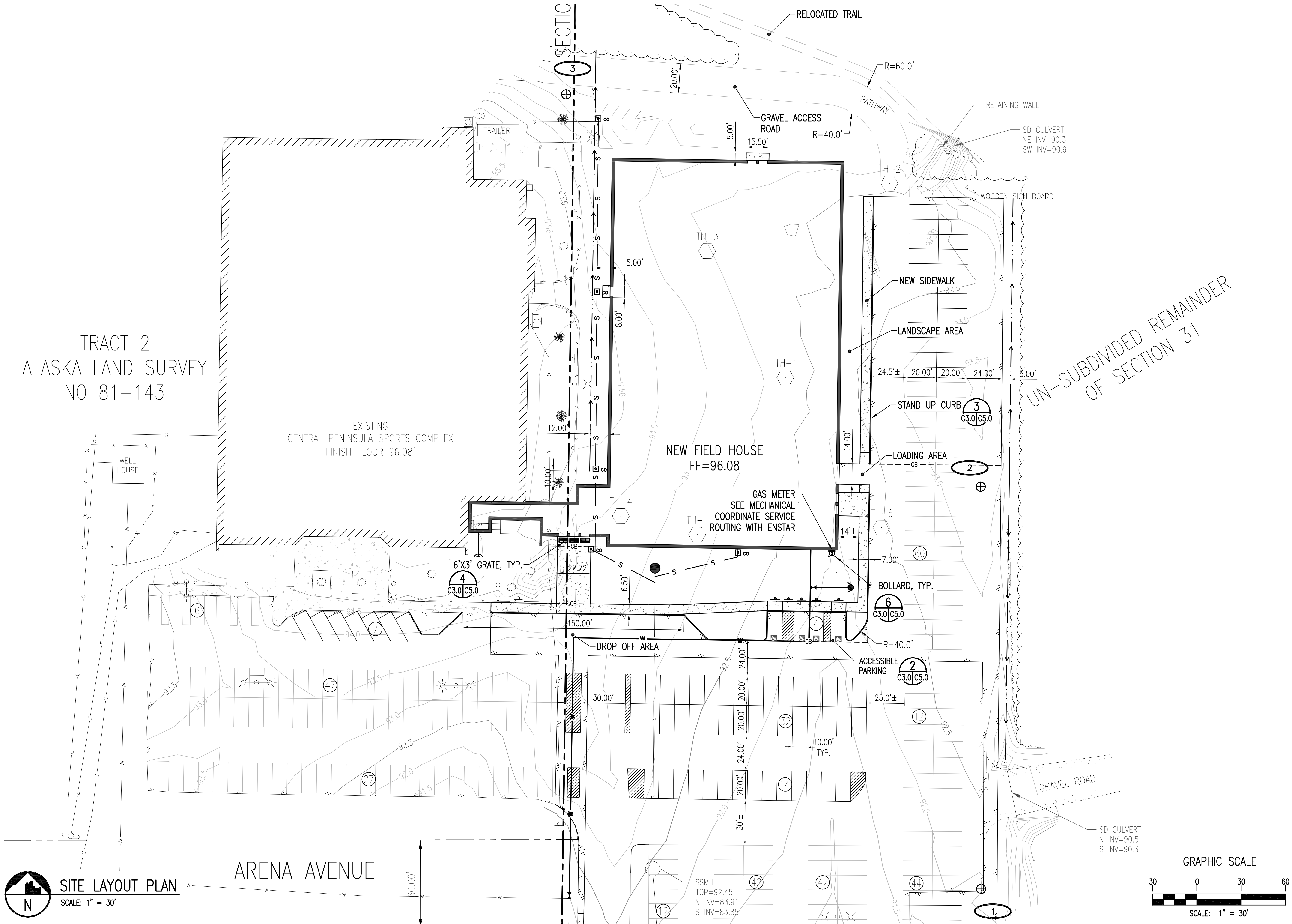
## 100% CONSTRUCTION DOCUMENTS

## MEZZANINE OCCUPANT LOAD PLAN - BASE BID

$$\overline{1/16'' = 1'-0''}$$



PLOT DATE: Jan 06, 2018 - 2:47pm  
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LAST MODIFIED BY: Melissa



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ENGINEERS  
P.O. BOX 92946  
ANCHORAGE, ALASKA 99509  
907/360-0985  
LICENSE # 102525

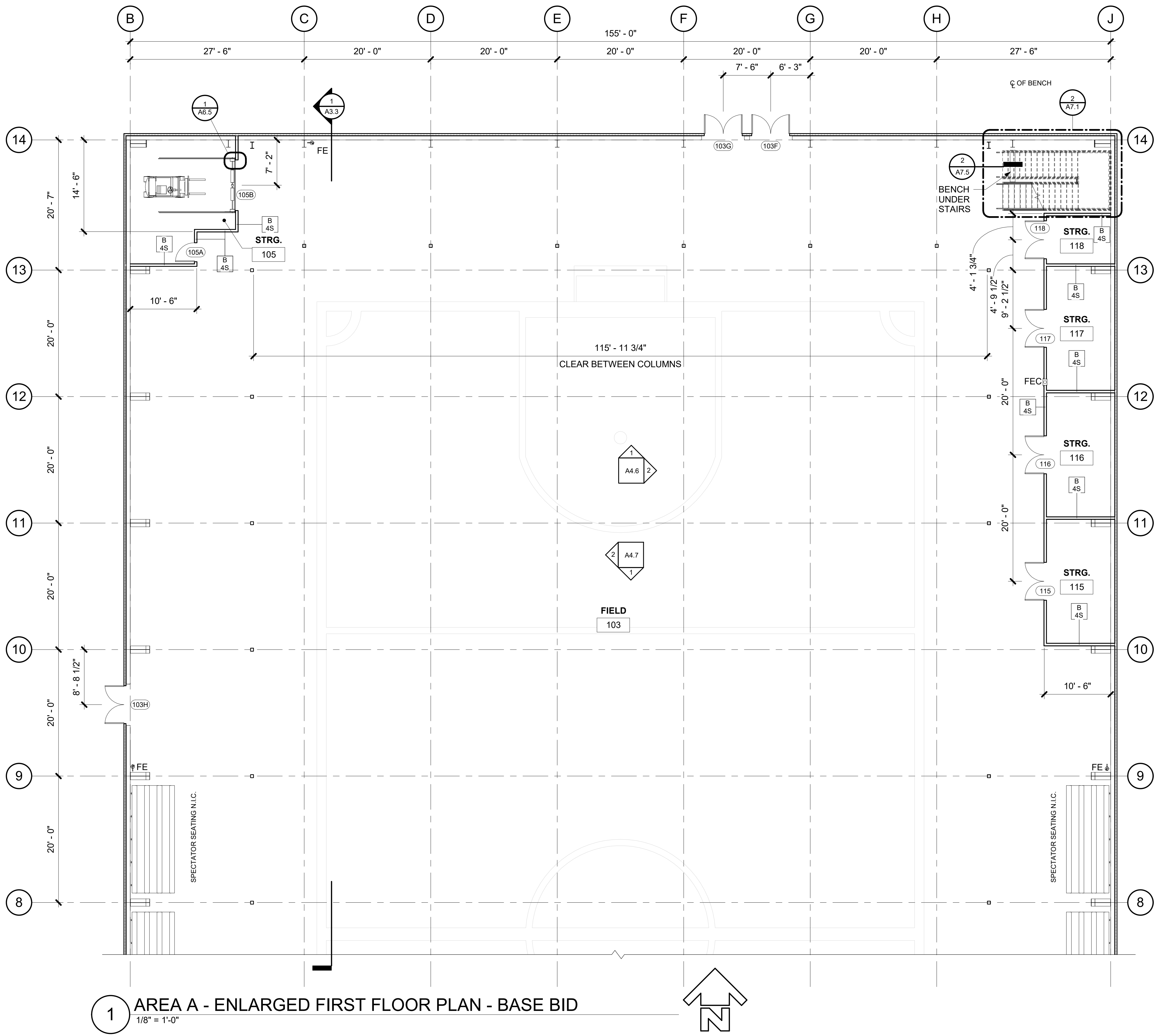
CITY OF SOLDOTNA

# SOLDOTNA FIELD HOUSE

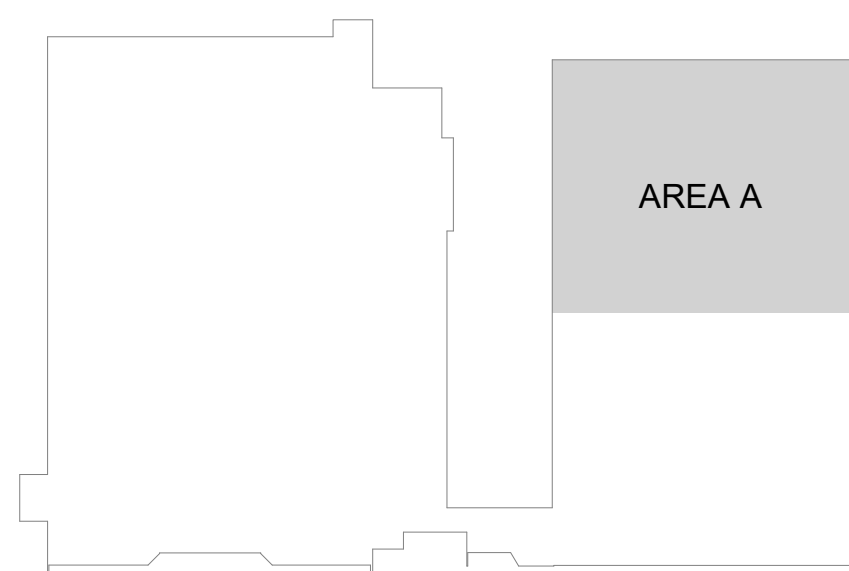
538 ARENA DRIVE, SOLDOTNA, ALASKA

DATE:	1/8/2018
DRAWN:	MAB
CHECKED:	MAB
PROJECT:	29002
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REVISIONS:	
SHEET NO:	C3.0

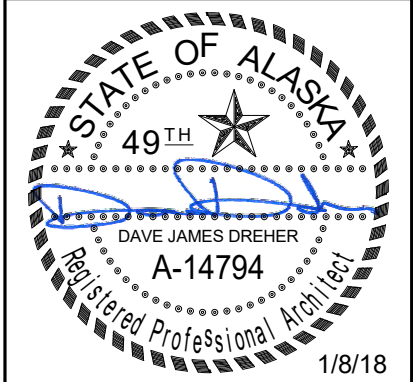
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1 AREA A - ENLARGED FIRST FLOOR PLAN - BASE BID  
1/8" = 1'-0"



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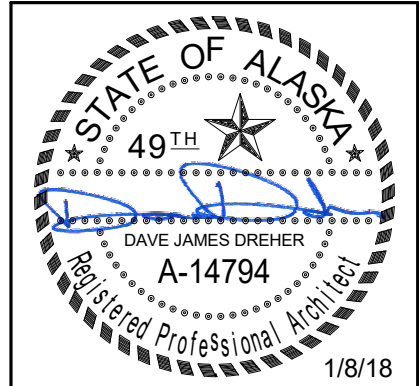
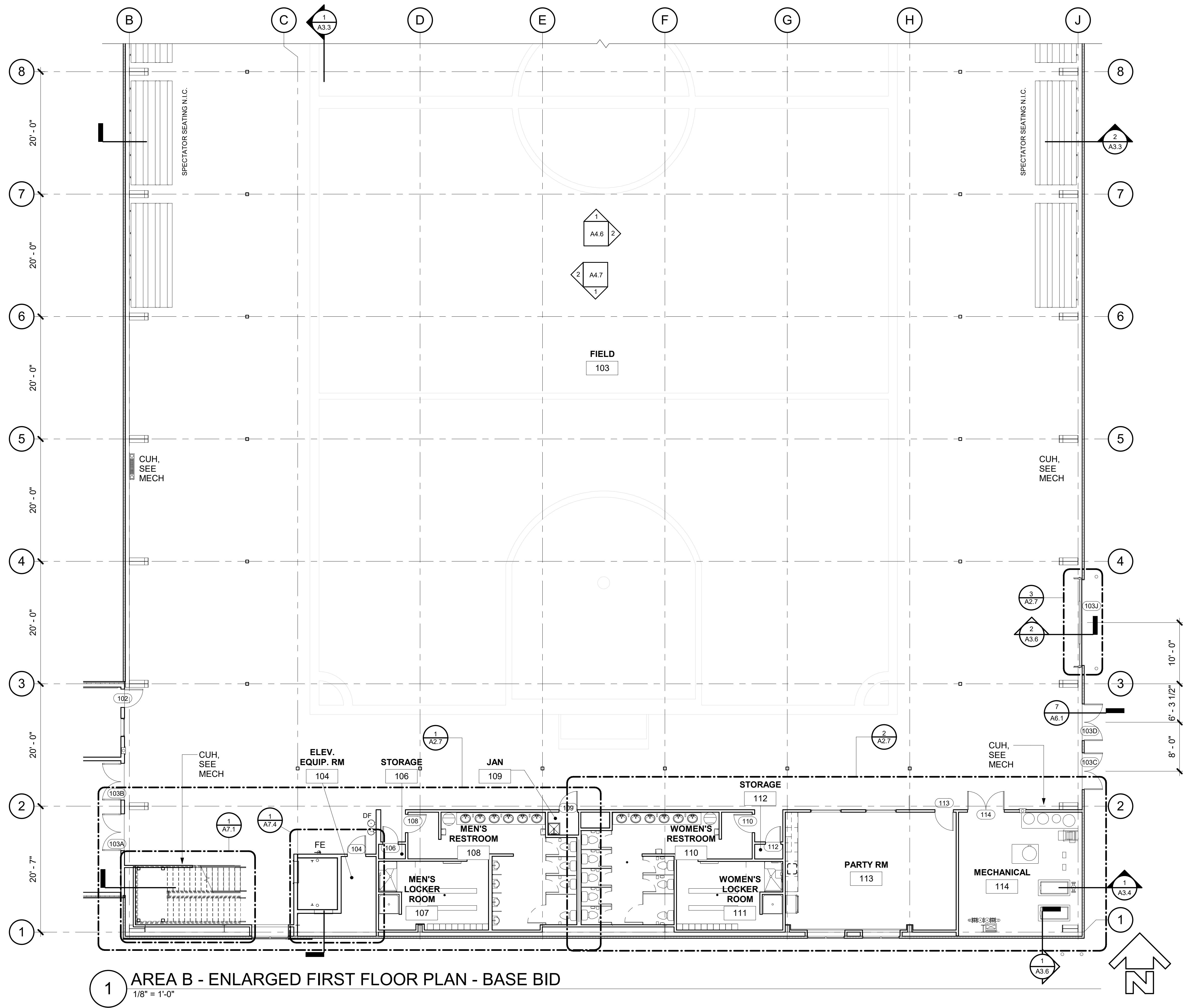


