



BRIAN TAYLOR
STATE FIRE MARSHAL

January 8, 2025

Mr. Tom DiBenedetto
Town of Chapel Hill Building Development Service Department
405 Martin Luther King Boulevard
Chapel Hill, NC 27514

RE: 2018 NCBC Section 1030 Emergency Escape and Rescue

Mr. DiBenedetto:

This letter is in response to your request for a formal interpretation from the Office of State Fire Marshal ("OSFM") dated 7/25/23 and received by OSFM the same day. Of note, this issue was resolved after a site visit by OSFM and subsequent correspondence between the Town of Chapel Hill Building Development Service Department and the permit holder in August and September 2023. This delayed formal response letter serves to complete the documentation requested by the Town of Chapel Hill Building Development Service Department. Thank you for your patience in waiting for this non-time sensitive formal interpretation response while our office handled other commitments. Requests are addressed below in the order in which they are posed.

Stated in relevant parts:

"Narrative for NCDOT Official Interpretation

The Town of Chapel Hill Building Development Services Department was asked to review a field call at 318 W. Rosemary by the applicant on the requirements of needing Emergency Escape and Rescue Openings (EERO). The Town followed the guidance and requirements as described in the North Carolina General Statutes and NCDOT guidance. The review team's decision is based on the applicant's submittal, plans, codes, and photographs as well as the historical events from fire events in the past in town as well as existing conditions on site and proposed use.

- The town experienced a tragic loss of six students from a fire in the past where insufficient components and elements were not in place that could have made a difference in the outcome.
- The main use of the structure will be for student housing.
- The area in question is substantially below grade.
- The proximity of the building to the property line and adjacent building is extremely close.

Based on the information submitted, above and past practical experiences the Town of Chapel Hill as the AHJ does not approve the structure as constructed and that EERO will be required for those bedrooms in question."

OFFICE OF STATE FIRE MARSHAL



Remarks:

Attachment A is comprised of the request for formal interpretation as well as all supporting information submitted with the request.

Code Analysis: The apartments used for student housing at 318 W. Rosemary Street, Chapel Hill, NC are classified as Residential Group R-2 per 2018 North Carolina Building Code (NCBC), Section 310.4. The Chapter 2 definition of “story above grade plane” is applicable to the Level 1 apartments as the floor of Level 2 above is more than six feet above grade plane. The Chapter 2 definition of “basement” is not applicable to the Level 1 apartments.

Emergency escape and rescue openings (EERO) are not required unless one of the following occupancy classifications is applicable within 2018 NCBC 1030.1:

1. Group E classrooms.
2. Group R-2 occupancies in accordance with Tables 1006.3.2(1) and 1006.3.2(2).
3. Group R-2 occupancies without automatic fire sprinkler systems in accordance with Sections 903.3.1.1, and 903.3.1.2.
4. Group R-3 occupancies.

The Level 1 apartments are equipped throughout with an automatic fire sprinkler system as per the design documents included in Attachment A and as verified in a site visit by OSFM. The Level 1 apartments are provided with exit access to two exits; one to the north and one to the south as per the design documents included in Attachment A and as verified in a site visit by OSFM.

....

310.4 Residential Group R-2. Residential Group R-2 occupancies containing sleeping units or more than two *dwelling units* where the occupants are primarily permanent in nature, including:

Apartment houses

Boarding houses (nontransient) with more than 16 occupants

Congregate living facilities (nontransient) with more than 16 occupants

Convents

Dormitories

Fraternities and sororities

Hotels (nontransient)

Live/work units

Monasteries

Motels (nontransient)

Open air camp cabin (nontransient) with 17 to 36 occupants

Vacation timeshare properties

....

STORY ABOVE GRADE PLANE. Any *story* having its finished floor surface entirely above *grade plane*, or in which the finished surface of the floor next above is:

1. More than 6 feet (1829 mm) above *grade plane*; or
2. More than 12 feet (3658 mm) above the finished ground level at any point.

....

BASEMENT. A *story* that is not a *story above grade plane* (see "*Story above grade plane*"). This definition of "Basement" does not apply to the provisions of Section 1612 for *flood loads*.

....

1030.1 General. In addition to the *means of egress* required by this chapter, provisions shall be made for *emergency escape and rescue openings* in Group E classrooms, Group R-2 occupancies in accordance with Tables 1006.3.2(1) and 1006.3.2(2), Group R-2 occupancies without automatic fire sprinkler systems in accordance with Sections 903.3.1.1, and 903.3.1.2 and Group R-3 occupancies. *Basements* and sleeping rooms below the fourth story above *grade plane* shall have at least one exterior *emergency escape and rescue opening* in accordance with this section. Where *basements* contain one or more sleeping rooms, *emergency escape and rescue openings* shall be required in each sleeping room, but shall not be required in adjoining areas of the *basement*. Such openings shall open directly into a *public way* or to a *yard* or *court* that opens to a *public way*.

....

TABLE 1006.3.2(1)
STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES

STORY	OCCUPANCY	MAXIMUM NUMBER OF DWELLING UNITS	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE
Basement, first, second or third story above grade plane	R-2 ^{a, b}	4 dwelling units	125 feet
Fourth story above grade plane and higher	NP	NA	NA

For SI: 1 foot = 3048 mm.

NP = Not Permitted.

NA = Not Applicable.



- a. Buildings classified as Group R-2 equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2 and provided with *emergency escape and rescue openings* in accordance with Section 1030.
- b. This table is used for R-2 occupancies consisting of *dwelling units*. For R-2 occupancies consisting of *sleeping units*, use Table 1006.3.2(2).

....

TABLE 1006.3.2(2)
STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR OTHER OCCUPANCIES

STORY	OCCUPANCY	MAXIMUM OCCUPANT LOAD PER STORY	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (feet)
First story above or below grade plane	A, B ^b , E F ^b , M, U	49	75
	H-2, H-3	3	25
	H-4, H-5, I, R-1, R-2 ^a , c, R-4 ^e	10	75
	S ^{b, d}	29	75
Second story above grade plane	B, F, M, S ^d	29	75
Third story above grade plane and higher	NP	NA	NA

For SI: 1 foot = 304.8 mm.

NP = Not Permitted.

NA = Not Applicable.

- a. Buildings classified as Group R-2 equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2 and provided with *emergency escape and rescue openings* in accordance with Section 1030.
- b. Group B, F and S occupancies in buildings equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 shall have a maximum *exit access* travel distance of 100 feet.



- c. This table is used for R-2 occupancies consisting of *sleeping units*. For R-2 occupancies consisting of *dwelling units*, use Table 1006.3.2(1).
- d. The length of *exit access* travel distance in a Group S-2 *open parking garage* shall be not more than 100 feet.
- e. R-4 adult and child day care facilities shall have two exits or the rooms where the occupants receive care shall be located on the level of exit discharge and each of these rooms shall have an exit door directly to the exterior.

....

Conclusions: Emergency escape and rescue openings (EERO) are not required for the Level 1 apartments because both 2018 NCBC 1030.1 and Tables 1006.3.2(1) and 1006.3.2(2) are not applicable because the Level 1 apartments are equipped throughout with an automatic fire sprinkler system and are provided with exit access to two exits.

