

BOE Infrastructure Study  
 Building Code Analysis  
 Based on 2007 CBC  
 (Originally designed to 1988 UBC)

Exhibit A

OCCUPANCY	A2- Assembly	Cafeteria
	A3- Assembly	Board Room, conference rooms
	B- Business	Offices, print shop
	E- Educational	Daycare
	S2- Storage	Open parking garage
CONSTRUCTION TYPE	Type IA	Table 503
BASE ALLOWABLE AREA	Unlimited	Table 503
ALLOWABLE HEIGHT	Unlimited	Table 503
TOTAL ALLW AREA	Unlimited	
ACTUAL AREA	602,519 sf	
ACTUAL HEIGHT	324'-11"	
SPRINKLERS	Yes	
OCCUPANCY SEPARATIONS	A3/S2-- Non-rated	Table 508.3.3
	A/E-- Non-rated	
	A/B-- 1 hour	
	B/S2-- 1 hour	
	E/S2-- Non-rated	
FIRE RESISTANCE RATINGS		Table 601
Structural frame	3 hours. Can be reduced to 2 hours where supports roofs only	
Bearing walls	3 hours	
Nonbearing walls- exterior	1 hour less than 30 ft	Table 602
Nonbearing walls- interior	Non-rated	
Floor construction	2 hours	
Roof construction	1.5 hours	
Shaft enclosures	2 hours 4+ stories; 1 hour less than 4 stories	707.4
Stair enclosures	2 hours 4+ stories; 1 hour less than 4 stories	1020.1
ROOF CLASSIFICATION	B	Table 1505.1
FIRE RESISTANCE RATINGS FOR EXTERIOR WALLS	1 hour less than 30 ft; non-protected 30 ft and up	Table 602
OPENING PROTECTION		Table 704.8
VEHICLE BARRIERS	2 ft high min	406.2.4 and 1607.7.3
ELEVATOR MACHINE ROOM	Provide same fire rating as hoistway	3006.4
ELEVATOR HOISTWAY	4 cars max per hoistway	3002.2

GURNEY	elevator car to accommodate 24 x 84 stretcher for 4 or more stories	3002.4
STAIRWAY TO ROOF	1 stair continues to roof for buildings 4 or more stories	1009.11
NUMBER OF EXITS	up to 500 occupants-- 2 exits per story	Table 1019.1
TRAVEL DISTANCE	A & E--250 ft	Table 1016.1
	B-- 300 ft sprinklered	Table 1016.1
	S2-- 400 ft sprinklered	Table 1016.1
EXIT ENCLOSURE	Exit discharges directly to the exterior	1024.1
EXIT PASSAGEWAY	1 hour min or match stair enclosure rating	1021.3
CORRIDORS	Non-rated	Table 1017.1
CORRIDOR CONTINUITY	Rated corridors to be continuous to an exit	1017.5
ACCESSIBLE PARKING	1:8 van	Table 11B-6, 1129B.3
GARAGE HEADROOM	7 ft min clr	406.2.2
	98 inches @ entry and accessible parking spaces	1130B
SMOKE CONTROL SYSTEM	Required per 403.13 & 909	
SKYLIGHTS	Provide laminated glazing, wire glazing, tempered glazing or HS glazing	2405.2
HELISTOP	2 exits required from landing area	1019.1.2
	Fuel spillage containment	CFC 1107.3
	Standpipe continuous to roof	CFC 1107.5
	Foam fire protection	CFC 1107.6
	80-B:C fire extinguisher	CFC 1107.7

BOE Infrastructure Study  
 Exiting Calculations

Exhibit B

ROOM	FLOOR AREA	OLF	NUMBER OF OCCUPANTS
Lobby/Reception 102	900	15	60
Lobby 100	3925	15	262
Board Room	3000		119
Meeting Rooms	2900	15	193
Work Stations	580	100	6
Security	120	100	1
Reproduction	1475	200	7
Cashier	90	100	1
Supply	3160	300	11
Storage	470	300	2
Janitor	90	300	0
Electrical	1480	200	7
Fire	110	200	1
Phone	70	200	0
ATM	65	200	0
Restrooms	650	200	3
<b>GRAND TOTAL</b>			<b>674</b>

**Required Exit Width @ Ground Floor**

Number of occupants	674	
Number of exits provided	4	
Number of occupants @ each exit	168	
Egress width factor	0.15	Table 1005.1
Required egress door width	25.26 inches	25.26 < 32 COMPLIES

**Occupant Load @ Typical Office Floor**

Typical Office Floor	23061 sq.ft.	
Occupant Load Factor	100 sq.ft./occ	Table 1004.1.1
Number of occupants	231	2 exits required per Table 1019.1
Number of occupants per exit	115	

Egress width factor @ exit doors	0.15	
Required egress door width	17.30 inches	17.30 < 32 COMPLIES

Egress width factor @ stairs	0.2	
Required egress stair width	23.06 inches	23.06 < 51 COMPLIES