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DATE:	1/8/18
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PROJECT:	1726
DRAWING TITLE:	AREA A - ENLARGED PLAN - BASE BID
REVISIONS:	
SHEET NO:	<b>A2.4</b>





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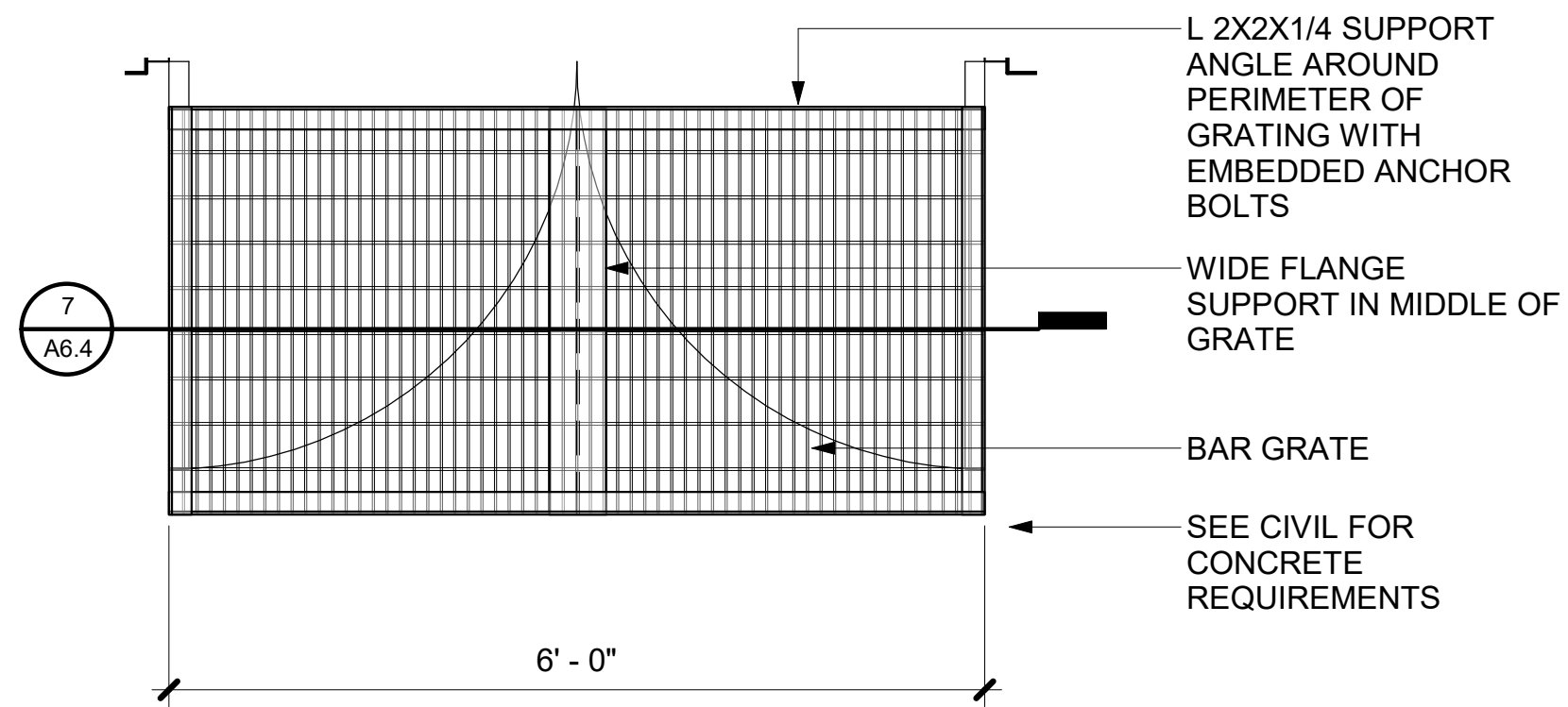
## SOLDOTNA FIELD HOUSE

538 ARENA DRIVE, SOLDOTNA, ALASKA

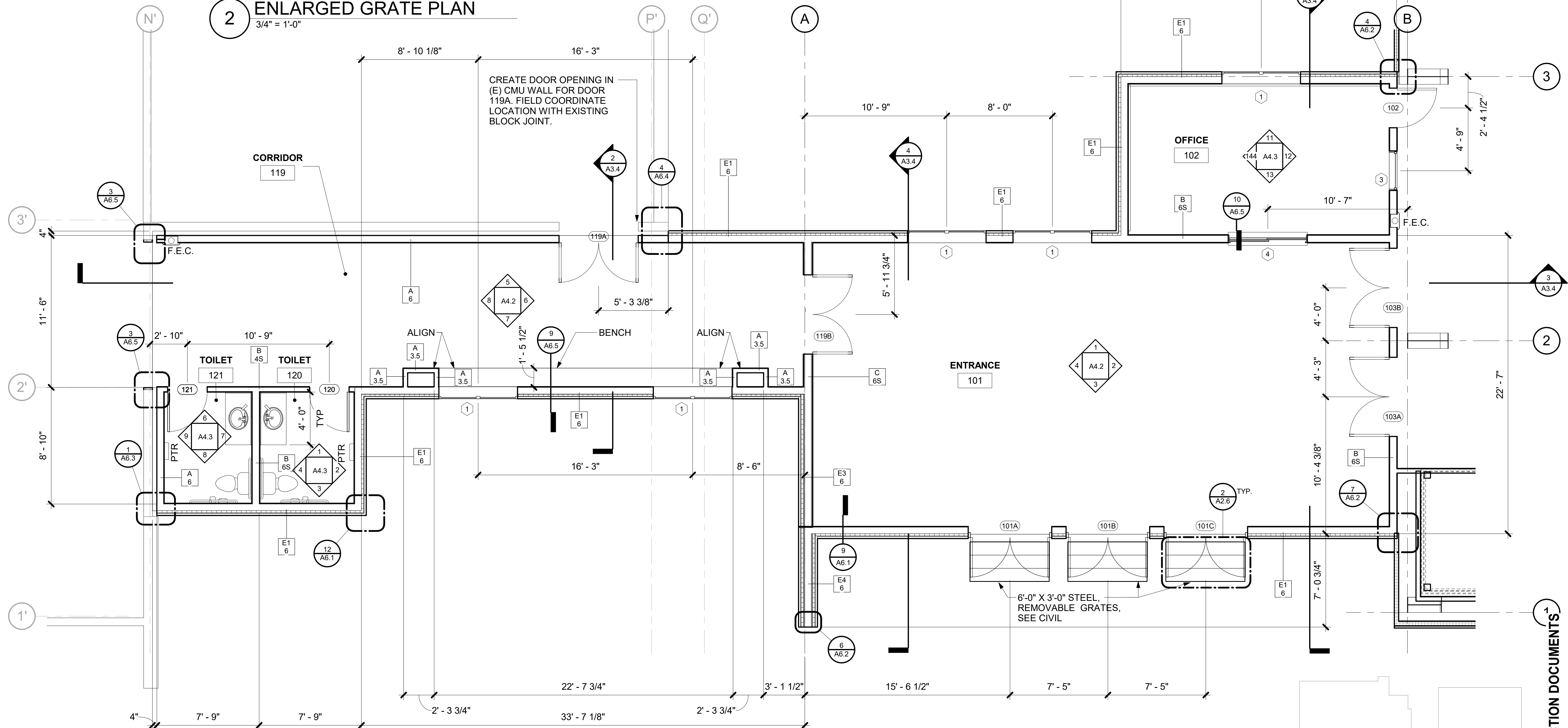
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CHECKED:	DJD
PROJECT:	1726
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REVISIONS:	
SHEET NO:	<b>A2.5</b>

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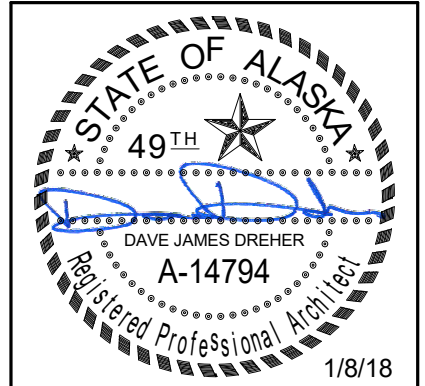
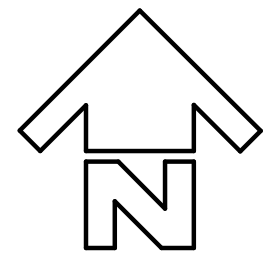
AREA B



2 ENLARGED GRATE PLAN  
3/4" = 1'-0"



1 AREA C - ENLARGED PLAN  
1/4" = 1'-0"



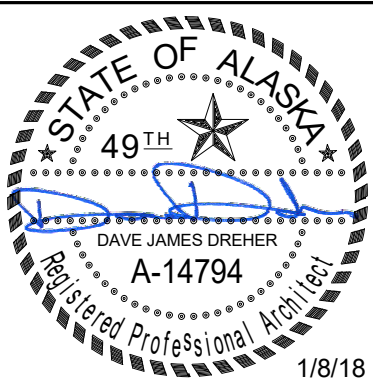
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DATE:	1/8/18
DRAWN:	JKJ
CHECKED:	DJD
PROJECT:	1726
DRAWING TITLE:	AREA C - ENLARGED PLAN
REVISIONS:	
SHEET NO:	<b>A2.6</b>

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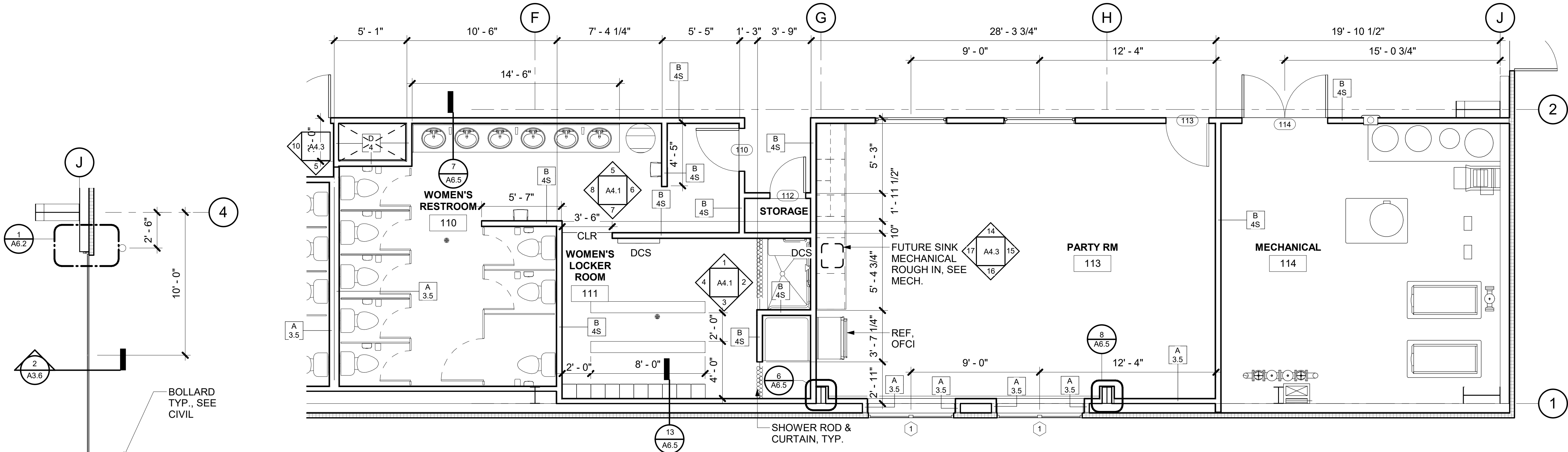
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REVISIONS:

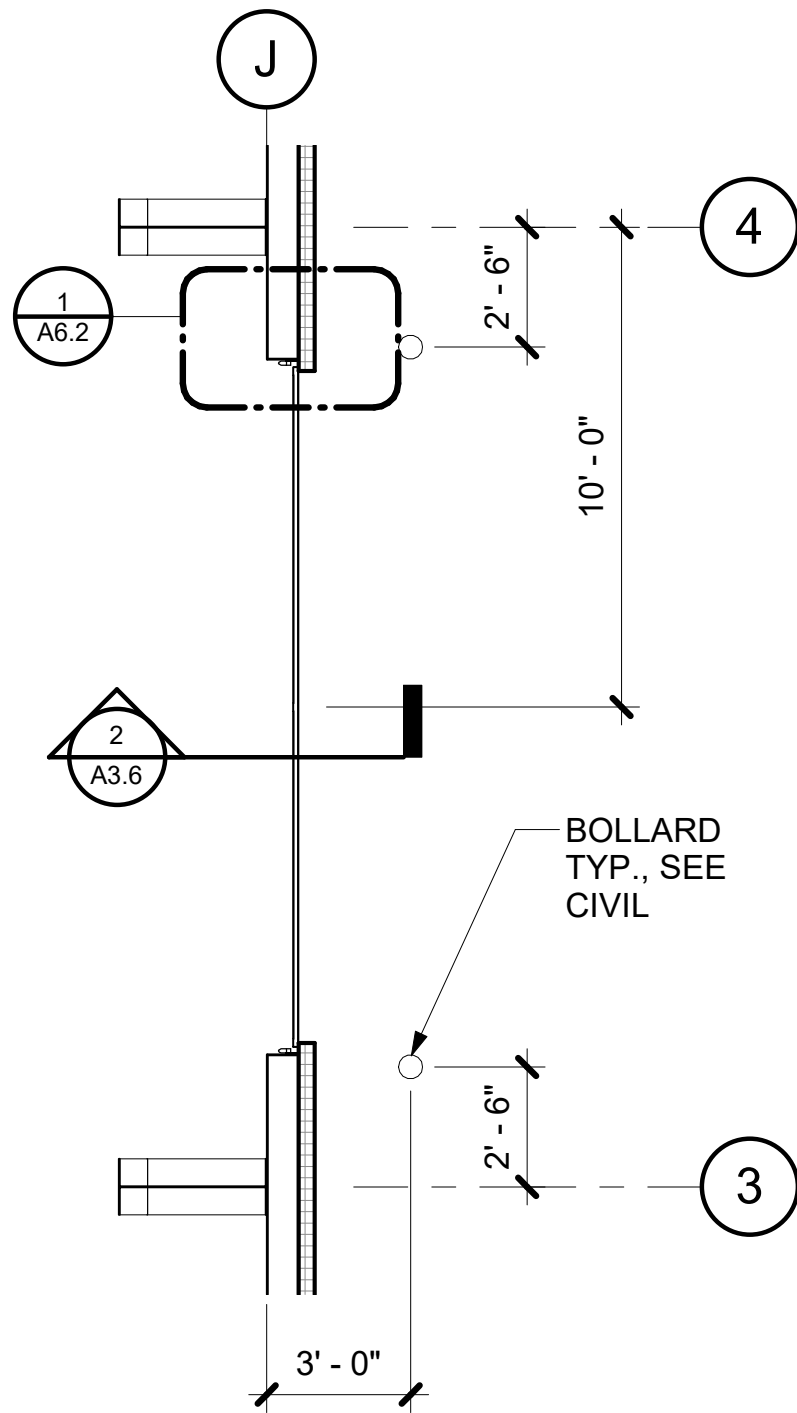
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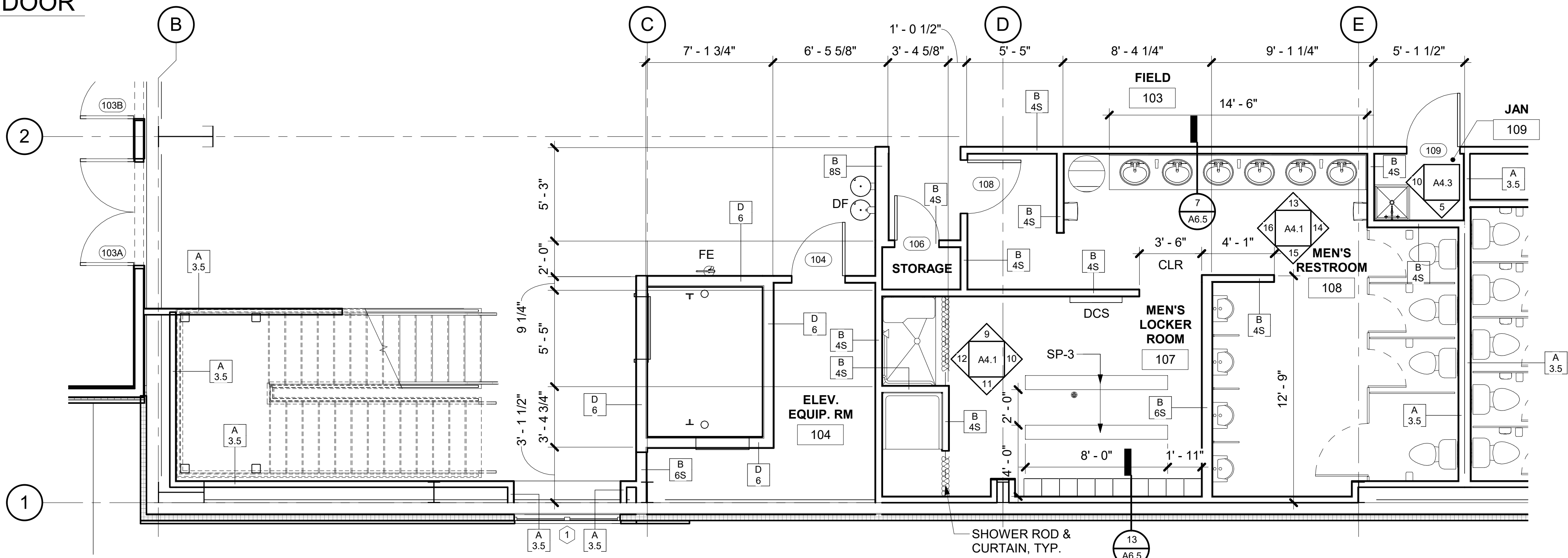
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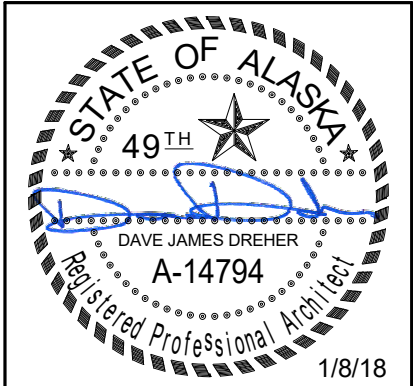
**2 ENLARGED PLAN AT WOMEN'S LOCKER/PARTY ROOM**  
1/4" = 1'-0"



**3 ENLARGED PLAN @ OVERHEAD DOOR**  
1/4" = 1'-0"



**1 ENLARGED PLAN AT MENS LOCKER/TEAM ROOM**  
1/4" = 1'-0"



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# SOLDOTNA FIELD HOUSE

538 ARENA DRIVE, SOLDOTNA, ALASKA

DATE: 1/8/18

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PROJECT: 1726

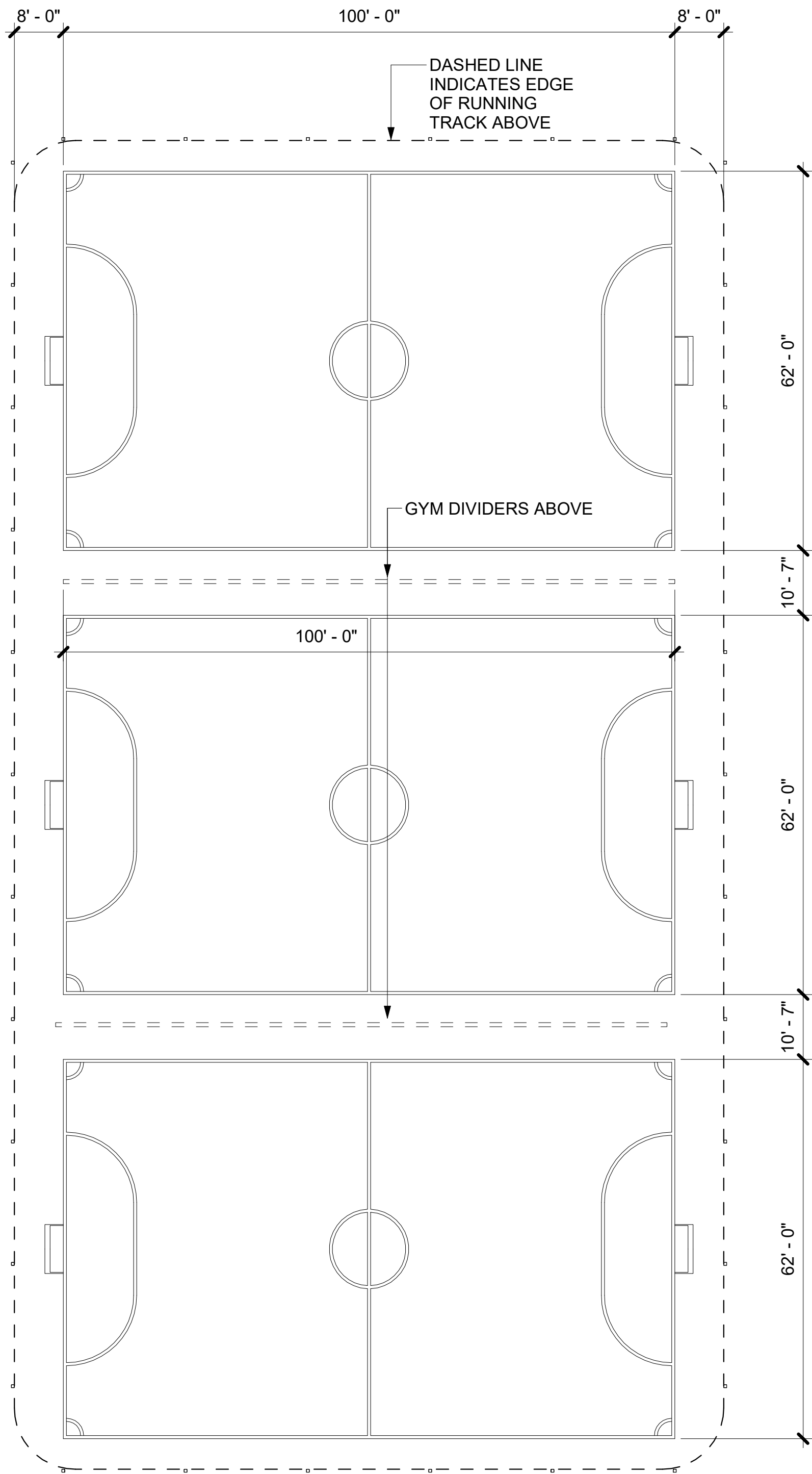
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GAME LAYOUTS

REVISIONS:

SHEET NO:

**A2.20**

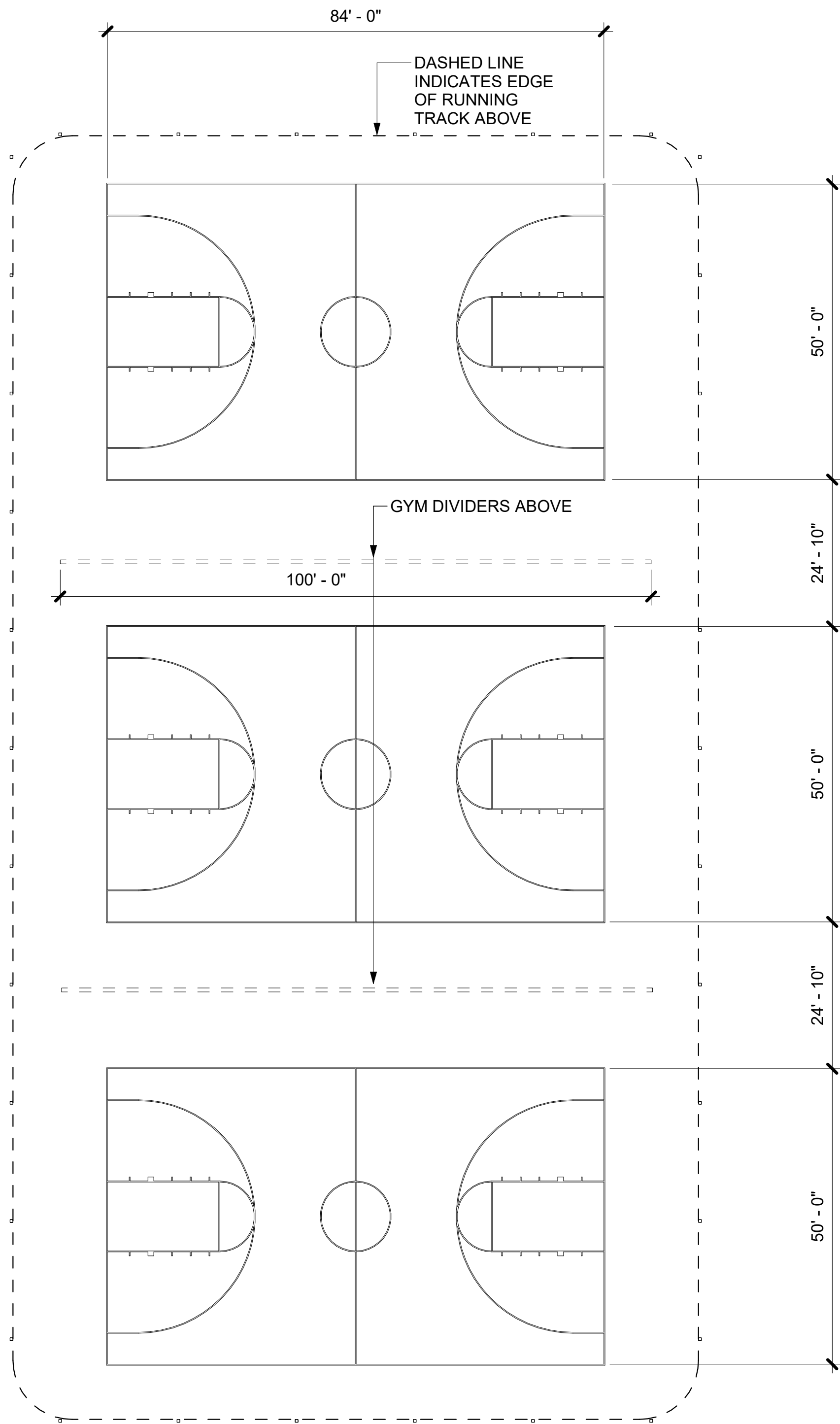
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3