Sincerely,

David Rittlinger, PE, LEED AP
Division Chief – Codes & Interpretations
North Carolina Office of State Fire Marshal

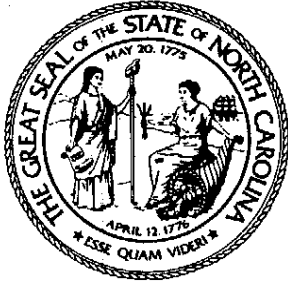
cc: Nathan Childs, NCDOJ, counsel for NC Building Code Council, nchilds@ncdoj.gov
Nicki Shaffer, NCDOJ, counsel for NC Residential Code Council, wshaffer@ncdoj.gov
Pak Yip, NCOSFM, Chief Code Consultant, pak.yip@ncdoi.gov



ATTACHMENT A

(see attached pdf)





**APPENDIX E
 APPEALS
 NORTH CAROLINA
 BUILDING CODE COUNCIL
 325 North Salisbury Street, Room 5_44
 Raleigh, North Carolina 27603
 (919) 647-0095**

APPEAL TO NCDOI/NCBCC

Hearing Date ____ / ____ / ____

GS 153A-374, GS 160A-434
 Formal Interpretation by NCDOI
 Appeal of Local Decision to NCDOI _____

GS 143-140, GS 143-141
 Appeal of Local Decision to NCBCC _____
 Appeal of NCDOI Decision to NCBCC _____

APPELLANT Tom DiBenedetto **PHONE** (919) 968 - 2719 x _____
REPRESENTING Town of Chapel Hill Building Development Service Department
ADDRESS 405 MLK Blvd
CITY Chapel Hill **STATE** NC **ZIP** 27514
E-MAIL tdibenedetto@townofchapelhill.org **FAX** (_____) _____ - _____

North Carolina State Building Code, Volume _____ - Section _____

REQUEST ONE: Formal Interpretation by NCDOI Appeal of Local Decision to NCBCC
 Appeal of Local Decision to NCDOI Appeal of NCDOI Decision to NCBCC

Type or print. Include all background information as required by the referenced General Statutes and the attached policies. Attach additional supporting information.

Please see attached narrative and local formal interpretation

REASON:

Tom DiBenedetto
 Signature _____

DATE: 7/25/2023

APPEAL TO NCDOI/NCBCC

FORM 3/14/17

202.9 Appeals

202.9.1 Engineering Division. A written technical interpretation shall be provided as specified in Section 203.2.1.2. Any person may appeal in writing an order, decision, or determination pertaining to the code or any state building law by filing written notice with the Commissioner of Insurance or his designee within ten (10) days after the order, decision, or determination. A copy of the appeal shall be furnished to each party.

(General Statutes 143-140, 153A-374 and 160A-434)

203.2.1 Interpretations

203.2.1.1 Informal Interpretations. The Engineering Division shall provide informal interpretations on code related matters either by e-mail, letter or telephone. These informal interpretations may be accepted by the local code enforcement official or party requesting the interpretation. Either party may request a formal interpretation of the code.

203.2.1.2 Formal Interpretations. Any person may request in writing a formal interpretation of the code. The request shall be addressed to the Chief Code Consultant for the Department of Insurance. The request shall be specific and shall reference the code sections in question. All formal interpretations shall be in writing. A formal interpretation shall be binding on all parties unless appealed to the Building Code Council as specified in Section 201.9.2. Formal interpretations determined to be of a general nature may be posted on the Department website. (General Statute 143-140)

203.2.2 Appeals. Any person may appeal in writing an order, decision, or determination of a code enforcement official pertaining to the code or any state building law. The appeal shall be addressed to the Chief Engineer for the Department of Insurance by filing written notice within ten (10) days after the order, decision, or determination. The appeal shall contain the type and size of the building in question, the location of the building, and shall reference the code sections in question. The decision shall be in writing and shall set forth the facts found. The decision rendered shall be based on the technical provisions of the code, public health and safety and shall be construed liberally to those ends. A decision shall be binding on all parties unless appealed to the Building Code Council as specified in Section 201.9.2. A copy of the appeal and written decision shall be furnished to each party. (General Statutes 153A-374 and 160A-434)

202.9.2 Building Code Council. The Building Code Council shall hear appeals from the decisions of State enforcement agencies relating to any matter related to the code. Any person wishing to appeal a decision of a State enforcement agency to the Building Code Council shall give written notice of appeal as follows:

202.9.2.1 Twenty one (21) copies including an original of the Notice of Appeal shall be filed with the Building Code Council c/o NC Department of Insurance, Engineering Division, 325 North Salisbury Street, Room 5_44, Raleigh, NC 27603 and one (1) copy shall be filed with the State enforcement agency from which the appeal is taken.

202.9.2.2 The Notice of Appeal shall be received no later than thirty (30) days from the date of the decision of the State enforcement agency.

202.9.2.3 The Notice of Appeal shall be legibly printed, typewritten or copied and shall contain the following:

- (1) Name, address of the party or parties requesting the appeal.
- (2) The name of the State enforcement agency, the date of the decision from which the appeal is taken, and a copy of the written decision received from the enforcement agency.
- (3) The decision from which the appeal is taken shall be set forth in full in the Notice of Appeal or a copy of the decision shall be attached to all copies of the Notice of Appeal.
- (4) The contentions and allegations of fact must be set forth in full in a clear and concise manner with reference to the sections of the code in controversy.
- (5) The original Notice of Appeal shall be signed by the party or parties filing appeal.
- (6) The Notice of Appeal shall be received by the first day of the month prior to the Building Code Council's quarterly scheduled meeting in order to be placed on the agenda for that meeting. The Chairman may schedule a special meeting to hear an appeal.

202.9.2.4 Upon the proper filing of the Notice of Appeal, the Building Code Council Secretary shall forward one (1) copy of the Notice of Appeal to each member of the Building Code Council. The Chairman may appoint a Hearing Committee to hear appeals. The Secretary shall send notice in writing to the party or parties requesting an appeal and to the Building Code Council Hearing Committee members at least fifteen (15) days prior to the Hearing Committee meeting. A written decision of the Hearing Committee meeting shall be provided to all Building Code Council Members. The actions of the Hearing Committee shall be final, unless appealed to the full Building Code Council in writing within 30 days of the Hearing Committee's action. If a Hearing Committee consists of at least seven Council members, it will constitute a quorum of the full Council. Further appeals shall be as specified in Section 202.9.3.

202.9.2.5 The Building Code Council shall, upon a motion of the State enforcement agency or on its own motion, dismiss appeals for the following reasons:

- (1) Not pursued by the appellant or withdrawn;
- (2) Appeal not filed in accordance with these rules; or
- (3) Lack of jurisdiction.

202.9.2.6 When the Building Code Council finds that a State enforcement agency was in error in its interpretation of the code, the Building Code Council shall remand the case to the agency with instructions to take such actions as the Building Code Council directs. When the Building Code Council finds on appeal that materials or methods of construction proposed are equivalent to those required by the code, the Building Code Council shall remand the case to the State enforcement agency with instructions to permit the use of such materials or methods of construction. The Building Code Council shall immediately initiate procedures for amending the code to permit the use of such materials or methods of construction.

202.9.2.7 The Building Code Council shall provide a written decision setting forth the findings of fact and the Building Code Council's conclusions to each party or parties filing the appeal and to the State enforcement agency from which the appeal was taken.

202.9.3 Superior Court. Whenever any person desires to appeal a decision of the Building Code Council or a decision of a State or local enforcement agency, he may appeal either to the Wake County Superior Court or the Superior Court of the county in which the proposed building is to be situated in accordance with the provisions of Chapter 150B of the General Statutes.
(General Statute 143-141(d))



TOWN OF CHAPEL HILL
Building & Development Services
A Division of the Office of Community Safety
405 Martin Luther King Jr. Blvd
Chapel Hill, NC 27514-5705

phone (919) 968-2718 fax (919) 932-2954
www.townofchapelhill.org

Narrative for NCDOI Official Interpretation

The Town of Chapel Hill Building Development Services Department was asked to review a field call at 318 W Rosemary by the applicant on the requirements of needing Emergency Escape and Rescue Openings (EERO). The Town followed the guidance and requirements as described in the North Carolina General Statutes and NCDOI guidance. The review team's decision is based on the applicant's submittal, plans, codes, and photographs as well as the historical events from fire events in the past in town as well as existing conditions on site and proposed use.

