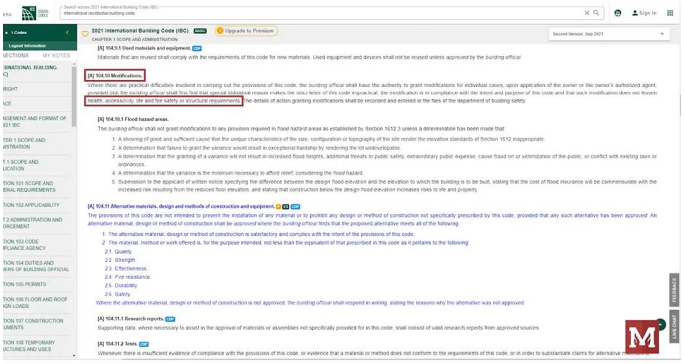
FIVE COMMON MYTHS OF THE BUILDING CODE

MYTH #1

"IF IT AIN'T CAUGHT, IT'S OK"

FACT:

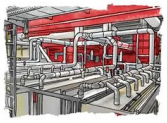
ALL BUILDINGS MUST BE DESIGNED TO CODE



MYTH #2

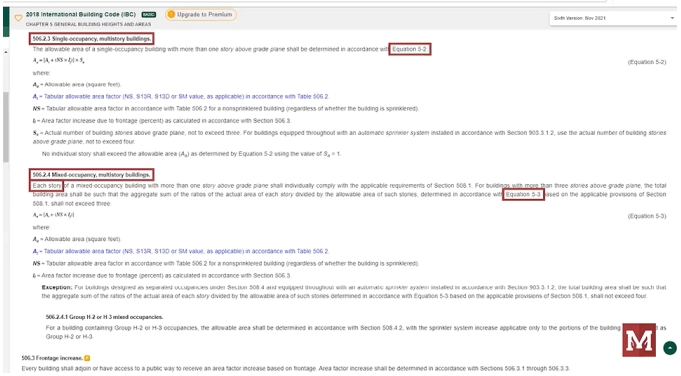
"EGRESS CAN BE LOCKED WITH RELEASE OF FIRE ALARM"

NOTES



MYTH #3

"ALLOWABLE AREA IS TOTAL AREA"



2018 International Building Code (IBC) 2021 Upgrade to Premium

CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS

Sixth Version: Nov 2021

506.2.1 Single-occupancy, multistory buildings.

The allowable area of a single-occupancy building with more than one *story above grade plane* shall be determined in accordance with Equation 5-2

$A_a = [A_t + (NS \times I_f)] + S_a$ (Equation 5-2)

where:

A_a = Allowable area (square feet).

A_t = Tabular allowable area factor (NS, S13R, S13D or SM value, as applicable) in accordance with Table 506.2.

NS = Tabular allowable area factor in accordance with Table 506.2 for a nonsprinklered building (regardless of whether the building is sprinklered).

I_f = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.

S_a = Actual number of building *stories* above grade plane, not to exceed three. For buildings equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.2, use the actual number of building *stories* above *grade plane*, not to exceed four.

No individual story shall exceed the allowable area (A_a) as determined by Equation 5-2 using the value of $S_a = 1$.

506.2.4 Mixed-occupancy, multistory buildings.

Each story of a mixed-occupancy building with more than one *story above grade plane* shall individually comply with the applicable requirements of Section 508.1. For buildings with more than three *stories above grade plane*, the total building area shall be such that the aggregate sum of the ratios of the actual area of each story divided by the allowable area of such stories, determined in accordance with Equation 5-3 based on the applicable provisions of Section 508.1, shall not exceed three.

$A_a = [A_t + (NS \times I_f)]$ (Equation 5-3)

where:

A_a = Allowable area (square feet).

A_t = Tabular allowable area factor (NS, S13R, S13D or SM value, as applicable) in accordance with Table 506.2.

NS = Tabular allowable area factor in accordance with Table 506.2 for a nonsprinklered building (regardless of whether the building is sprinklered).

I_f = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.

Exception: For buildings designed as separated occupancies under Section 508.4 and equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2, the total building area shall be such that the aggregate sum of the ratios of the actual area of each story divided by the allowable area of such stories determined in accordance with Equation 5-3 based on the applicable provisions of Section 508.1, shall not exceed four.

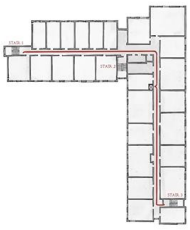
506.2.4.1 Group H-2 or H-3 mixed occupancies.

For a building containing Group H-2 or H-3 occupancies, the allowable area shall be determined in accordance with Section 508.4.2, with the sprinkler system increase applicable only to the portions of the building [illegible] as Group H-2 or H-3.

506.3 Frontage increase.

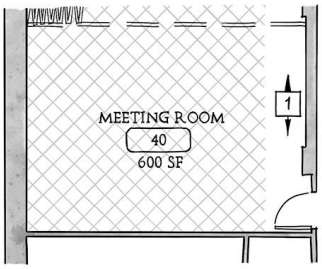
Every building shall adjoin or have access to a public way to receive an area factor increase based on frontage. Area factor increase shall be determined in accordance with Sections 506.3.1 through 506.3.3.

NOTES



MYTH #5

"SMALL ASSEMBLY SPACES USE BUSINESS OCCUPANT LOAD FACTOR"



NOTES