## FUTSAL LAYOUT

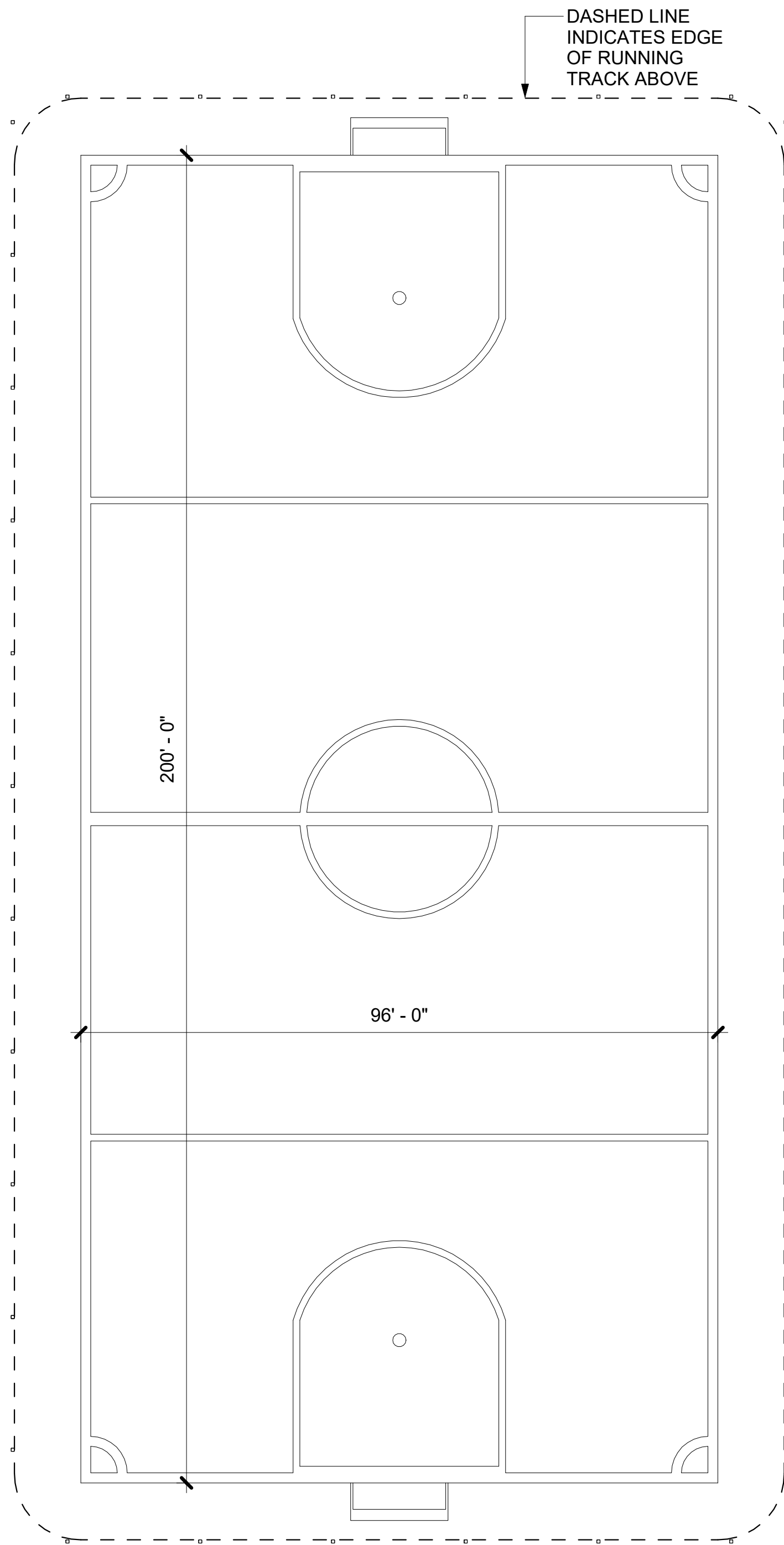
1/16" = 1'-0"



2

## BASKET BALL LAYOUT

1/16" = 1'-0"

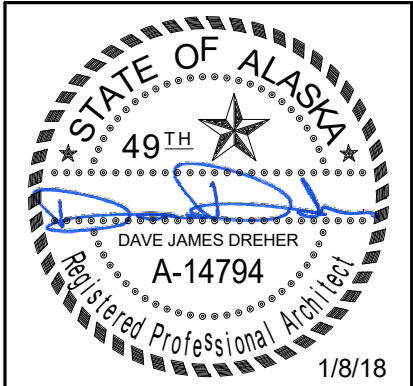


1

## SOCCER LAYOUT

1/16" = 1'-0"





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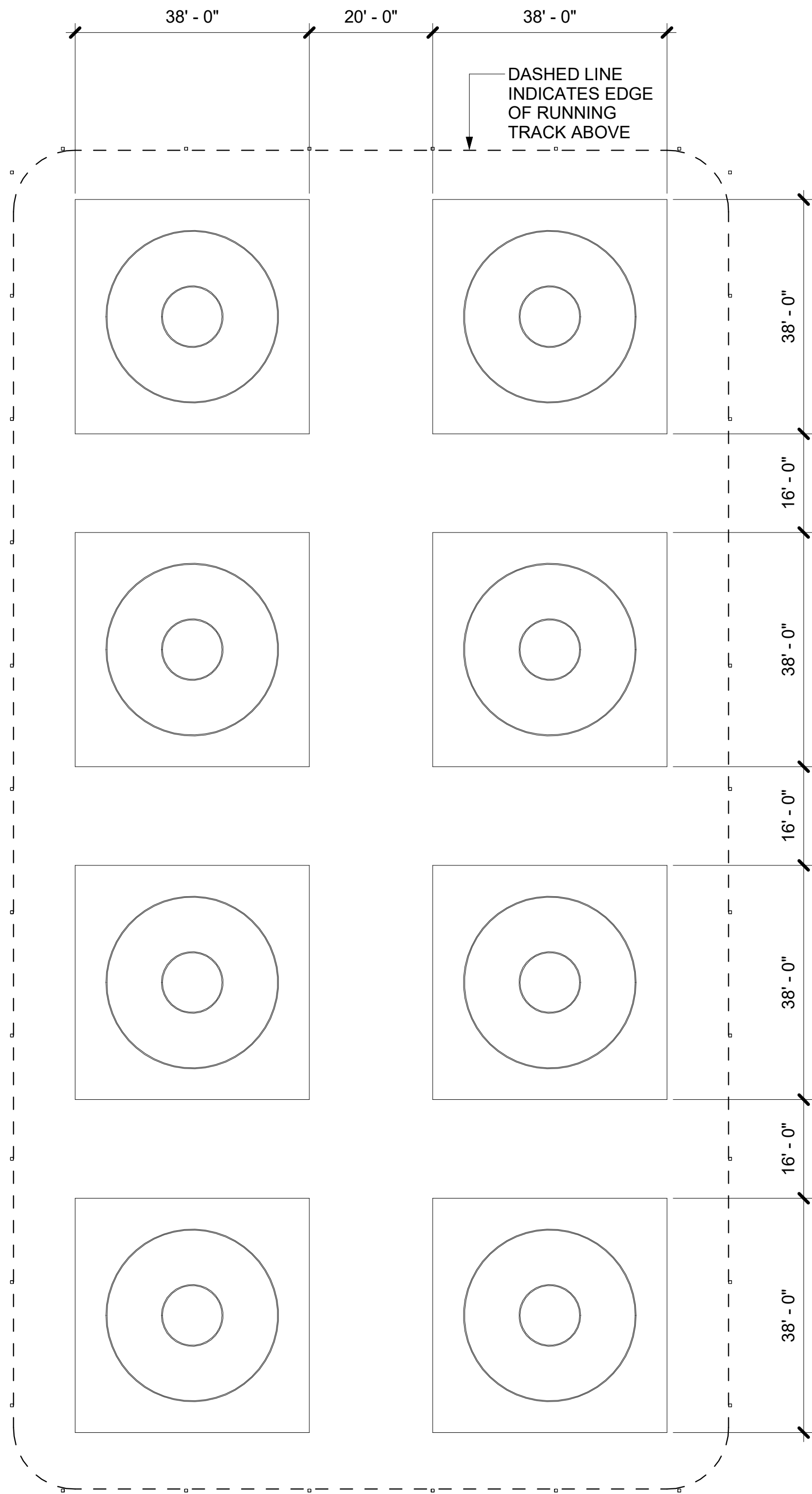
CITY OF SOLDOTNA

SOLDOTNA FIELD HOUSE

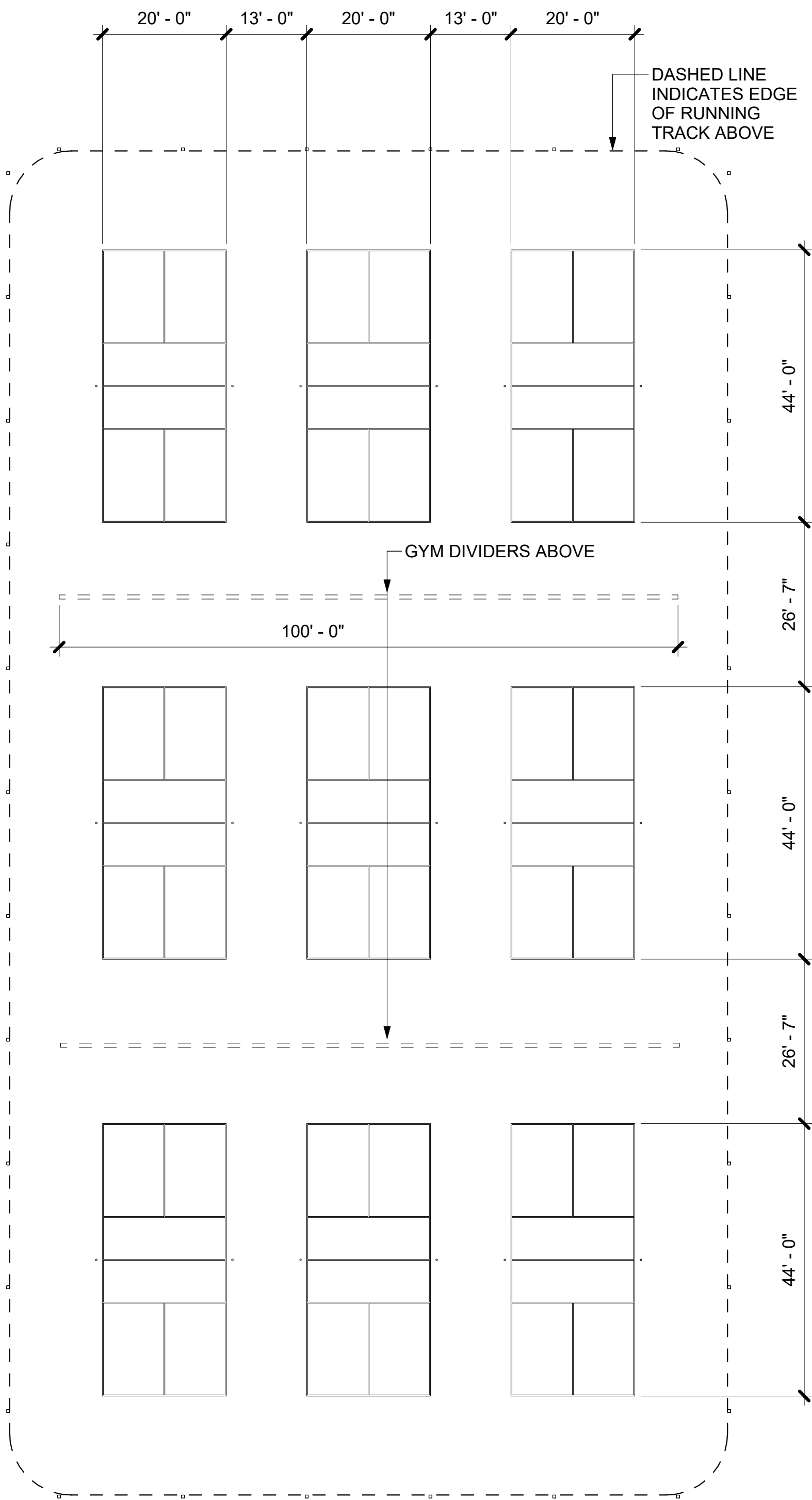
538 ARENA DRIVE, SOLDOTNA, ALASKA

DATE:	1/8/18
DRAWN:	JKJ
CHECKED:	DJD
PROJECT:	1726
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REVISIONS:	
SHEET NO:	A2.21