-The town experienced a tragic loss of six students from a fire in the past where insufficient components and elements were not in place that could have made a difference in the outcome

-The main use of the structure will be for student housing

-The area in question is substantially below grade

-The proximity of the building to the property line and adjacent building is extremely close

Based on the information submitted, above and past practical experiences the Town of Chapel Hill as the AHJ does not approve the structure as constructed and that EERO will be required for those bedrooms in question



INTERNAL REVIEW SUMMARY

Address- 318 W Rosemary

Date: 7/19/2023

Summary: The questions below are derived from the submittal of Don B. Flick AIA of BSB Design Dated July 13, 2023. This review stems from the field decision that Emergency Escape and Rescue Openings are require at the above address.

Question 1:

What is means of egress defined as and what are the components?

Answer:

- **MEANS OF EGRESS.** A continuous and unobstructed path of vertical and horizontal egress travel from any occupied portion of a building or structure to a *public way*. A means of egress consists of three separate and distinct parts: the *exit access*, the *exit*, and the *exit discharge*.

Question 2:

What is an Emergency Escape and Rescue Opening, also known as EERO?

Answer:

EMERGENCY ESCAPE AND RESCUE OPENING. An operable window, door or other similar device that provides for a means of escape and access for rescue in the event of an emergency

Question 3:

When does an Emergency Escape and Rescue Opening (EERO) need to be in place?

Answer:

In addition to the means of egress required by code, provisions shall be made for emergency escape and rescue openings in areas as described in Section 1030 of the NC Building Code. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with Section 1030.

Question 4:

What is the definition of a basement?

Answer:

BASEMENT. A story that is not a story above grade plane

STORY ABOVE GRADE PLANE. Any story having its finished floor surface entirely above grade plane, or in which the finished surface of the floor next above is:

1. More than 6 feet (1829 mm) above grade plane-, or
2. More than 12 feet (3658 mm) above the finished ground level at any point.



TOWN OF CHAPEL HILL
Building & Development Services
A Division of the Office of Community Safety
405 Martin Luther King Jr. Blvd
Chapel Hill, NC 27514-5705

phone (919) 968-2718 fax (919) 932-2954
www.townofchapelhill.org

Decision:

The documentation submitted referencing Section 1006 of the NC Building Code is not applicable to the requirements EERO's. Section 1006 does cover the number of exits as it relates to the means of egress per story. As defined, the means of egress consists of three separate and distinct parts: the *exit access*, the *exit*, and the *exit discharge*. EERO requirements is a separate and distinct requirement in addition to the required means of egress as stated in 1006. An EERO is not only used for egress out but also as ingress for emergency personnel. Windows are never considered to be exit or exit access components for the purposes of meeting the minimum requirements for the number of exits.

As per Section 1030 of the NC Building Code, where basements contain one or more sleeping rooms, EERO's shall be required as per Section 1030. This is a requirement whether a structure or space has sprinkler coverage or not. It is important to note that an EERO in a basement is only an element of escape and is not part of the means required per story as described in Section 1006 of the NC building Code.

As constructed the story in question where the bedrooms are located does not have the entire floor above the grade plane and therefore by definition, is a story below grade, otherwise defined as a basement per the building code. Therefore, these bedroom will require EERO that need to meet the requirements as stated in 1030.2 to 1030.5.2.

It is the final decision by the committee that the call made in the field is correct and that EERO will be required for the bedrooms that are on the basement story.

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)

Name of Project: CHAPEL HILL, ROSEMARY
Address: 318 WEST ROSEMARY STREET, CHAPEL HILL, NC
Owner/Authorized Agent: PRIESS CO., Phone # (819) 706-0680, E-Mail: jeff.bartholomew@pcco.com

DESIGNER: FIRM NAME, LICENSE #, TELEPHONE #, E-MAIL
Architectural: BSB DESIGN, DAN SWIFT, (704) 448-7884, dan@bsbdesign.com
Civil: GOSSETT/SMITH/THOMAS, (704) 448-7818, gsmith@bsbdesign.com

2018 NC BUILDING CODE: New Building, Addition, or Renovation
1" Time Interior Completion

2018 NC EXISTING BUILDING CODE: EXISTING: Prescriptive or Repair, Chapter 14
Attention: Level I, Level II, Level III, Change of Use

CONSTRUCTED: (date)
RENOVATED: (date)
CURRENT OCCUPANCY(S) (Ch. 7):
PROPOSED OCCUPANCY(S) (Ch. 7):

BASIC BUILDING DATA
Construction Type: I-A, I-B, I-C, I-D, I-E, I-F, I-G, I-H, I-I, I-J, I-K, I-L, I-M, I-N, I-O, I-P, I-Q, I-R, I-S, I-T, I-U, I-V, I-W, I-X, I-Y, I-Z
Sprinklers: No, Partial, Yes
Standpipes: No, Yes, Class I, II, III, Wet, Dry

2018 NC Administrative Code and Policies

Table with columns: FLOOR, EXISTING (SQ FT), NEW (SQ FT), SUB-TOTAL. Rows include 2nd Floor, Mezzanine, 1st Floor, Basement, and TOTAL.

ALLOWABLE AREA
Assembly: A-1, A-2, A-3, A-4, A-5
Business: B-1, B-2, B-3, B-4, B-5

Primary Occupancy Classification: Select one
Secondary Occupancy Classification: Select one
Use Group: Select one

ALLOWABLE HEIGHT
Building Height in Feet (Table 504.3): 4
Building Height in Stories (Table 504.4): 4

Accessory Occupancy Classification:
Incidental Uses (Table 509):
Special Uses (Chapter 4 - List Code Sections):

Special Provisions (Chapter 5 - List Code Sections):
Mixed Occupancy: Yes, No
Separated Use (508.4):

Actual Area of Occupancy A + Actual Area of Occupancy B
Allowable Area of Occupancy A + Allowable Area of Occupancy B

2018 NC Administrative Code and Policies

Table with columns: STORY NO., DESCRIPTION AND USE, L1 AREA, L2 AREA, L3 AREA, L4 AREA, ALLOWABLE AREA PER STORY OR UNLIMITED.

Frontage area increases from Section 506.2 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = (F)
b. Total Building Perimeter = (P)
c. Ratio (F/P) = (F/P)
d. W = Minimum width of public way = (W)

Table with columns: BUILDING HEIGHT IN FEET (TABLE 504.3), ALLOWABLE AREA, SHOWING PLANS, CLEAR HEIGHTS.

Utility and Miscellaneous:
Accessibility: A-3 LESS THAN 10%
Incidental Uses (Table 509):

Special Uses (Chapter 4 - List Code Sections):
Special Provisions (Chapter 5 - List Code Sections):

Mixed Occupancy: Yes, No
Separated Use (508.4):

2018 NC Administrative Code and Policies

Table with columns: BUILDING ELEMENT, FIRE SEPARATION DISTANCE (FEET), RISK D, EXISTING PROVIDED (OR REFERENCE), INITIAL AND SHEET #, DESIGN # FOR RATED PENETRATION ASSEMBLY, SHEET FOR RATED PENETRATION, SHEET # FOR RATED PENETRATION.

Fire Protection Requirements
Fire Separation Distance (Feet):
Risk D:
Existing Provided (or Reference):
Initial and Sheet #:

2018 NC Administrative Code and Policies

Table with columns: FIRE SEPARATION DISTANCE (FEET) FROM PENETRATION, DESIGN OF OPENING (TABLE 705.8), ALLOWABLE AREA (%), ACTUAL SHOWN ON PLANS (%).

