

Applicable Codes in the State of Georgia

Overview:

All buildings and structures within the jurisdiction of Cobb County must meet all applicable fire and building codes. The Cobb County Fire Marshal's Office (FMO) and the Building Department are responsible for ensuring compliance the codes and standards as adopted by the State Fire Marshal's Office and the Georgia Department of Community Affairs (DCA). The codes and standards enforced by the FMO include but are not limited to the following:

- NPFA 101, *Life Safety Code*
- NFPA 13, *The Standard for the Installation of Sprinkler Systems*
- NFPA 72, *National Fire Alarm and Signaling Code*
- NFPA 96, *Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations*
- *International Fire Code*
- Chapter 120-3-3 *Rules and Regulations for the State Minimum Fire Safety Standards*
- Cobb County Ordinance – Chapter 54 Fire Prevention and Protection

The Building Department is responsible for ensuring compliance with codes to include but limited to the following:

- *International Building Code*
- *International Mechanical Code*
NOTE: The FMO reviews mechanical drawings to confirm whether a duct smoke detector will be provided on the supply side for HVAC units over 2,000 CFM and that ducts are not routed through exit enclosures or exit passageways
- *International Plumbing Code*
- NFPA 70, *National Electrical Code*
NOTE: The FMO reviews electrical drawings for exit sign and emergency light location.
- DCA Amendments to the International Codes
- 2010 ADA Standards for Accessible Design

Chapter 120-3-3 and the Georgia DCA can be checked to determine the effective editions of each code/standard in the State of Georgia. This information can be obtained from the State Fire Marshal's and DCA's website.

Part I: Code Reference Guide

A Code Reference Guide has been established by the State Fire Marshal's Office and the DCA. The Table 102.13 below establishes the hierarchy of codes in the State of Georgia. For example, when determining the applicable code for designing the means of egress Table 102.13 indicates the Life Safety Code is the primary code, the International Building Code is not referenced (Reference: 120-3-3 Rules & Regulations for the State Minimum Fire Safety Standards)

TABLE 102.13: CODES REFERENCE GUIDE		
Area	Primary	Supplement
Occupancy Classification	LSC	IBC
Building Construction Types, including allowable height, allowable building areas, and the requirements for sprinkler protection related to minimum building construction types	IBC	LSC
Means of Egress	LSC	NONE
Standpipes	IBC	IFC
Interior Finish	LSC	NONE
HVAC Systems	IMC	NONE
Vertical Openings	LSC	NONE
Sprinkler Systems	LSC	NONE
Fire Alarm Systems	LSC	NONE
Smoke Alarms and Smoke Detection Systems	State Statute and LSC	NONE
Portable Fire Extinguishers	IFC	NONE
Cooking Equipment	LSC and NFPA 96	NONE
Fuel Fired Equipment	IFGC	NFPA 54
Liquid Petroleum Gas	NFPA 58	NFPA 54
Compressed Natural Gas	NFPA 52	NONE

LSC = Life Safety Code

IBC = International Building Code

IFC = International Fire Code

IMC = International Mechanical Code

IFGC = International Fuel Gas Code

The appropriate codes and/or standards must be referenced or the drawings will be subject to disapproval. See the sample Code Summary for assistance in preparing a code summary.

Part II Sample Code Summary

Cobb County does not have a standard Code Summary format for drawings, however, where a code summary is provided on an architectural drawing the code summary must provide the correct code references and should include but not be limited to the following information:

- General Description
 - Project/Job Name
 - Correct Address/Building Number/Suite Number
 - Key Plan/location of suite and adjacent suites in the building
 - Applicable Codes
 - Occupancy Classification per LSC (primary) and IBC (supplemental)
 - Minimum Construction Type
 - Sprinklers/Fire Alarm
- Height & Area Limitations
 - Permitted Height and Area per IBC
 - Height and Area for Special Occupancies (Assembly, Day-Care) per LSC
- Structural Fire Resistance Requirements
 - Structural Frame
 - Walls Interior and Exterior, Load Bearing and Non-Load Bearing
 - Floor
 - Roof
- Fire-Resistance Rated & Smoke Resistant Separations
 - Fire Wall Separations
 - Occupancy Separations
 - Occupancy Specific
 - Vertical Openings per LSC
 - Exit Stairs per LSC
 - Exit Passageways per LSC
- Exit Requirements all per LSC
 - Occupant Load Calculations Including Occupant Load Factors
 - Egress Capacity
 - Minimum Number of Means of Egress
 - Maximum Travel Distance
 - Maximum Common Path of Travel
 - Maximum Dead-End
 - Location of Exits (Remote Exits, 1/2 or 1/3 the Diagonal)
 - Exit Hardware, Locks, Special Locks, Panic/Fire Exit Hardware