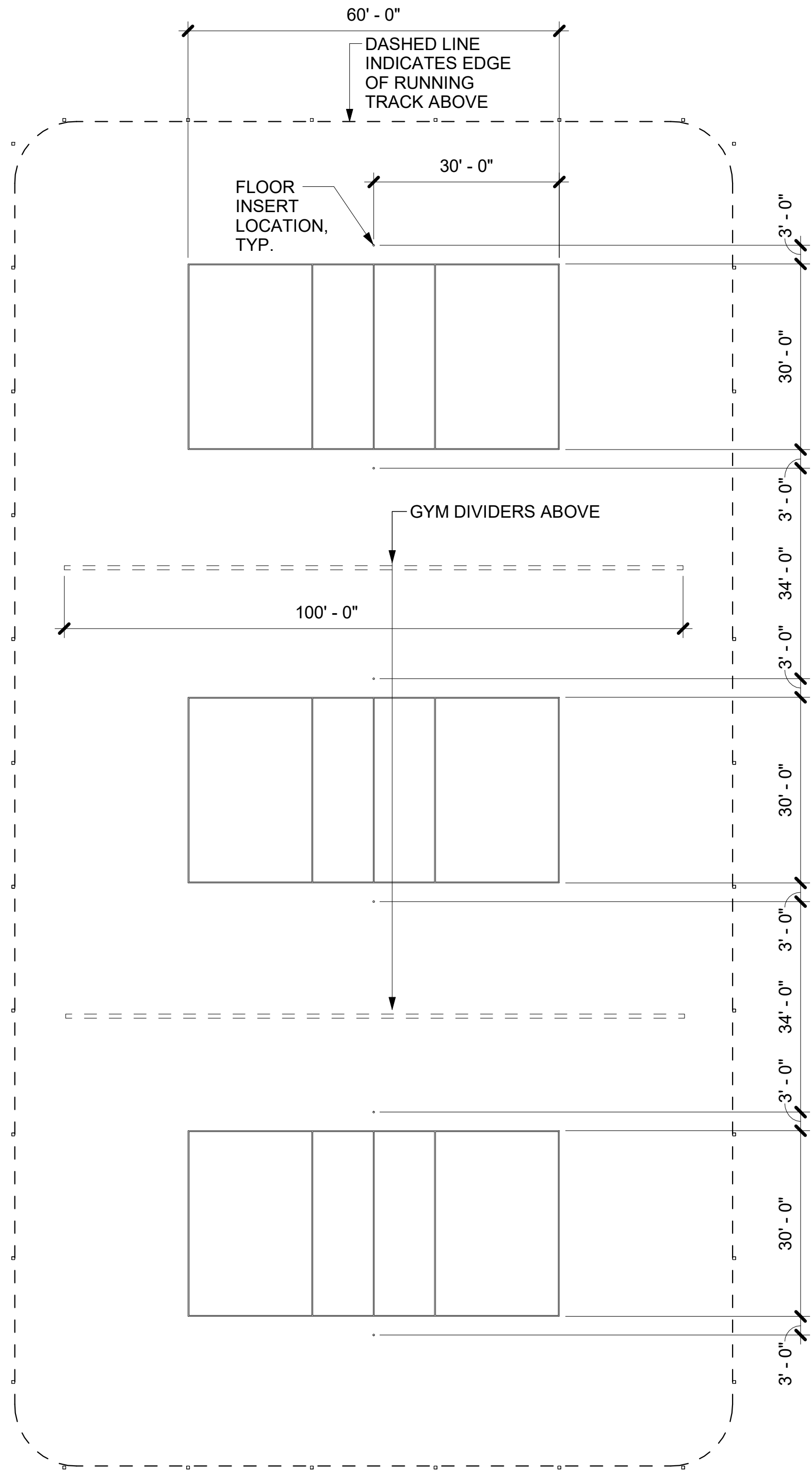
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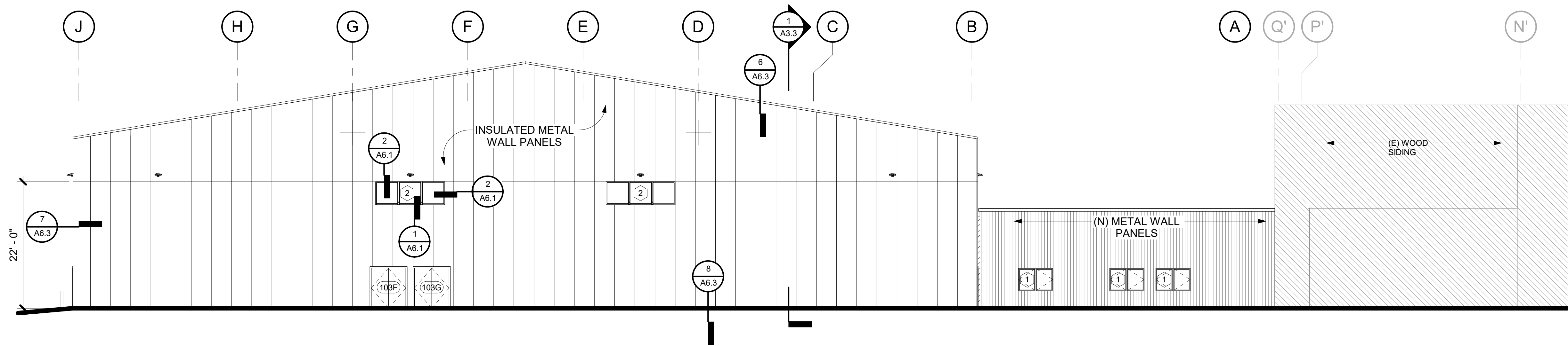
3 WRESTLING MAT LAYOUT  
1/16" = 1'-0"



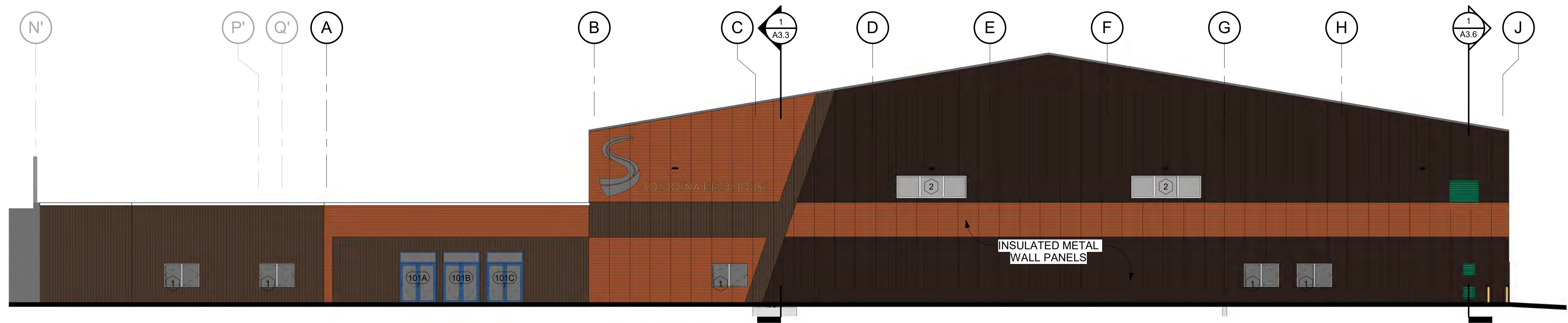
2 PICKLEBALL LAYOUT  
1/16" = 1'-0"



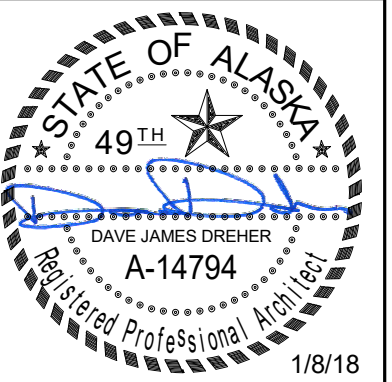
1 VOLLEYBALL LAYOUT  
1/16" = 1'-0"



2 NORTH ELEVATION OVERALL  
3/32" = 1'-0"



1 SOUTH ELEVATION OVERALL  
3/32" = 1'-0"



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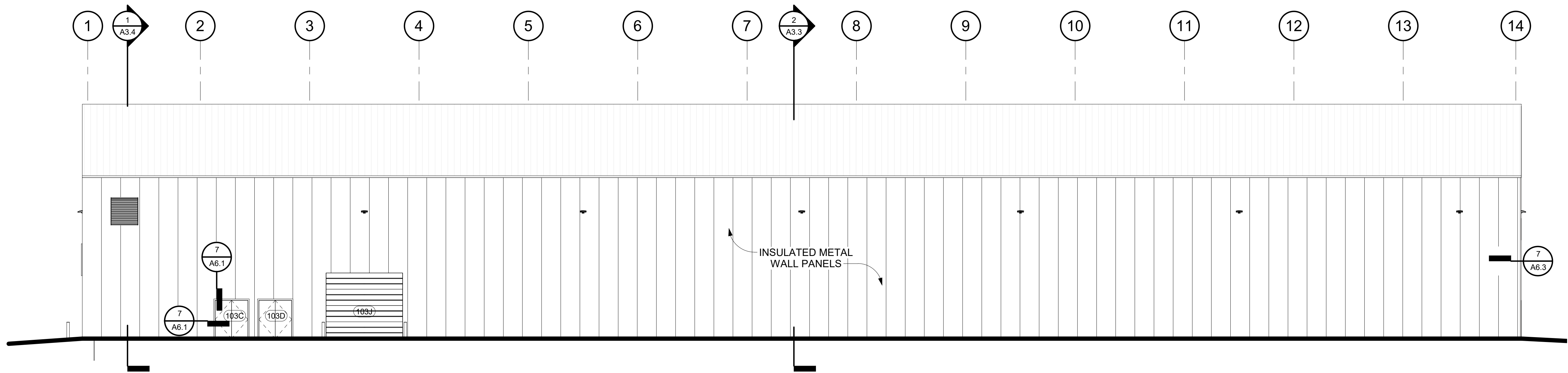
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PROJECT: 1726  
DRAWING TITLE:  
EXTERIOR ELEVATIONS

REVISIONS:

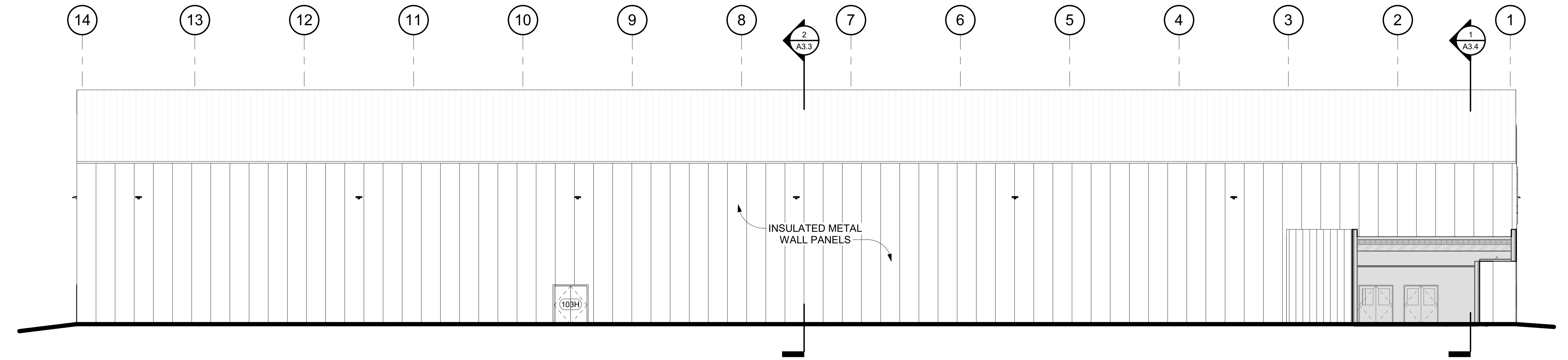
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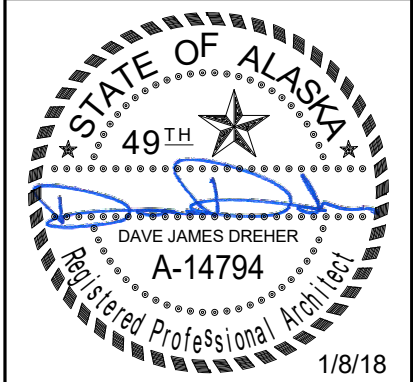