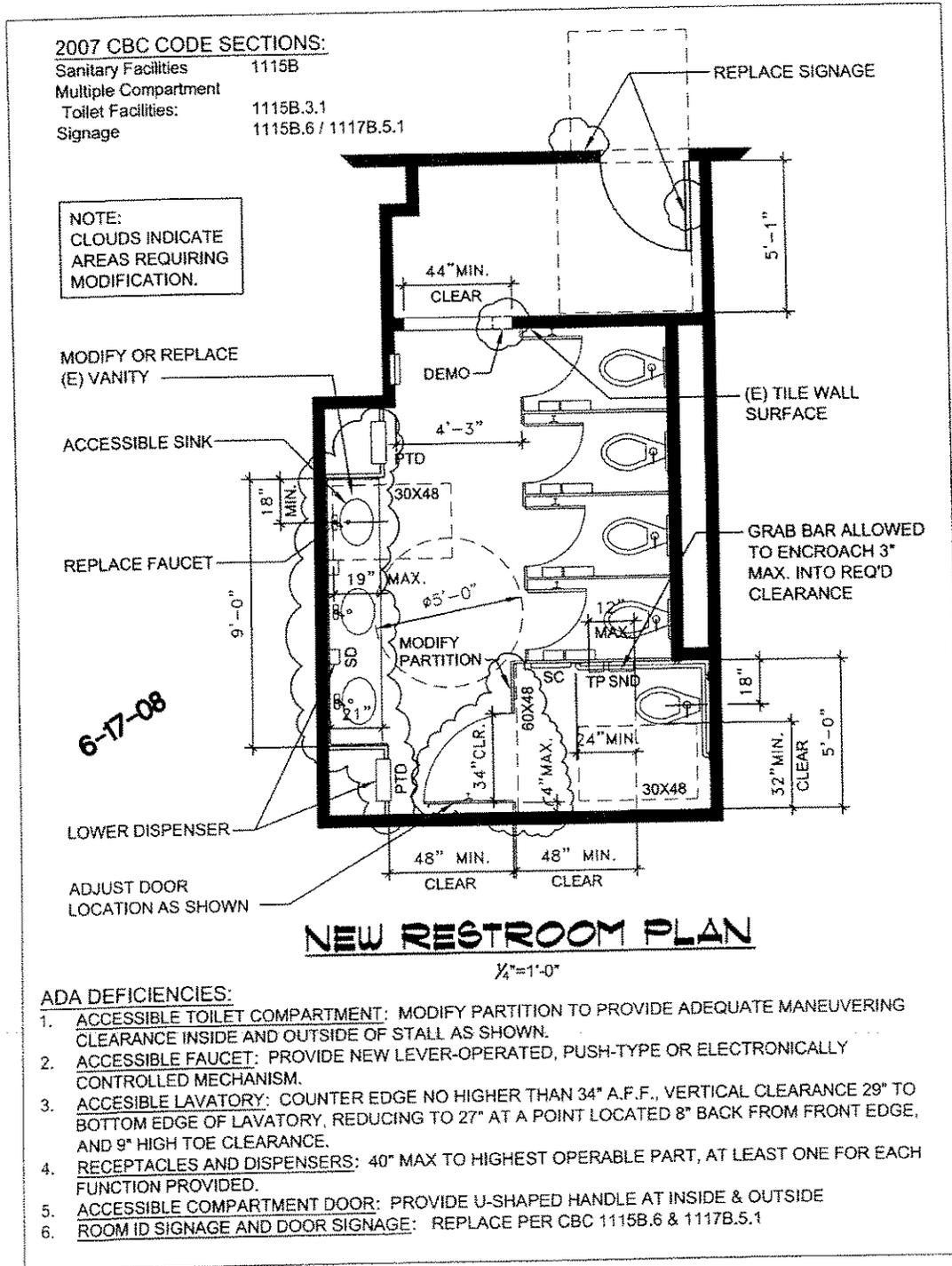
BOE Infrastructure Study  
 Plumbing Fixture Count  
 Based on 2007 CPC

Exhibit C

REQUIRED NUMBER OF PLUMBING FIXTURES						
	TOILETS		LAVS		URINALS	
	MEN	WOMEN	MEN	WOMEN		
OFFICE BUILDINGS--- FOR EMPLOYEE USE (231 total occupants)	5	6	3	3	3	Table 4-1
ASSEMBLY PLACES FOR PUBLIC USE (674 total occupants)	3	11	2	2	3	Table 4-1

EXISTING NUMBER OF PLUMBING FIXTURES						
	TOILETS		LAVS		URINALS	
	MEN	WOMEN	MEN	WOMEN		
OFFICE AREAS (FLOORS 2-24)	3	5	3	3	2	
ASSEMBLY AREAS AT GROUND FLOOR	3	5	3	3	2	
UNISEX RESTROOM AT BOARD ROOM	1		1			---
UNISEX RESTROOM AT CAFETERIA	1		1			---

Exhibit D  
DGS Accessibility Report



# Exhibit E Sewer Mitigation Fees



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Development Services  
Homepage

## Fee Details

<b>Fee Name</b>	Combined Sewer Development Fee
<b>Fee Type</b>	Fee
<b>Agency Responsible</b>	Utilities Department
<b>Implementing Agency</b>	Building (at Building Permit); Dev Eng (at Final Map)
<b>City Ordinance</b>	Ord: 2005-020; Reso: 2005-162
<b>For Info Contact</b>	City of Sacramento Utilities Engineering Services
<b>Phone</b>	916-808-1400
<b>Purpose of Fee</b>	Used for capital improvement projects to mitigate impacts to the coml system.
<b>Description of Fee</b>	All projects that are within the combined sewer system area will be re a fee for sanitary sewer flows above the existing flows from the projec Projects which are subject to the Combined Sewer Development Fee ar to the other City Sewer Development Fee.
<b>Development Phase</b>	Building Permit issuance or Final Map
<b>Calculation or Amount</b>	\$106.50/ESD for the first 25 ESD, plus \$2,657.54/ESD in excess of 25.
<b>Related fees</b>	
<b>Fee is related to or dependent on location?</b>	Yes

*Last Council Action: March 15, 2005*  
*Verified current on: July 2, 2008*