LIFE SAFETY SYSTEM REQUIREMENTS
Emergency Lighting:
Exit Signs:
Fire Alarm:
Smoke Detection Systems:
Panic Hardware:

LIFE SAFETY PLAN REQUIREMENTS
Life Safety Plan Sheet #: A0.09 - A0.11
Fire and/or smoke rated wall locations (Chapter 7):
Assumed and real property line locations (if not on the site plan):

Building 318: OPENING CALCULATIONS
EAST ELEVATION:
TOTAL SURFACE AREA = 4,138 sf
TOTAL OPENING AREA = 993 sf
OPENING AREA PERCENTAGE = 24%

WEST ELEVATION:
TOTAL SURFACE AREA = 5,593 sf
TOTAL OPENING AREA = 279 sf
OPENING AREA PERCENTAGE = 5%

2018 NC Administrative Code and Policies

Table with columns: TOTAL ACCESSIBLE UNITS, ACCESSIBLE UNITS, TYPE A UNITS, TYPE B UNITS, TOTAL ACCESSIBLE UNITS PROVIDED.

Table with columns: LOT OR PARKING AREA, TOTAL # OF PARKING SPACES, # OF ACCESSIBLE SPACES PROVIDED, TOTAL # ACCESSIBLE PROVIDED.

Table with columns: USE, WATERCLOSETS, URINALS, LAVATORIES, SHOWERS, DRINKING FOUNTAINS, SPACE.

SPECIAL APPROVALS
Special approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, etc., describe below)

2018 NC Administrative Code and Policies

ENERGY SUMMARY
ENERGY REQUIREMENTS:
The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided.

Existing building envelope complies with code: No, Yes
Climate Zone: 3A, 4A, 5A
Method of Compliance: Energy Code, Prescriptive

THERMAL ENVELOPE (Prescriptive method only)
Roof/ceiling Assembly (each assembly):
Description of assembly:
U-Value of total assembly:
R-Value of insulation:

Exterior Walls (each assembly):
Description of assembly:
U-Value of total assembly:
R-Value of insulation:

Walls below grade (each assembly):
Description of assembly:
U-Value of total assembly:
R-Value of insulation:

Floors over unconditioned space (each assembly):
Description of assembly:
U-Value of total assembly:
R-Value of insulation:

Floors slab on grade:
Description of assembly:
U-Value of total assembly:
R-Value of insulation:

2018 NC Administrative Code and Policies

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
STRUCTURAL DESIGN

DESIGN LOADS:
Importance Factors:
Live Loads:
Ground Snow Load:
Wind Load:

SEISMIC DESIGN CATEGORY: A, B, C, D
Risk Category (Table 1604.5):
Spectral Response Acceleration:
Site Classification (ASCE 7):

Basic structural system:
Analysis Procedure:
Architectural, Mechanical, Components anchored? Yes, No

LATERAL DESIGN CONTROL: Earthquake, Wind
SOIL BEARING CAPACITIES:
Field Test (provide copy of test report):
Presumptive bearing capacity:
Pile size, type, and capacity:

2018 NC Administrative Code and Policies

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
MECHANICAL DESIGN

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT
Thermal Zone:
Interior design conditions:
Building heating load:
Building cooling load:

Mechanical Space Conditioning System
Unitary:
description of unit:
heating efficiency:
cooling efficiency:
Boiler:
Chiller:
Size category: If oversized, state reason:

List equipment efficiencies:
List equipment efficiencies: 19.4 SEER

2018 NC Administrative Code and Policies

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
ELECTRICAL DESIGN

ELECTRICAL SUMMARY
Electrical System and Equipment:
Method of Compliance: Energy Code, Performance

Lighting schedule (each fixture type):
lamp type required in fixture:
number of lamps in fixture:
ballast type used in the fixture:
number of ballasts in fixture:
total wattage per fixture:
total interior wattage specified vs. allowed (whole building or space by space):
total exterior wattage specified vs. allowed:

Additional Efficiency Package Options:
(C406.2) More Efficient HVAC Equipment Performance
(C406.3) Reduced Lighting Power Density
(C406.4) Enhanced Digital Lighting Controls
(C406.5) On-Site Renewable Energy
(C406.6) Dedicated Outdoor Air System
(C406.7) Reduced Energy Use in Service Water Heating

2018 NC Administrative Code and Policies



ISSUE DATE: 2022-08-17
2021-12-15 PERMIT COMMENTS
2022-02-09 PERMIT COMMENTS

REVISIONS
2021-12-15 PERMIT COMMENTS
2022-02-09 PERMIT COMMENTS

2018 NC Administrative Code and Policies

CHAPEL HILL, ROSEMARY
318 WEST ROSEMARY ST.
CHAPEL HILL, NORTH CAROLINA



JOB NO. SH200197
3/20/2024, AL, AK
CHECKED: ML
318 BUILDING - APPENDIX B

2022-08-17 - PERMIT SET
A0.03.318

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)
(Reproduce the following data on the building plans sheet 1 or 2)

Name of Project: CHAPEL HILL ROSEMARY
Address: 318 WEST ROSEMARY ST., CHAPEL HILL, NC Zip Code 27516
Owner/Authorized Agent: PRIESS CO., Phone # (919.) 706 - 0680 E-Mail jeff.barholomew@pcco.com

ALLOWABLE AREA
DESIGNER: FIRM NAME LICENSE # TELEPHONE # E-MAIL
Architectural: BRIDGESON DAN SMITH 3873 (704) 440-7894 dan@bridgeson.com
Civil: GORRUP JEROME THOMAS CHRISTOPHER WOOTER 38993 (704) 447-5478 jrw@gorrup.com

2018 NC BUILDING CODE:
New Building Addition Renovation
1st Time Interior Completion
Shall Code. Contact the local inspection jurisdiction for possible additional procedures and requirements.

BASIC BUILDING DATA
Construction Type: I-A II-A III-A IV
I-B II-B II-C III-B
Sprinklers: No Partial Yes NFPA 13 NFPA 13R NFPA 13D
Standpipes: No Yes Class I II III Wet Dry
Fire District: No Yes Flood Hazard Area: No Yes

2018 NC Administrative Code and Policies

Table with 4 columns: FLOOR, EXISTING (SQFT), NEW (SQFT), SUB-TOTAL. Rows for 1st Floor, 2nd Floor, 1st Floor, and Basement.

Gross Building Area Table
Primary Occupancy Classification:
Assembly: A-1 A-2 A-3 A-4 A-5
Business:
Educational:
Factory: F-1 Moderate F-2 Low
Hazardous: H-1 Detonate H-2 Deflagrate H-3 Combat H-4 Health H-5 HPM

Accessibility Occupancy Classification:
Incidental Uses (Table 509):
Special Uses (Chapter 4 - List Code Sections):
Special Provisions (Chapter 5 - List Code Sections):
Mixed Occupancy:
Separated Use (508.4)

2018 NC Administrative Code and Policies

Table with 5 columns: STORY NO., DESCRIPTION AND USE, G1 BLDG AREA PER STORY (ACTUAL), G3 TABLE 506.2 AREA, G2 AREA PER FOOTING INCREASE (1), G4 ALLOWABLE AREA PER STORY OR UNLIMITED (1).

1) Frontage area increases from Section 506.2 are computed like:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = (F)
b. Total Building Perimeter = (P)
c. Ratio (FP) = (F)/P
d. W = Minimum width of public way = (W)
e. Percent of footage increase I = 100(F/P - 0.25) / W10 = (%)

ALLOWABLE HEIGHT
Table with 4 columns: ALLOWABLE, STORYS ON PLANS, OVER-HEIGHTS, OVER-HEIGHTS. Rows for Building Height in Feet (Table 504.3) and Building Height in Stories (Table 504.4).