1 EAST ELEVATION OVERALL  
3/32" = 1'-0"



2 WEST ELEVATION OVERALL  
3/32" = 1'-0"



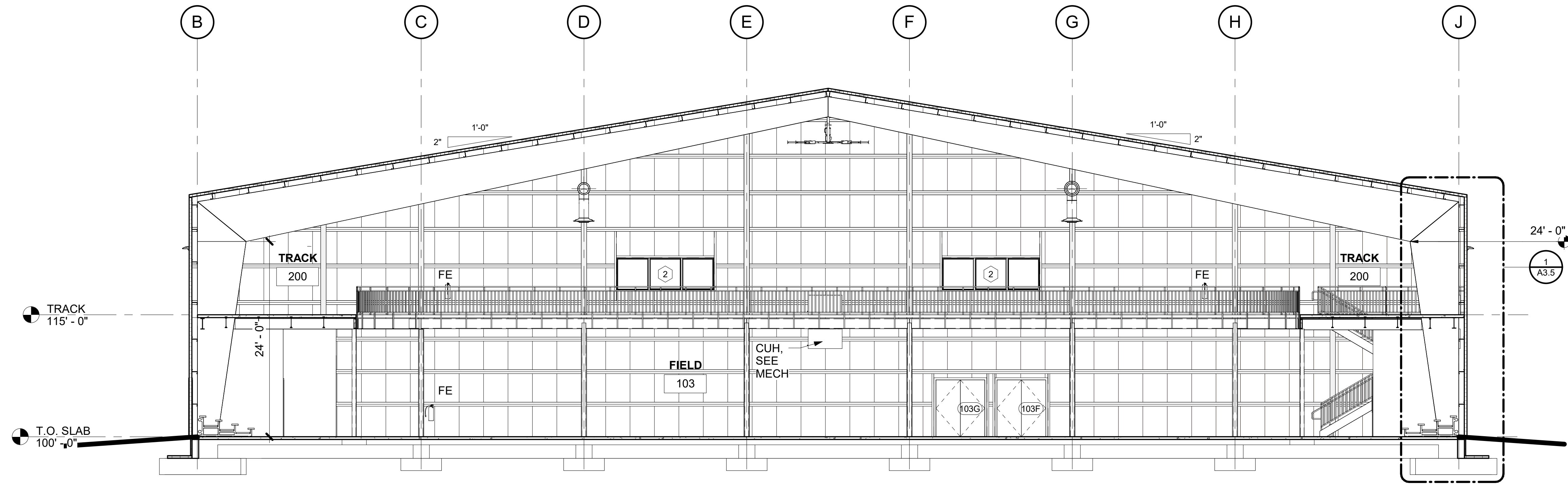
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CITY OF SOLDOTNA  
**SOLDOTNA FIELD HOUSE**  
538 ARENA DRIVE, SOLDOTNA, ALASKA

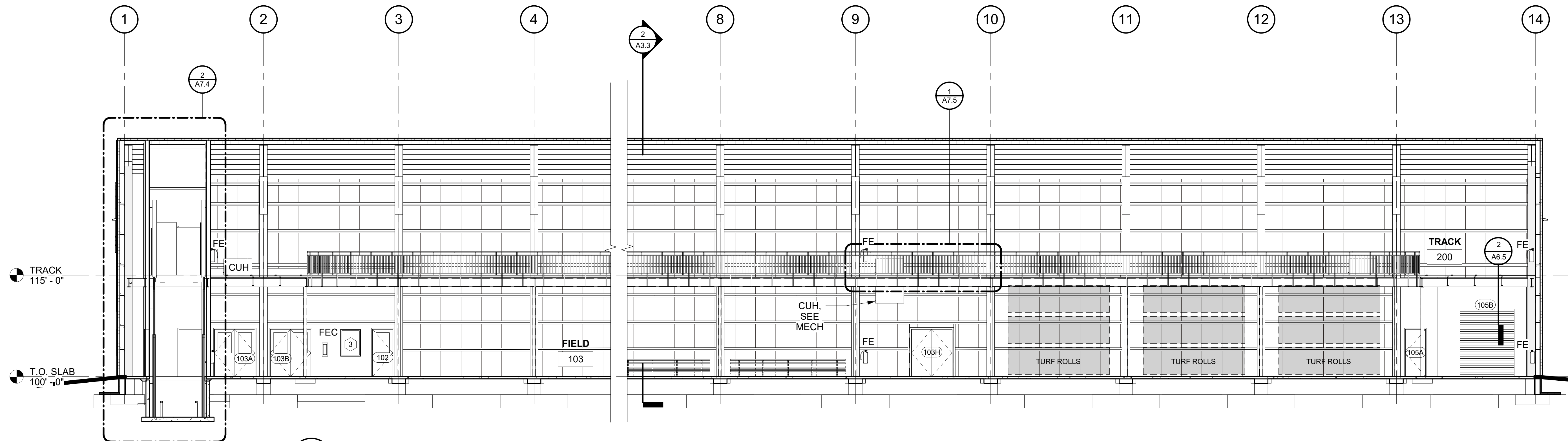
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DRAWN: TOS  
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PROJECT: 1726  
DRAWING TITLE:  
EXTERIOR ELEVATIONS  
REVISIONS:  
SHEET NO:

**A3.2**

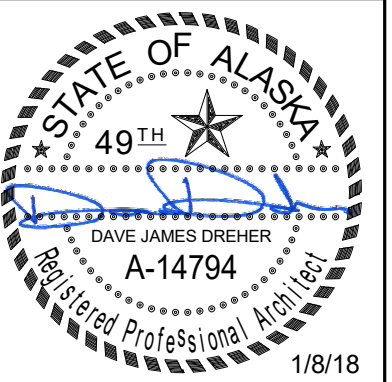
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2 BUILDING SECTION - EAST-WEST - BASE BID  
1/8" = 1'-0"



1 BUILDING SECTION - NORTH-SOUTH - BASE BID  
1/8" = 1'-0"



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CITY OF SOLDOTNA

## SOLDOTNA FIELD HOUSE

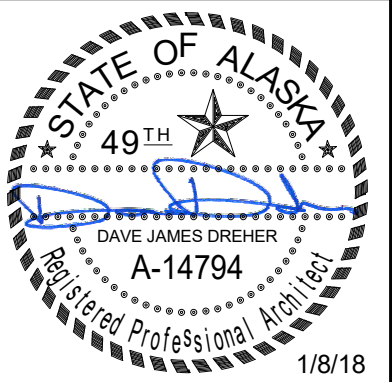
538 ARENA DRIVE, SOLDOTNA, ALASKA

DATE: 1/8/18  
DRAWN: JKJ  
CHECKED: DJD  
PROJECT: 1726  
DRAWING TITLE:  
BUILDING SECTIONS  
REVISIONS:  
SHEET NO:

**A3.3**

100% CONSTRUCTION DOCUMENTS





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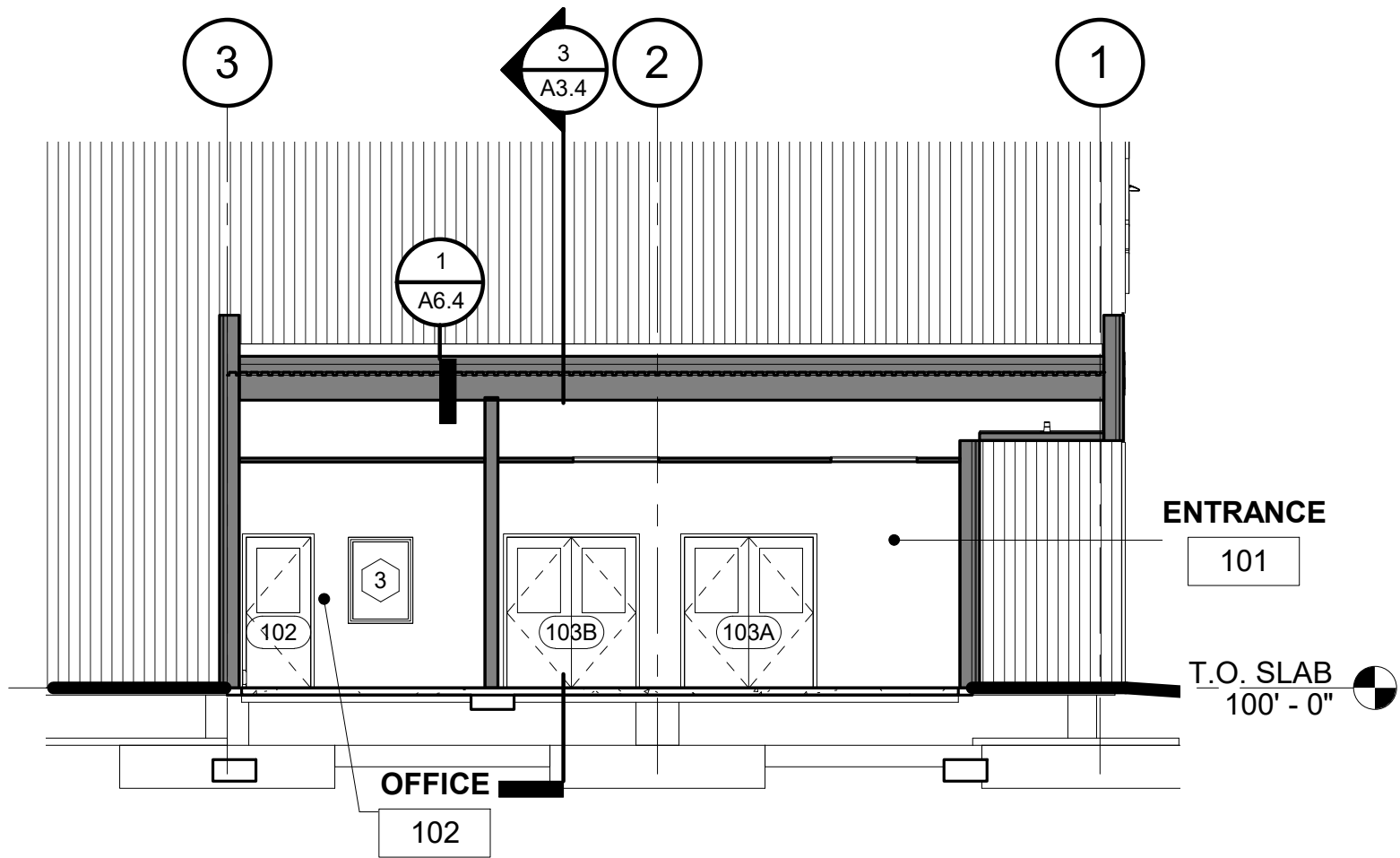
CITY OF SOLDOTNA

