

BUILDING CODE INFORMATION:

PROJECT LOCATION: NEWTON COUNTY WATER AND SEWERAGE AUTHORITY
11325 BROWN BRIDGE ROAD
COVINGTON, GA 30016

PROJECT SCOPE:
THIS PROJECT IS AN ADDITION TO AND RENOVATION OF AN EXISTING ADMINISTRATION BUILDING.
THE ADDITION WILL INCLUDE A NEW PUBLIC MEETING SPACE AND OFFICES FOR STAFF.

BUILDING AND FIRE CODES:

2026 BUILDING CODE OF GEORGIA INCLUDE:

- 2024 INTERNATIONAL BUILDING CODE (IBC) w/GEORGIA AMENDMENTS
- 2024 INTERNATIONAL EXISTING BUILDING CODE (IEBC) w/GEORGIA AMENDMENTS
- 2024 INTERNATIONAL PLUMBING CODE (IPC) w/GEORGIA AMENDMENTS
- 2024 INTERNATIONAL MECHANICAL CODE (IMC) w/GEORGIA AMENDMENTS
- 2024 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2023 NFPA 70, NATIONAL ELECTRIC CODE (NEC) w/GEORGIA AMENDMENTS
- 2010 ADA w/ GEORGIA AMENDMENTS

OCCUPANCY CLASSIFICATION: BUSINESS /ASSEMBLY - 1HR SEPARATION

TYPE OF CONSTRUCTION: TYPE 2B

FULLY SPRINKLERED: YES

FIRE ALARM: YES

EXISTING BUILDING:

- CONTINUATION OF EXISTING USE: YES
- CHANGE OF USE: ADDING ASSEMBLY FUNCTION TO BUSINESS USE
- CLASSIFICATION OF WORK: ADDITION / RENOVATION

BUILDING HEIGHT AND AREA:

ACTUAL BUILDING HEIGHT: 35' (EXISTING) 29' (ADDITION) , 2 STORIES
ALLOWABLE BUILDING HEIGHT: 75' SF, 4 STORIES

ACTUAL BUILDING AREA: 17,628 SF
109,250 SF
ALLOWABLE BUILDING AREA: PER TABLE 506.2 $A_u = A_s + (NS \times I)$
109,250 SF = 92,000 + (23,000 x .75)

MAXIMUM EXIT ACCESS TRAVEL DISTANCE: 175 FT
MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE: 75 FT
MAXIMUM DEAD ENDS IN CORRIDORS: 50 FT

CODE OCCUPANCY SCHEDULE

NAME	AREA	OCCUPANT LOAD FACTOR	CALCULATED OCCUPANCY LOAD	LEVEL
ASSEMBLY, A-1				
BOARD ROOM	1674 SF	15 SF	112	1ST FLOOR
PREFUNCTION	695 SF	5 SF	140	1ST FLOOR
	2370 SF		252	
BUSINESS, B				
BUSINESS (EXISTING)	4046 SF	150 SF	27	1ST FLOOR
BUSINESS (ADDITION)	173 SF	150 SF	2	1ST FLOOR
BUSINESS (ADDITION)	1120 SF	150 SF	8	1ST FLOOR
BUSINESS (ADDITION)	1203 SF	150 SF	9	1ST FLOOR
BUSINESS (RENOVATED)	569 SF	150 SF	4	1ST FLOOR
BUSINESS (RENOVATED)	549 SF	150 SF	4	1ST FLOOR
BUSINESS (ADDITION)	3619 SF	150 SF	25	2ND FLOOR - ADDITION
BUSINESS (RENOVATED)	3231 SF	150 SF	22	2ND FLOOR - ADDITION
BUSINESS (EXISTING)	243 SF	150 SF	2	2ND FLOOR - ADDITION
BUSINESS (EXISTING)	506 SF	150 SF	4	2ND FLOOR - ADDITION
BUILDING TOTAL	15258 SF		107	
	17628 SF		359	

PLUMBING FIXTURE COUNTS

BUSINESS (B) 107 OCCUPANTS/2 = 54 MALE/ 54 FEMALE
ASSEMBLY (A) 252 OCCUPANTS/2 = 126 MALE/126 FEMALE

ASSEMBLY

WATER CLOSETS

MALE (1 PER 125):
FEMALE (1 PER 65):

126(A) > 2 WC
126(A) > 2 WC

LAVATORIES

MALE (1 PER 200):
FEMALE (1 PER 200):

126(A) > 1 LAV
126(A) > 1 LAV

DRINKING FOUNTAIN (1 PER 500):

252(A) > 1 DF

SERVICE SINK:

1 SS

BUSINESS

WATER CLOSETS

MALE (FIRST 50 - 1 PER 25, REMAINDER - 1 PER 50):
FEMALE (FIRST 50 - 1 PER 25, REMAINDER - 1 PER 50):

43(B) > 2 WC
43(B) > 2 WC

LAVATORIES

MALE (FIRST 80 - 1 PER 40, REMAINDER - 1 PER 80):
FEMALE (FIRST 80 - 1 PER 40, REMAINDER - 1 PER 80):

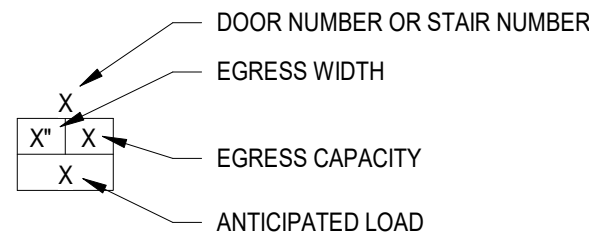
54(B) > 2 LAV
54(B) > 2 LAV

DRINKING FOUNTAIN (1 PER 100):

86(B) > 1 DF

SERVICE SINK:

1 SS



(FE) (FEC) FIRE EXTINGUISHER / FIRE EXTINGUISHER CABINET

1 HOUR FIRE-RESISTANCE RATED CONSTRUCTION

2 HOUR FIRE-RESISTANCE RATED CONSTRUCTION

3 HOUR FIRE-RESISTANCE RATED CONSTRUCTION

1 HOUR FIRE-RESISTANCE/SMOKE BARRIER RATED CONSTRUCTION

TL X' - X' EXIT ACCESS TRAVEL DISTANCE LABEL
CP X' - X' COMMON PATH OF TRAVEL DISTANCE LABEL
PATH OF TRAVEL

(A-3) OCC CLASSIFICATION FUNCTION BY IBC CHAPTER 10

AOR AREA OF REFUGE



EXIT SIGN

ZULU 30% BID SET 01-28-2026



BROWN AND CALDWELL
900 HAMMOND DRIVE, SUITE 500
ATLANTA, GA 30328



THIS DRAWING IS NOT VALID
FOR CONSTRUCTION
PURPOSES UNLESS IT BEARS
THE SEAL AND SIGNATURE OF
A DULY REGISTERED
PROFESSIONAL

30% DESIGN



NCWSA OFFICE
ADDITION

REVISIONS

REV	DATE	DESCRIPTION

LINE IS 2 INCHES
AT FULL SIZE

DESIGNED: MW4

DRAWN: LDG

CHECKED: DEK

CHECKED:

APPROVED: Approver

FILENAME

BC PROJECT NUMBER

616202

CLIENT PROJECT NUMBER

CODE COMPLIANCE

DRAWING NUMBER

G101

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