- Interior Finish per LSC and 120-3-3 State Minimum Fire Safety Standards

Sample Code Summary

GENERAL DESCRIPTION

JB's Restaurant
 Suite 210
 2201 County Services Pkwy

*Applicable Codes:
 2012 Life Safety Code
 2012 International Fire Code
 2012 International Building Code
 2012 International Mechanical Code
 2012 International Plumbing Code
 2011 National Electrical Code
 *with Chapter 120-3-3 and Georgia DCA Amendments

Occupancy Classification:
 Assembly (LSC) A-2 (IBC)

Minimum Construction Type:
 Type VB

Fire Sprinkler System Required:	Yes, per 120-3-3 and IFC 903.2.1.2
Fire Alarm System Required:	No

HEIGHT AND AREA LIMITATIONS

Actual Building Area:	4,750 sq ft
Actual Building Height:	25 ft
Number of Stories:	1
Permitted Building Area (IBC Table 503):	6,000 sq ft
Permitted Building Height:	40 ft
Permitted # of Stories:	1

No Height and Area increases utilized. The building area, height, and number of stories are within the limitations of IBC Chapter 5.

STRUCTURAL FIRE RESISTANCE

Construction Type:	Type VB
Structural Frame (IBC Table 603):	0 hours
Bearing Walls exterior/interior:	0 hours
Non-Bearing Walls exterior/interior:	0 hours
Floor Construction:	0 hours
Roof Construction:	0 hours

FIRE RESISTANCE RATED WALLS & SMOKE PARTITIONS

None, no fire walls, occupancy separation, vertical openings, or exit enclosures are being provided for this project

MEANS OF EGRESS

Occupant Load Calculations per LSC Table 7.3.1.2

Occupant Load Factors:	
Restaurant Seating Area:	15 sq ft per person
Waiting Area:	3 sq ft per person
Fixed Seating (Booths):	18 inches per linear feet
Kitchen:	100 sq ft per person
Office/Bathroom/Common Area:	100 sq ft per person

Area/Use	Area (sq ft)	Occupant Load Factor	Occupant Load
Restaurant Seating	2,000	15 sq ft/person	133
Waiting	200	3 sq ft /person	67
Fixed Seating	360 inches (750 sq ft of booths)	18 inches per linear ft	20
Kitchen	1,400	100 sq ft/person	14
Office/Common Area	400	100 sq ft/person	4
TOTAL	4,750		238

Egress Capacity (LSC Table 7.3.3.1)

Required egress capacity: 0.2 inches per person x 238 persons = 47.6 in.

Actual Egress Capacity: 96 inches or 480 persons

Number of Exits Required (LSC 12.2.4): 2 exits

Number of Exits Provided: 2 exits

Maximum Travel Distance (LSC 12.2.6.2): 250 feet

Actual Travel Distance: 70 feet

Maximum Common Path (LSC 12.2.5.1.2): 20 feet with occupant load over 50

Actual Common Path: 0 feet

Maximum Dead End (LSC 12.2.5.1.3): 20 feet

Actual Dead End: 0 feet

Separation of Exits Required (LSC 7.5.4.2): Diagonal x 1/3 the maximum diagonal with a supervised sprinkler system

Separation of Exits Provided: 96 feet x 1/3 = 32 feet

Separation of Exits Provided: 40 feet

Panic Hardware Required (LSC 12.2.2.2.3): Provided on all exit doors except the main entrance

INTERIOR FINISHES

Interior finishes to comply with LSC Chapter 8

Class A in Lobby

Class B in Main Dining Area