# SOLDOTNA FIELD HOUSE

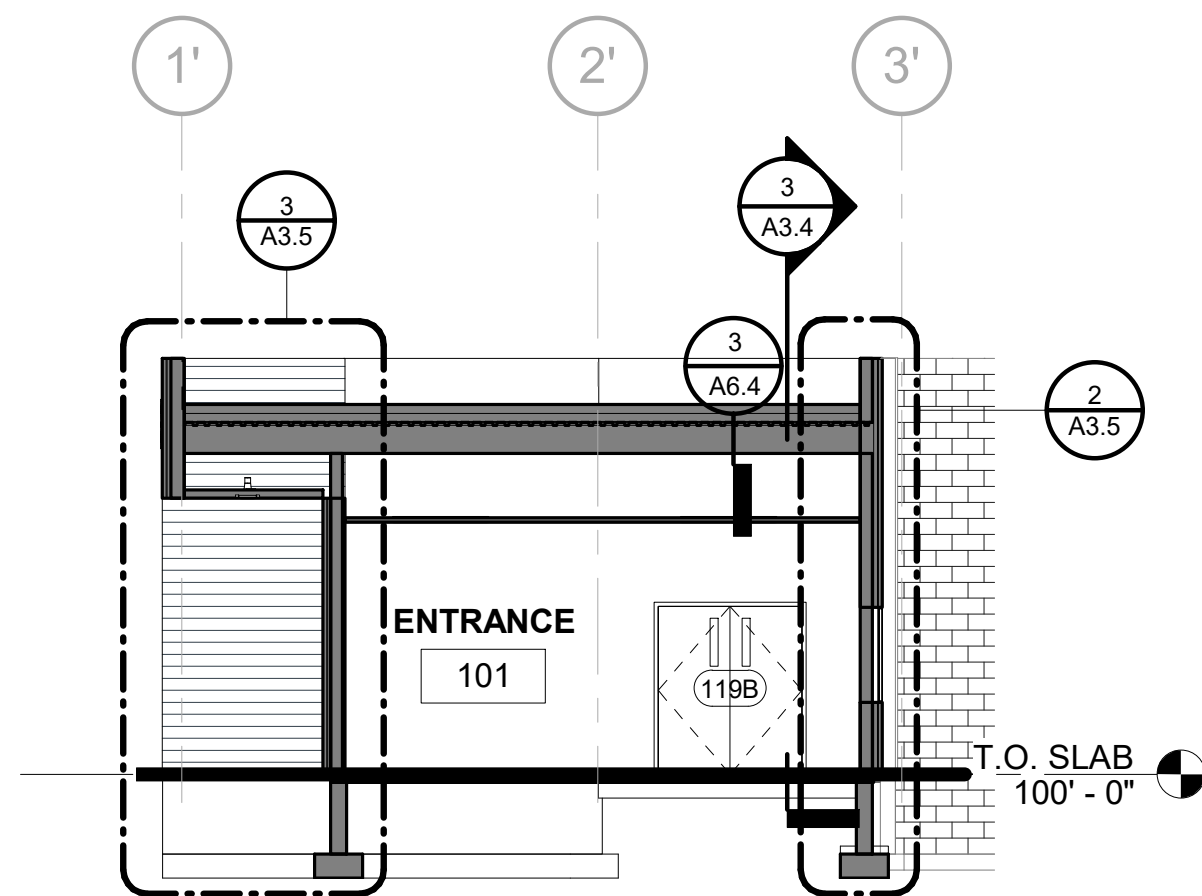
538 ARENA DRIVE, SOLDOTNA, ALASKA

DATE:	1/8/18
DRAWN:	TOS
CHECKED:	DJD
PROJECT:	1726
DRAWING TITLE:	BUILDING SECTIONS
REVISIONS:	
SHEET NO:	<b>A3.4</b>

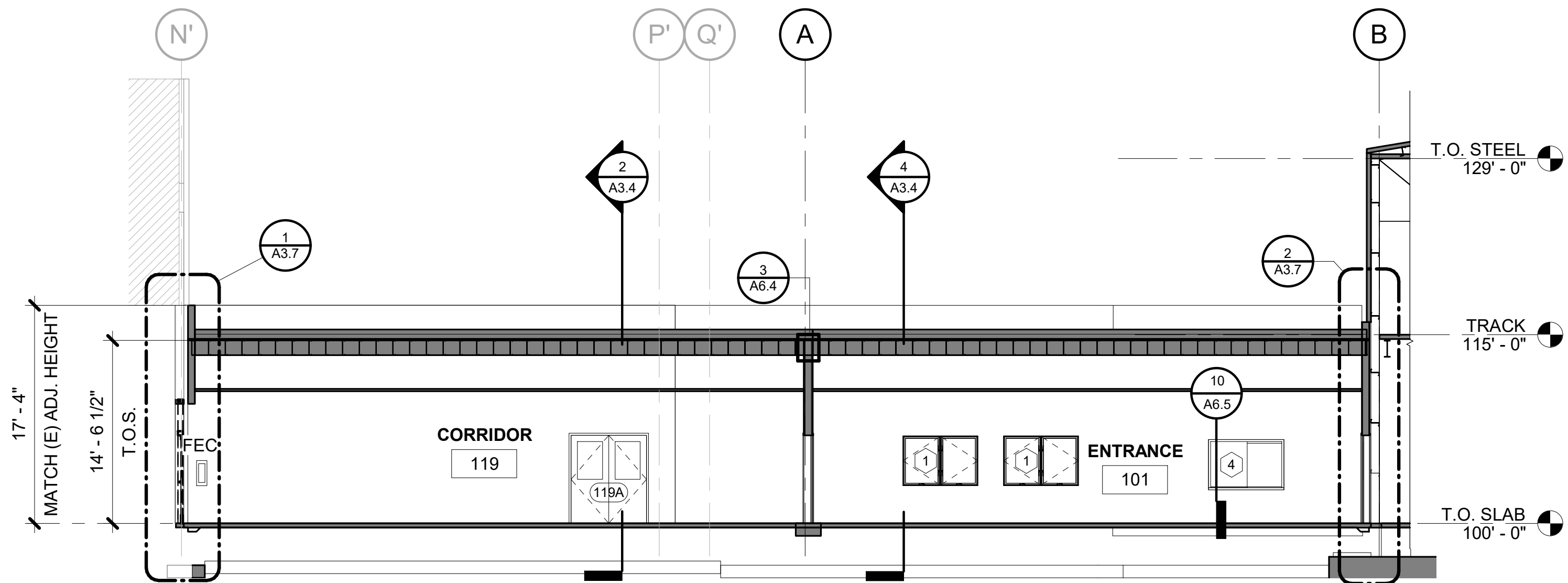
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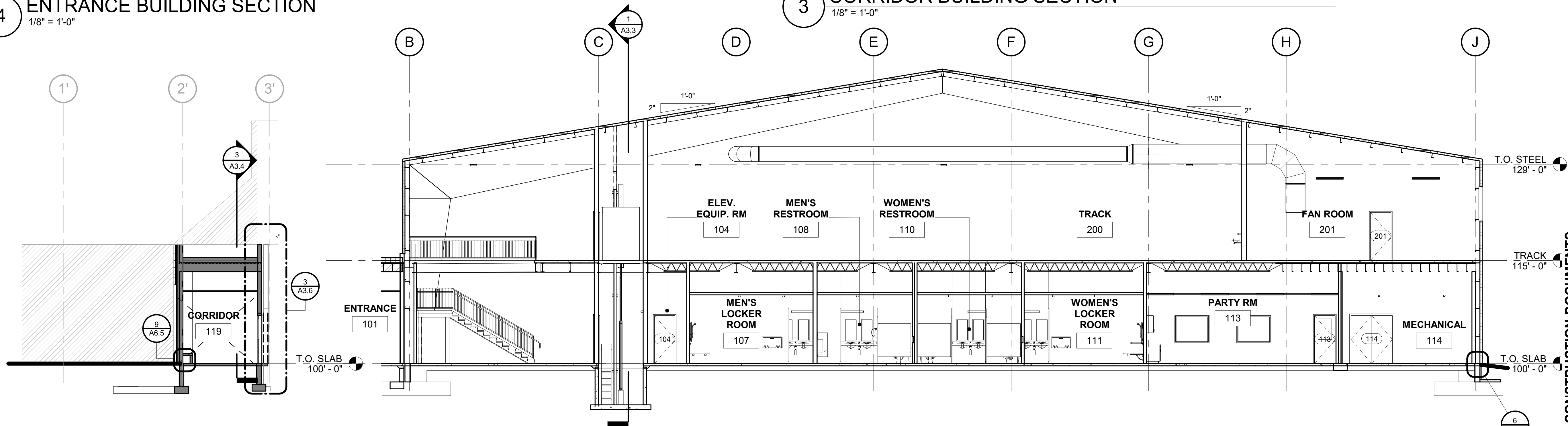
5 ENTRANCE BUILDING SECTION  
1/8" = 1'-0"



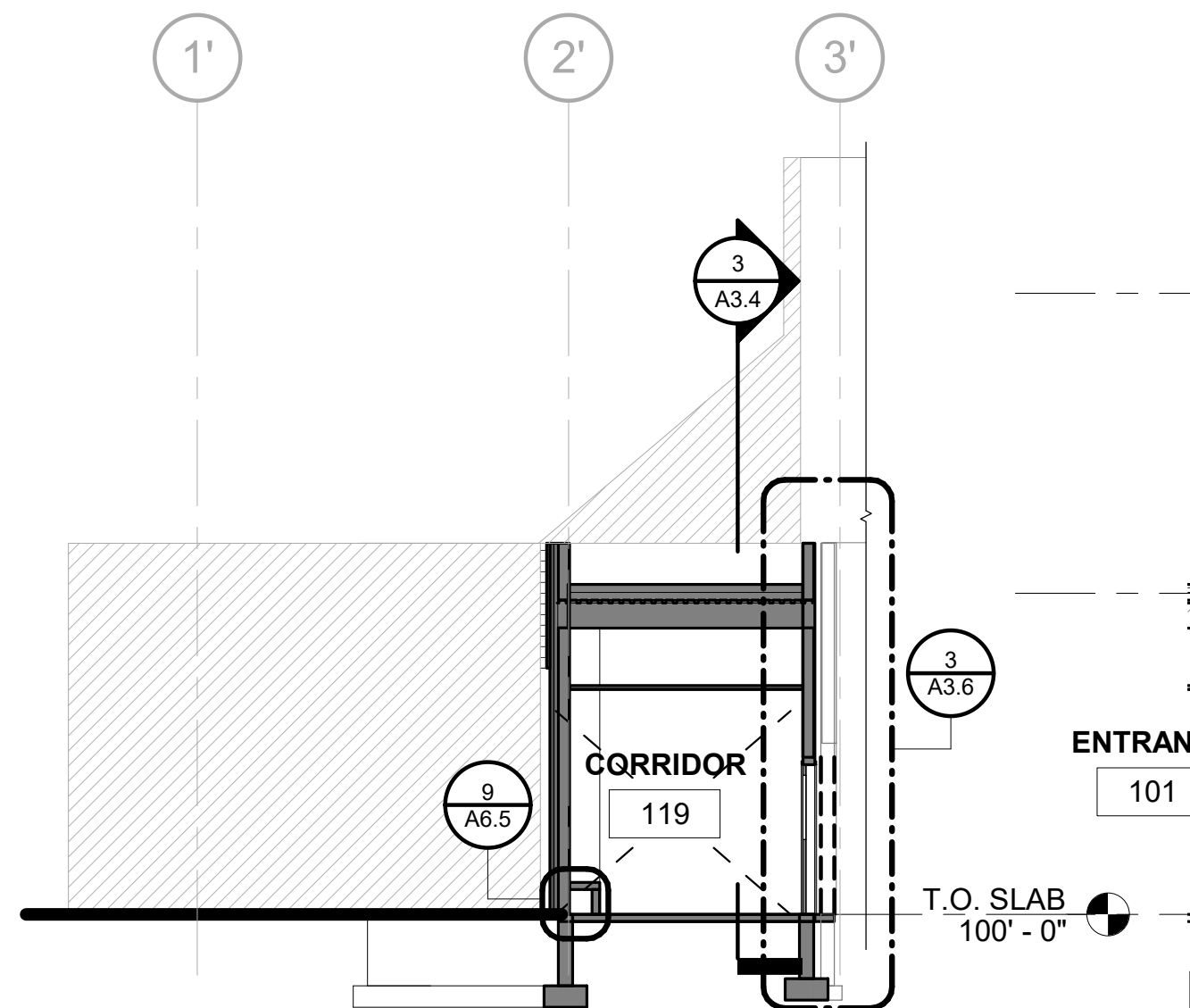
4 ENTRANCE BUILDING SECTION  
1/8" = 1'-0"



3 CORRIDOR BUILDING SECTION  
1/8" = 1'-0"

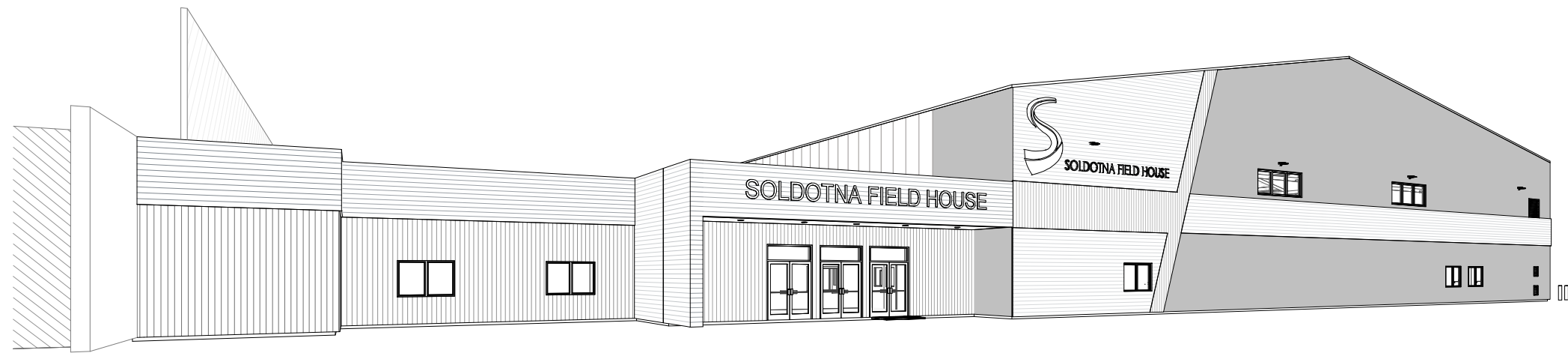
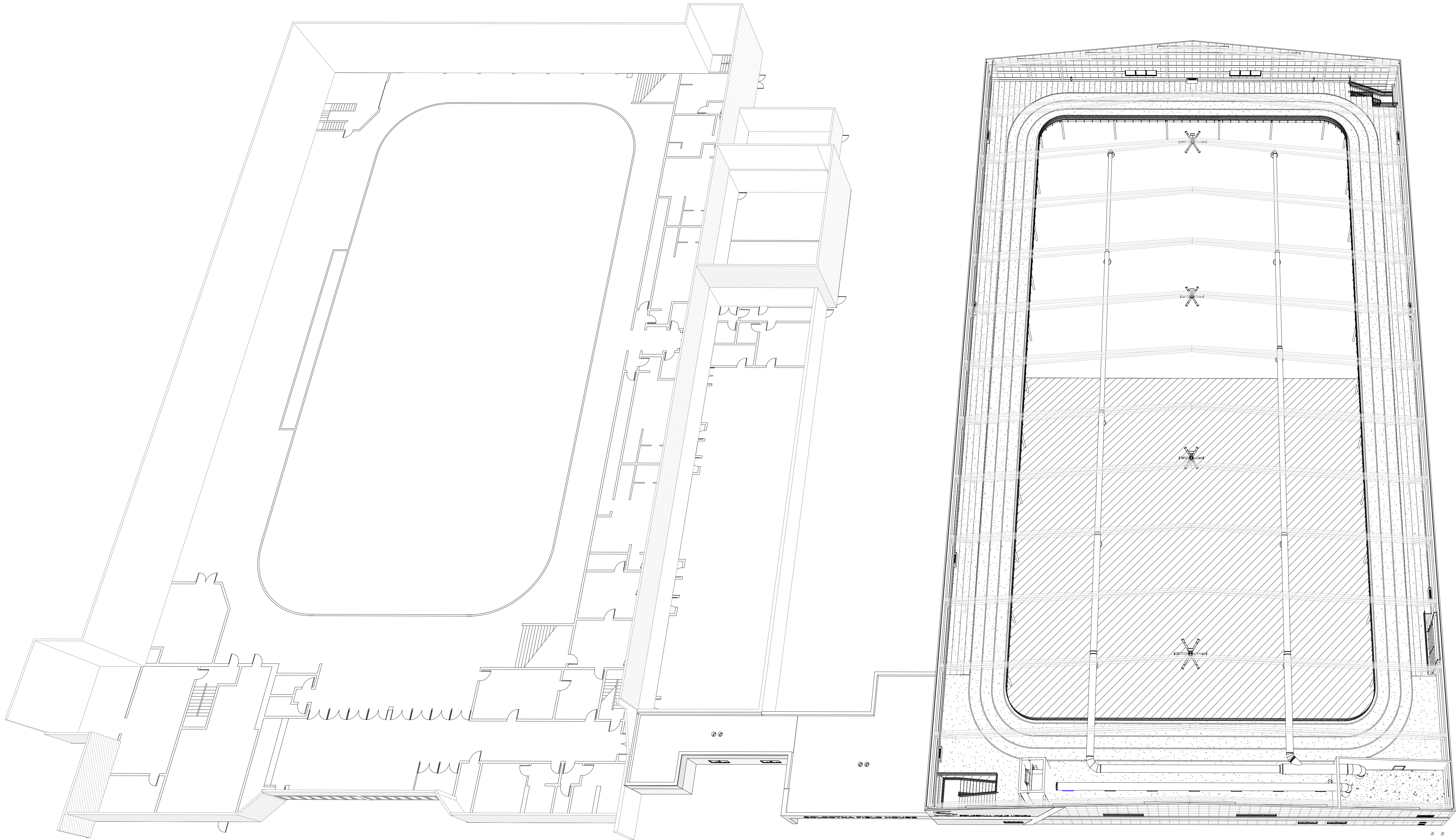