Provide code reference of the "Shoes on Plans" quantity if not based on Table 504.3 or 504.4.

2018 NC Administrative Code and Policies

Table with 6 columns: BUILDING ELEMENT, FIRE SEPARATION DISTANCE (FEET), RATIO, RATIO, DESIGN # AND SHEET #, SHEET # FOR RATED PENETRATION, SHEET # FOR RATED Joints.

Table with 6 columns: BUILDING ELEMENT, FIRE SEPARATION DISTANCE (FEET), RATIO, RATIO, DESIGN # AND SHEET #, SHEET # FOR RATED PENETRATION, SHEET # FOR RATED Joints. Rows for Structural Frame, Exterior Walls, Interior Walls, etc.

* Indicate section number permitting reduction.

2018 NC Administrative Code and Policies

Table with 4 columns: THE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES, DEGREE OF OPENING PROTECTION (TABLE 506.4), ALLOWABLE AREA (%), ACTUAL ROOMS ON PLANS (%).

LIFE SAFETY SYSTEM REQUIREMENTS
Emergency Lighting: No Yes
Exit Signs: No Yes
Fire Alarm: No Yes
Smoke Detection System: No Yes Partial
Panic Hardware: No Yes

LIFE SAFETY PLAN REQUIREMENTS
Life Safety Plan Sheet #: A0.09 - A0.11

Fire and/or smoke rated wall locations (Chapter 7)
Assumed and real property line locations (if not on the site plan)
Interior wall opening area with respect to distance to assumed property lines (705.8)
Occupancy Use for each area as it relates to occupant load calculation (Table 1004.1.2)
Occupant loads for each area
Exit access travel distances (110.7)
Common path of travel distances (Tables 1006.2.1 & 1006.3.2(1))
Dead end lengths (1020.4)
Clear exit widths for each exit door
Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.3)
Actual occupant load for each exit door
A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
Location of doors with panic hardware (1101.1.10)
Location of doors with delayed egress locks and the amount of delay (1101.1.9.7)
Location of doors with electromagnetic egress locks (1101.1.9.9)
Location of doors equipped with hold-open devices
Location of emergency escape windows (1030)
The square footage of each fire area (202)
The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)
Note any code exceptions or table notes that may have been utilized regarding the items above

2018 NC Administrative Code and Policies



ISSUE DATE: 2022-08-17
REVISIONS
2021-12-15 PERMIT COMMENTS

ACCESSIBLE DWELLING UNITS (SECTION 1107)
Table with 7 columns: TOTAL UNITS REQUIRED, ACCESSIBLE UNITS PROVIDED, TYPE A UNITS REQUIRED, TYPE A UNITS PROVIDED, TYPE B UNITS REQUIRED, TYPE B UNITS PROVIDED, TOTAL ACCESSIBLE UNITS PROVIDED.

ACCESSIBLE PARKING (SECTION 1109)
Table with 6 columns: LOT OR PARKING AREA, TOTAL # OF PARKING SPACES REQUIRED, # OF ACCESSIBLE SPACES PROVIDED, REGULAR WITH 2' ACCESSIBLE, 11' X 57' ACCESSIBLE, # OF ACCESSIBLE PROVIDED.

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)
Table with 12 columns: USE, WATER CLOSING, URINALS, LAVATORIES, SINKS, SINKS, SINKS, SINKS, SINKS, SINKS, SINKS, SINKS.

SPECIAL APPROVALS
Special approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, etc., describe below)

2018 NC Administrative Code and Policies

ENERGY SUMMARY
ENERGY REQUIREMENTS:
The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard reference design vs annual energy cost for the proposed design.

Existing building envelope complies with code: No Yes (The remainder of this section is not applicable)
Exempt Building: No Yes (Provide code or statutory reference)
Climate Zone: 3A 4A 5A
Method of Compliance: Energy Code Performance Prescriptive
ASHRAE 90.1 Performance Prescriptive (If "Other" specify source here)

THERMAL ENVELOPE (Prescriptive method only)
Roofing Assembly (each assembly):
Description of assembly:
U-Value of total assembly:
R-Value of insulation:
Skylights in each assembly:
U-Value of skylight:
total square footage of skylights in each assembly:
Exterior Walls (each assembly):
Description of assembly:
U-Value of total assembly:
R-Value of insulation:
Openings (windows or doors with glazing):
U-Value of assembly:
Solar heat gain coefficient:
projection factor:
Door R-Value:
Walls below grade (each assembly):
Description of assembly:
U-Value of total assembly:
R-Value of insulation:
Floors over unconditioned space (each assembly):
Description of assembly:
U-Value of total assembly:
R-Value of insulation:
Floors slab on grade:
Description of assembly:
U-Value of total assembly:
R-Value of insulation:
Horizontal/vertical requirement:
slab heated:

2018 NC Administrative Code and Policies

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
STRUCTURAL DESIGN (PROVIDE ON THE STRUCTURAL SHEETS IF APPLICABLE)

DESIGN LOADS:
Importance Factors: Snow (S), Seismic (I), Live Loads: Roof, Mezzanine, Floor, Ground Snow Load, Wind Load: Basic Wind Speed, Exposure Category

SEISMIC DESIGN CATEGORY: A B C D
Risk Category Parameters: Risk Category, Spectral Response Acceleration, Site Classification (ASCE 7), Data Source

LATERAL DESIGN CONTROL: Earthquake, Wind
SOIL BEARING CAPACITIES: Field Test, Presumptive Bearing Capacity, Pile size, type, and capacity

2018 NC Administrative Code and Policies

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
MECHANICAL DESIGN (PROVIDE ON THE MECHANICAL SHEETS IF APPLICABLE)

MECHANICAL SUMMARY
MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT
Thermal Zone: winter dry bulb, summer dry bulb, summer dry bulb
Interior design conditions: winter dry bulb, summer dry bulb, relative humidity
Building heating load, Building cooling load

Mechanical Space Conditioning System
Utility:
description of unit:
heating efficiency:
cooling efficiency:
size category of unit:
Boiler:
Size category, If oversized, state reason:
Chiller:
Size category, If oversized, state reason:
List equipment efficiencies:

2018 NC Administrative Code and Policies

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
ELECTRICAL DESIGN (PROVIDE ON THE ELECTRICAL SHEETS IF APPLICABLE)

ELECTRICAL SUMMARY
ELECTRICAL SYSTEM AND EQUIPMENT
Method of Compliance: Energy Code Performance Prescriptive
ASHRAE 90.1 Performance Prescriptive
Lighting schedule (each fixture type):
lamp type required in fixture, number of lamps in fixture, ballast type used in the fixture, number of ballasts in fixture, total wattage per fixture, total interior wattage specified vs. allowed (whole building or space by space), total exterior wattage specified vs. allowed
Additional Efficiency Package Options (When using the 2018 NEC/C, not required for ASHRAE 90.1):
C406.2 More Efficient HVAC Equipment Performance
C406.3 Reduced Lighting Power Density
C406.4 Enhanced Digital Lighting Controls
C406.5 On-Site Renewable Energy
C406.6 Dedicated Outdoor Air System
C406.7 Reduced Energy Use in Service Water Heating

2018 NC Administrative Code and Policies

CHAPEL HILL, ROSEMARY
318 WEST ROSEMARY ST.
CHAPEL HILL, NORTH CAROLINA



1116 Camden Road, Suite 210
Charlotte, North Carolina 28203
704.786.2328
JOB NO. SH200197
09/09/21, AL, AK CHECKED: ML
318 PARKING - APPENDIX B