1 BUILDING SECTION EAST-WEST - BASE BID  
1/8" = 1'-0"

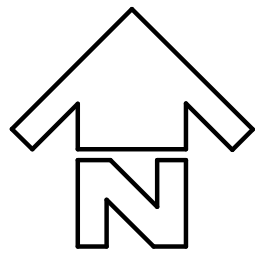


2 CORRIDOR BUILDING SECTION  
1/8" = 1'-0"





1 PERSPECTIVE VIEW



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DATE:	1/8/18
DRAWN:	TOS
CHECKED:	DJD
PROJECT:	1726
DRAWING TITLE:	BUILDING PERSPECTIVE
REVISIONS:	

SHEET NO:  
**A3.8**

CITY OF SOLDOTNA

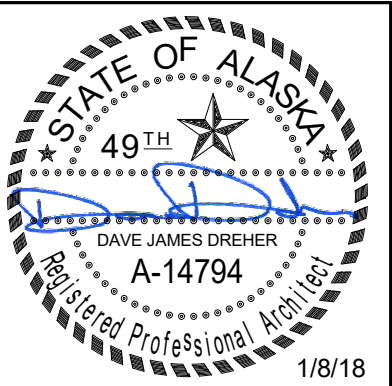
**SOLDOTNA FIELD HOUSE**

538 ARENA DRIVE, SOLDOTNA, ALASKA

*Burkhart Croft*  
ARCHITECTS LLC  
880 N Street Suite 302 | Anchorage Alaska 99501  
T: 907.929.9394 | www.burkhart-croft.com

STATE OF ALASKA  
49<sup>TH</sup>  
DAVE JAMES DREHER  
A-14794  
Registered Professional Architect  
1/8/18





**Burkhart Craft**  
ARCHITECTS LLC  
880 N Street Suite 302 | Anchorage Alaska 99501  
T: 907.929.9394 | www.burkhart-craft.com

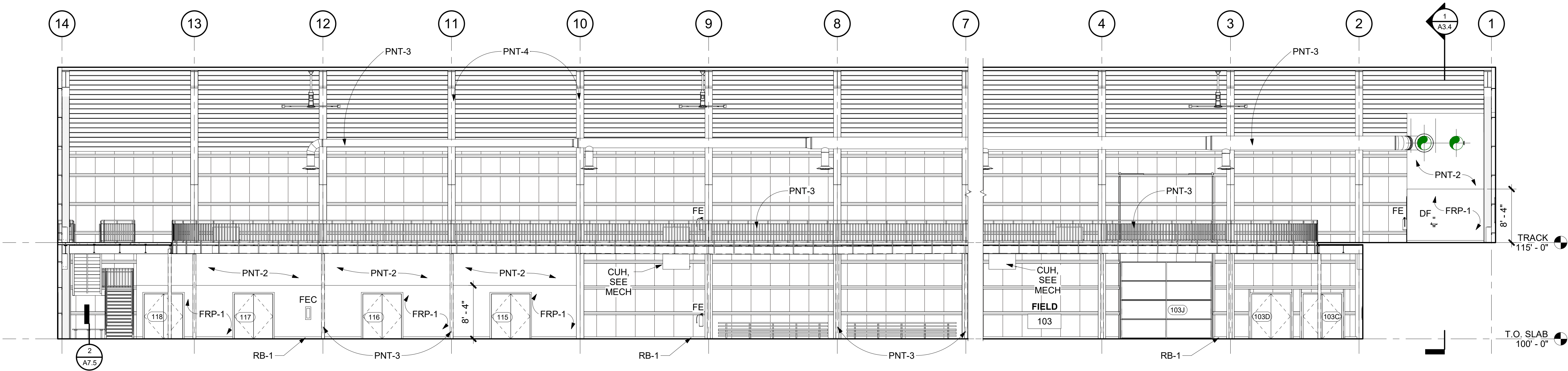
CITY OF SOLDOTNA

# SOLDOTNA FIELD HOUSE

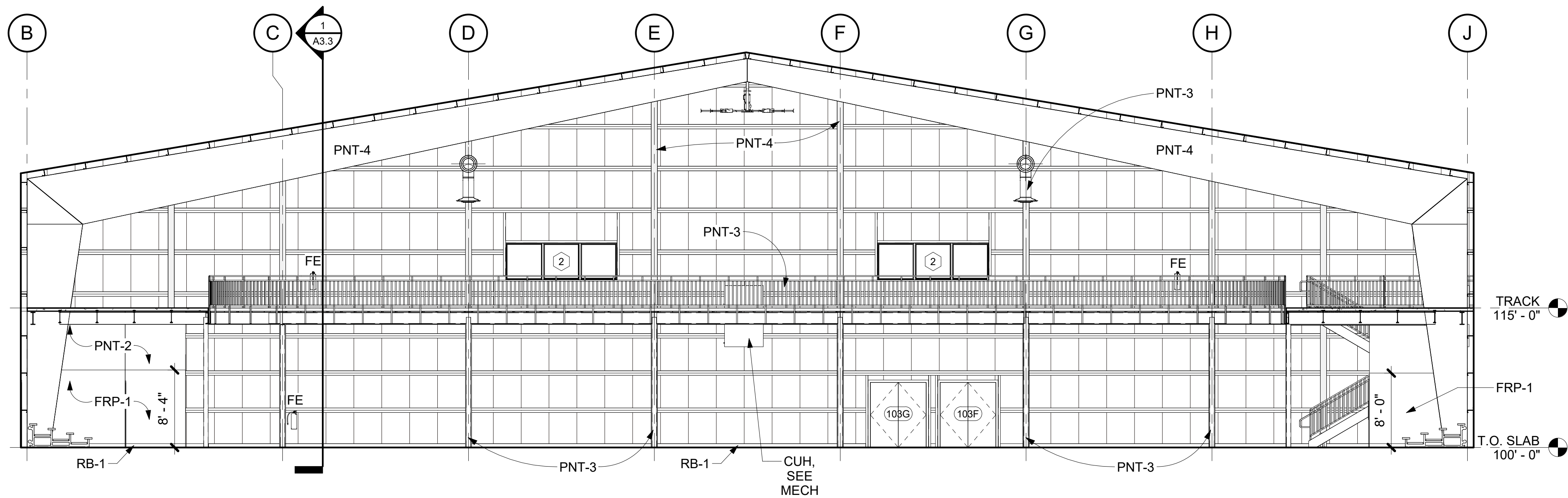
538 ARENA DRIVE, SOLDOTNA, ALASKA

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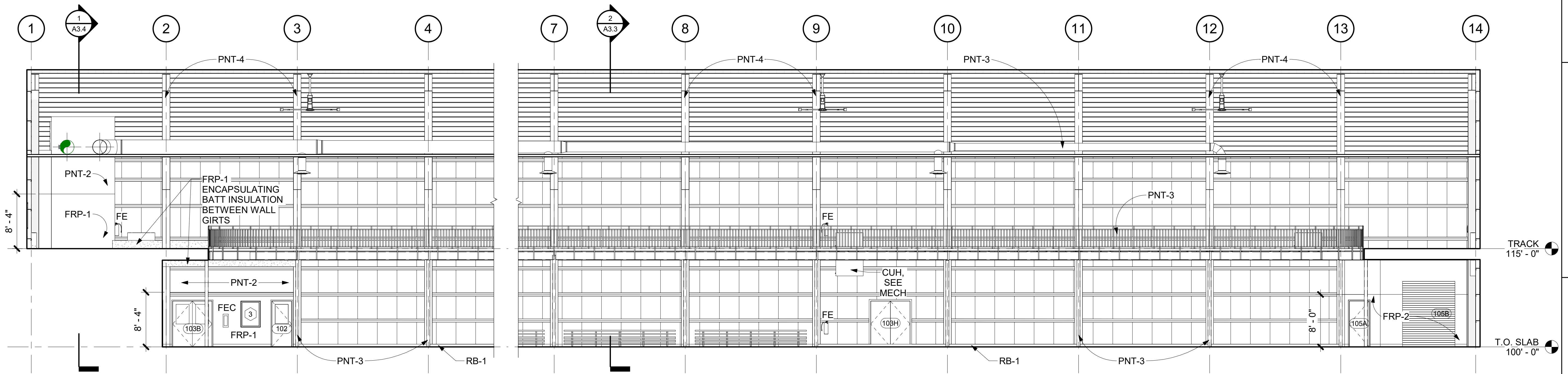
DATE:	1/8/18
DRAWN:	TOS/BDN
CHECKED:	DJD
PROJECT:	1726
DRAWING TITLE:	INTERIOR ELEVATIONS - BASE BID
REVISIONS:	
SHEET NO:	<b>A4.6</b>



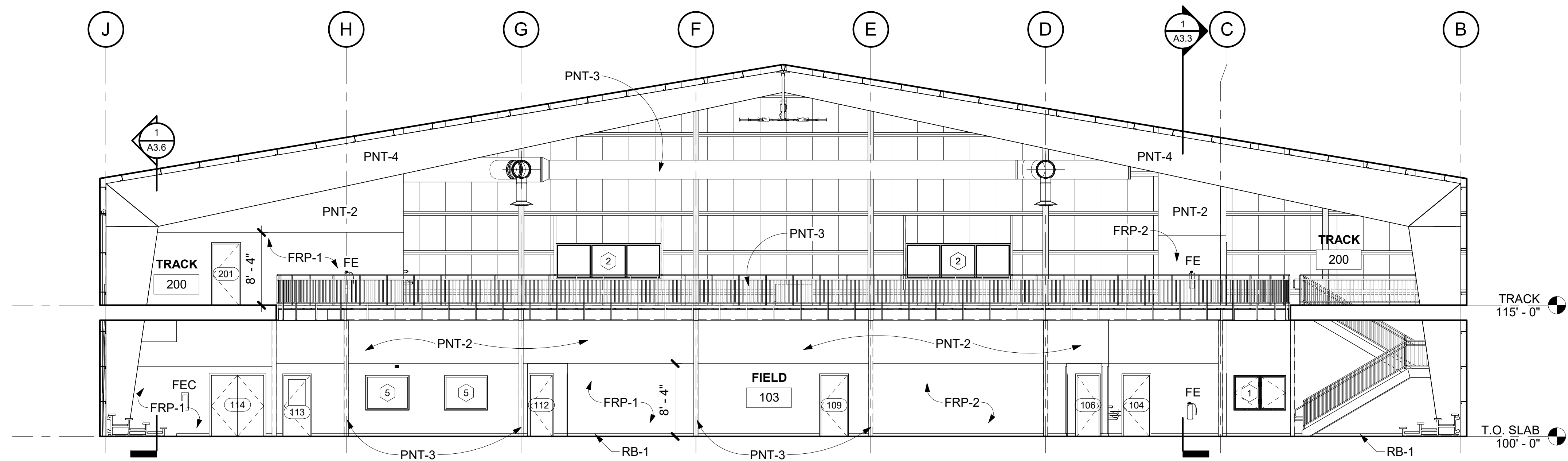
**2 FIELD 103 - EAST - BASE BID**  
1/8" = 1'-0"



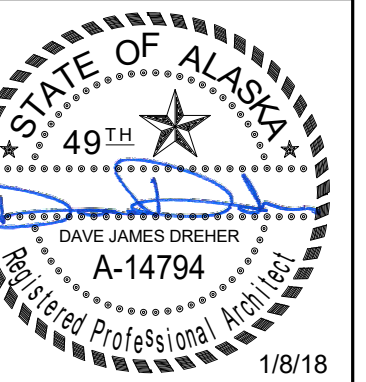
**1 FIELD 103 - NORTH - BASE BID**  
1/8" = 1'-0"



2 FIELD 103 - WEST - BASE BID  
1/8" = 1'-0"



1 FIELD 103 - SOUTH - BASE BID  
1/8" = 1'-0"



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CITY OF SOLDOTNA  
**SOLDOTNA FIELD HOUSE**  
538 ARENA DRIVE, SOLDOTNA, ALASKA

DATE:	1/8/18
DRAWN:	TOS/BDN
CHECKED:	DJD
PROJECT:	1726
DRAWING TITLE:	INTERIOR ELEVATIONS - BASE BID
REVISIONS:	
SHEET NO:	<b>A4.7</b>

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