2022-08-17 - PERMIT SET
A0.04.318

B	2021-12-15	PERMIT COMMENTS
C	2022-02-09	PERMIT COMMENTS
E	2022-07-14	PERMIT COMMENTS

EMERGENCY SYMBOLS LEGEND

SYMBOL:	DESCRIPTION:
	EMERGENCY LIGHTING - WALL MOUNTED
	EMERGENCY LIGHTING - CEILING MOUNTED
	EMERGENCY EXIT SIGN - CEILING MOUNTED
	EMERGENCY EXIT SIGN - WALL MOUNTED

- ### LIFE SAFETY NOTES
1. ALL STAIRS SHALL RECEIVE SPECIAL SIGNAGE WITHIN THE ENCLOSURE AT EACH FLOOR LANDING COMPLYING WITH NFPA-101 SECTION 7.2.2.4 - STAIRWAY IDENTIFICATION.
 2. ALL STAIRS SHALL RECEIVE SIGNAGE COMPLYING WITH 2018 IBC 1009.9 AND ICC A117.1
 3. PROVIDE SIGNAGE THAT DESIGNATES PERMANENT ROOMS OR SPACES AND GIVES DIRECTION, INFORMATION AND PARKING FACILITIES CONFORMING TO THE REQUIREMENTS OF SECTION 4.1.2(7) AND SECTION 4.30 ADAAG RELATIVE TO IDENTIFICATION WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. PROVIDE DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE ELEMENT AT INACCESSIBLE BUILDING ENTRANCES.
 4. GENERAL CONTRACTOR TO PROVIDE SIGNAGE DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
 5. ALL FIRE EXTINGUISHER CABINETS (FEC) TO HAVE CONTINUOUS RATING (EITHER RATED CABINET OR CONTINUOUS RATED WALL BEHIND CABINET).
 6. SEE ELECTRICAL DRAWINGS FOR EXIT SIGNAGE LOCATIONS, TYPICAL.

LIFE SAFETY CALCULATIONS

OCCUPANT LOAD AND EXIT WIDTH

SEE CODE SUMMARIES SHEETS

EXIT REQUIREMENTS

SEE CODE SUMMARIES SHEETS

LIFE SAFETY LEGEND

SYMBOL:	DESCRIPTION:
	POINT OF OCCUPATION - START OF EXIT TRAVEL DISTANCE
	EXIT - EXTERIOR
	EXIT - PATH OF TRAVEL
	2-A RATED FIRE EXTINGUISHER IN SEMI-RECESSED CABINET - OPERABLE PARTS AT 48" MAX AFF. CABINET SHALL NOT BE LOCKABLE AND SHALL NOT PROJECT GREATER THAN 4 INCHES.
	4-A 10B C RATED SURFACE MOUNTED FIRE EXTINGUISHER (TYPE IN CABINET) - BOTTOM FIRE EXTINGUISHER OR CABINET AT 27" MAX AFF. AND OPERABLE PARTS AT 48" MAX AFF. CABINETS SHALL NOT BE LOCKABLE.
	FIRE EXTINGUISHER TRAVEL DISTANCE RADIUS 75'-0" MAX.
	EXIT LOAD: ACTUAL OCCUPANTS SERVED BY DOOR, OPENING, CORRIDOR OR STAIRWAY
	EXIT CAPACITY*: TOTAL NUMBER OF OCCUPANTS ALLOWED PER WIDTH OF DOOR, OPENING, CORRIDOR OR STAIRWAY

ROOM TAG

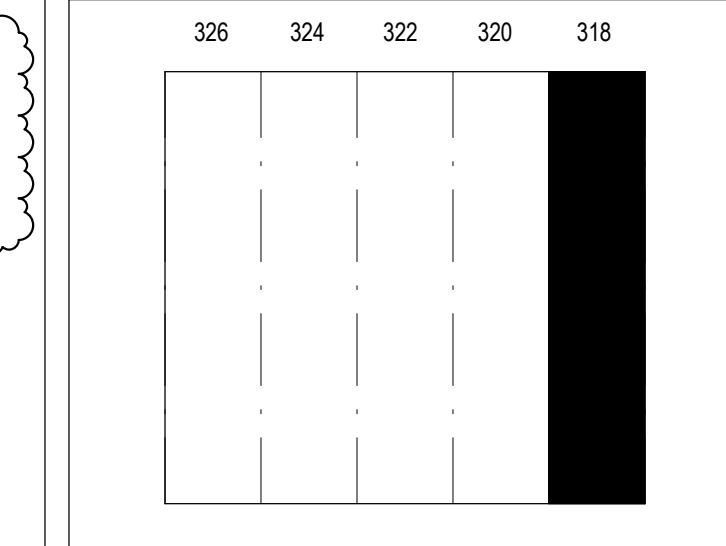
AREA	ROOM NAME
OCCUPANT LOAD FACTOR	OCCUPANCY
AREA	OCCUPANCY TYPE
AREA	OCCUPANT LOAD
# EXITS	EXITS PROVIDED
# EXITS PROVIDED	EXITS PROVIDED
USE GROUP	ACCESSORY OR INCIDENTAL USE (REGULATION SERVICE AND UTILITY) BLANK INDICATES OCCUPANCY PURPOSE

- NOTES:
1. PROVIDE TACTILE SIGN COMPLYING WITH ADAAG REQUIREMENTS AT ALL EXIT DOORS
 2. PROVIDE SIGNAGE INDICATING MAXIMUM OCCUPANT LOAD AT CLUB ROOM (MAX. OCC. = 54), EXERCISE ROOM (MAX. OCC. = 59) AND COURTYARD (MAX. OCC. = 164)
 3. ALL MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-6" ABOVE FINISHED FLOOR
 4. SEE STAIR PLANS FOR INFORMATION REGARDING ADA REQUIREMENTS

WALL CLASSIFICATION LEGEND

	FIRE BARRIER - 2 HOUR FIRE RATED
	FIRE PARTITION - 1 HOUR FIRE RATED
	EXTERIOR WALL - 1 HOUR FIRE RATED ONE SIDE
	EXTERIOR WALL - 1 HOUR FIRE RATED BOTH SIDES
	INTERIOR WALL - 1 HOUR FIRE RATED BOTH SIDES

BUILDING KEY PLAN

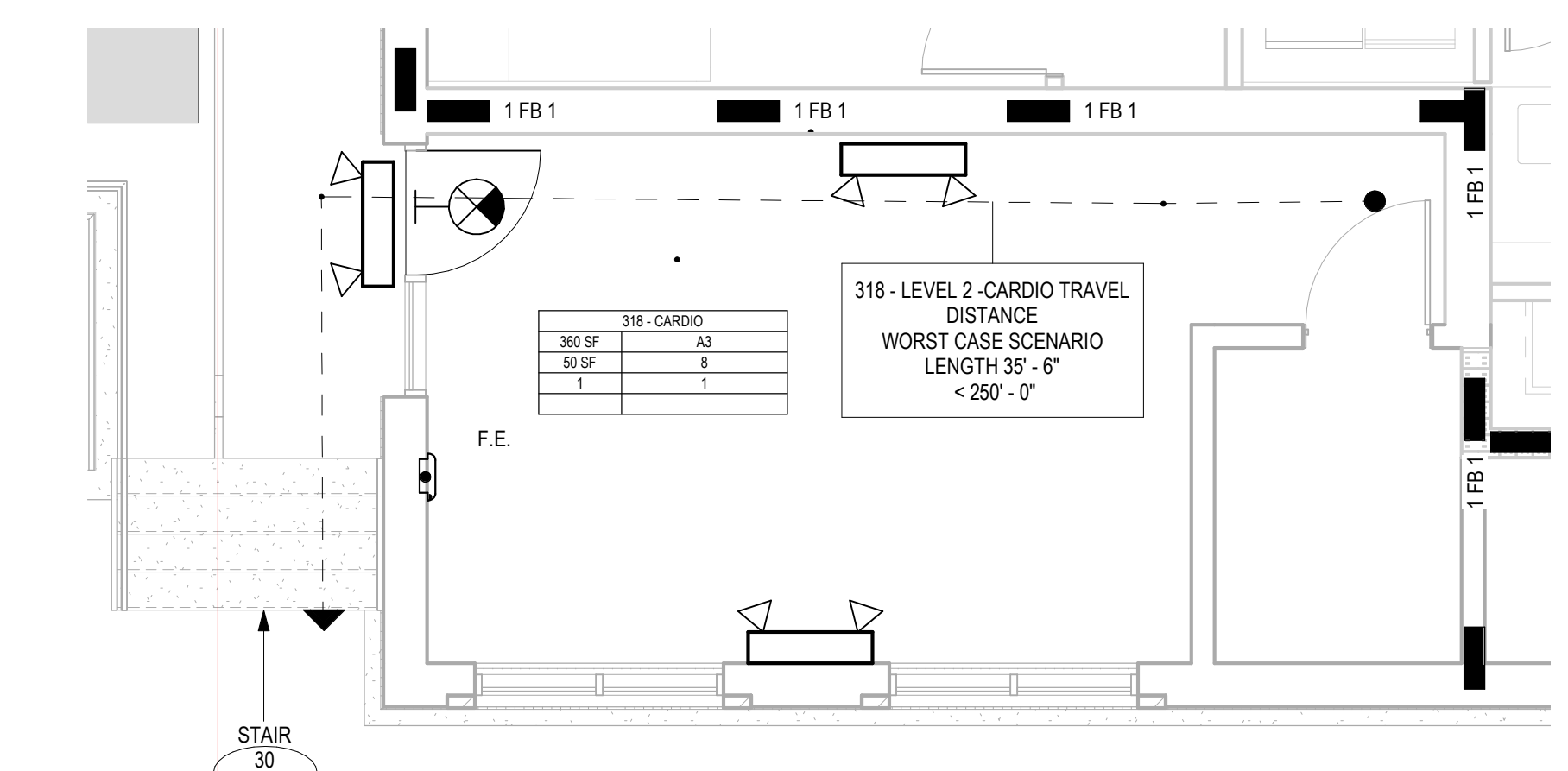


NOTE: 1 HOUR WALL ADDED TO EXTERIOR STAIR. SEE STAIR PLANS FOR MORE INFORMATION.
NOTE: ADD EMERGENCY LIGHTING AND EXIT SIGNS.

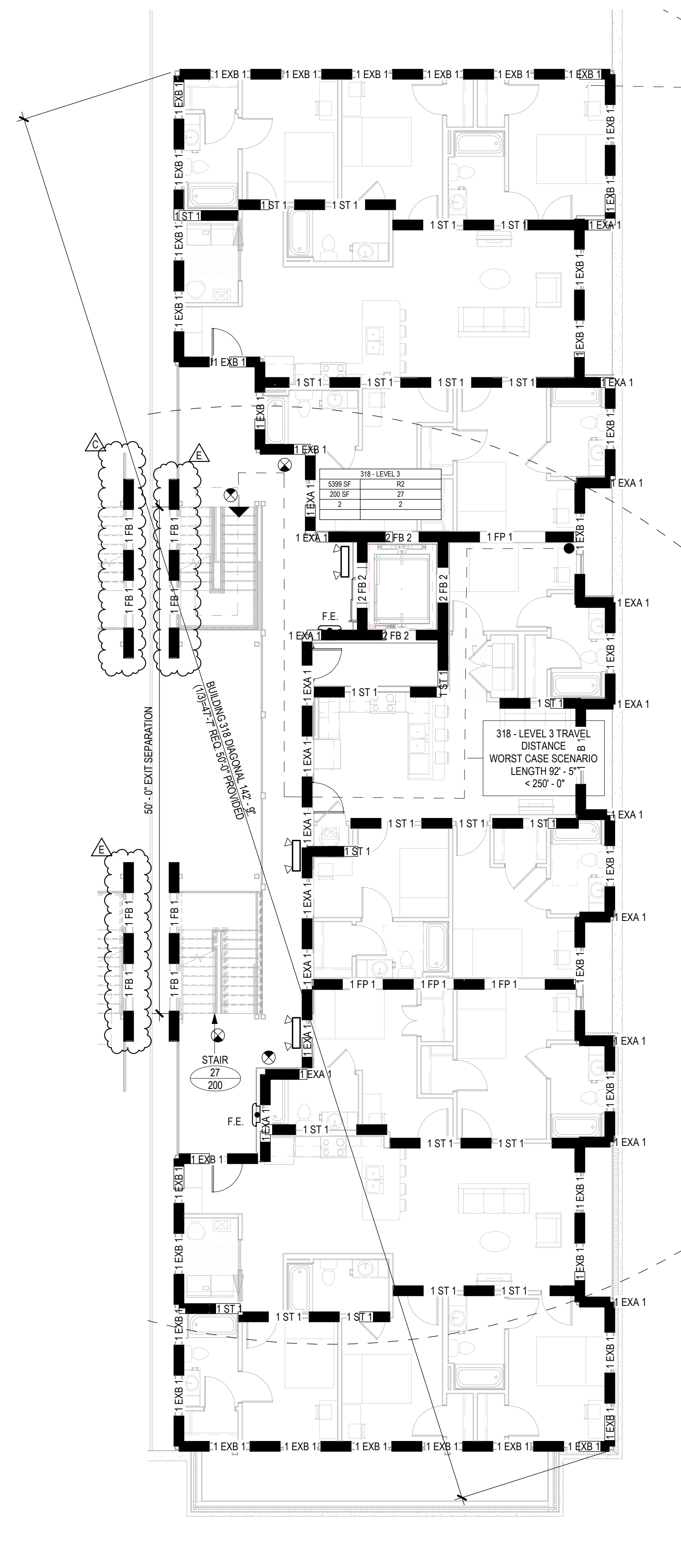
Actual discharge to the public way here

Stairs not being constructed

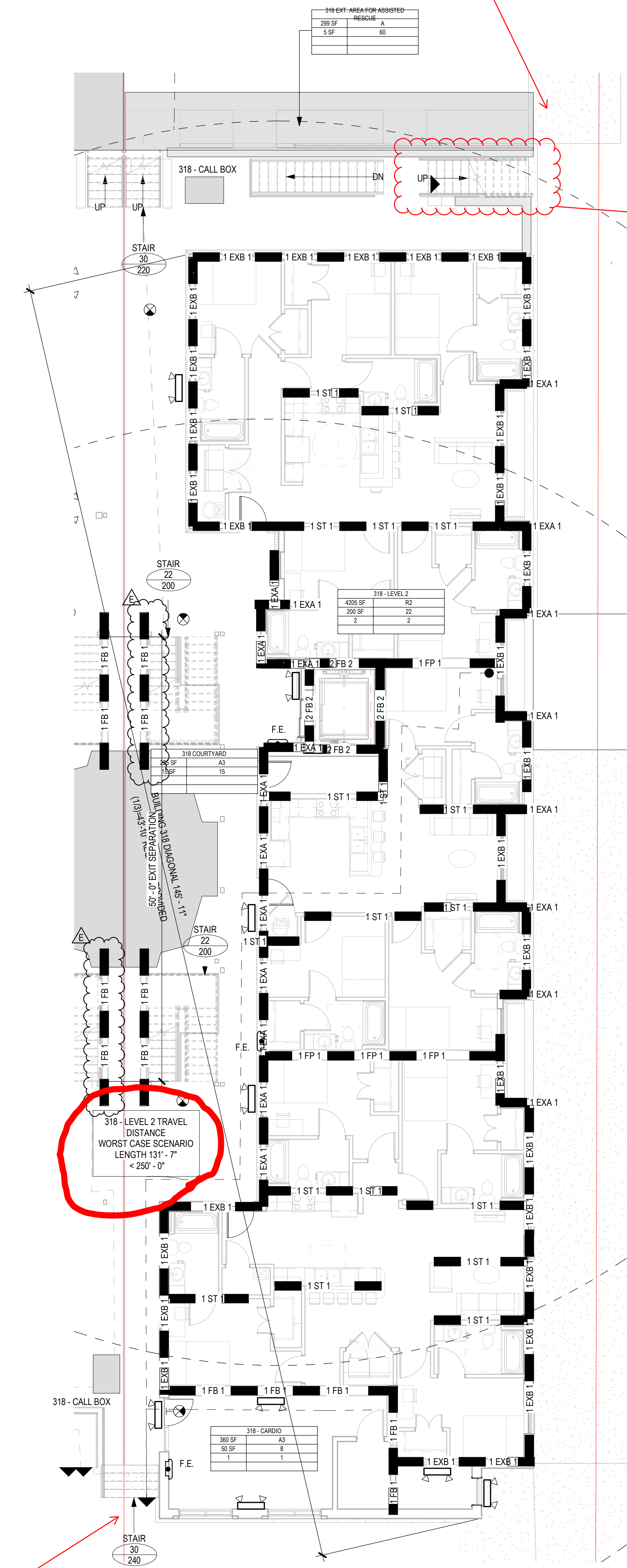
Public way is an addition 25' from this area



1 BUILDING 318 - LEVEL 2 CARDIO LIFE SAFETY PLAN
1/8" = 1'-0"



3 BUILDING 318 - LEVEL 3 LIFE SAFETY
1/8" = 1'-0"



2 BUILDING 318 - LEVEL 2 LIFE SAFETY
1/8" = 1'-0"

CHAPEL HILL, ROSEMARY
318 WEST ROSEMARY ST.
CHAPEL HILL, NORTH CAROLINA



1616 Camden Road, Suite 210
Chapel Hill, NC 27514
704.796.2328

JOB NO. SH200197
3/20/2021, A.K.

CHECKED: ML
BUILDING 318 - LIFE SAFETY PLANS

2022-08-17 - PERMIT SET

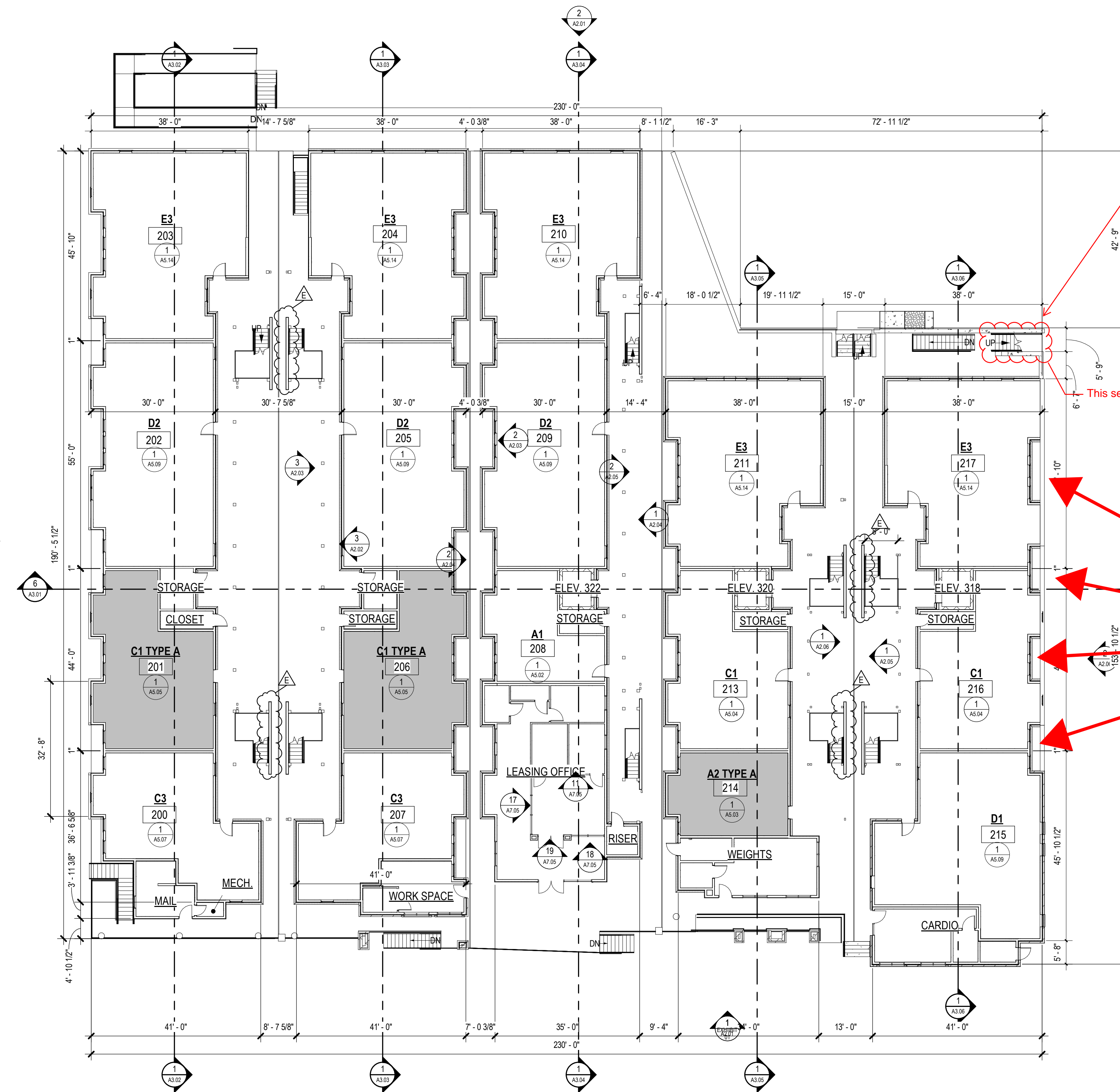
A0.10

BUILDING PLAN NOTES

1. SEE EDGE OF SLAB PLANS AND UNIT PLANS FOR ADDITIONAL DIMENSIONS AND OTHER INFORMATION.
2. COORDINATE ALL WORK WITH ALL ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPE DRAWINGS AND SPECIFICATIONS.
3. NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. NO SINGLE SHEET REPRESENTS ALL THE INFORMATION REQUIRED TO BUILD ANY PORTION OF THE BUILDING FOR ANY TRADE.
4. GC IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES WITH THE FULL SET OF CONSTRUCTION DOCUMENTS.
5. SEE AO X SERIES SHEETS FOR ADDITIONAL GENERAL NOTES.
6. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
7. REFERENCE STRUCTURAL DRAWINGS FOR BEARING WALL LOCATIONS.
8. REFERENCE ELEVATIONS FOR EXTERIOR CLADDING CONDITIONS.
9. AT LOCATIONS WHERE 2X4 UNIT DEMISING WALL EXTENDS BEYOND ADJACENT UNIT TOWARDS THE BUILDING EXTERIOR, THE EXTERIOR FRAMING WILL BE REQUIRED TO TRANSITION TO 2X6 WALL FRAMING.
10. ALIGN THE OUTSIDE FACE OF STUDS WITH EDGE OF SLAB BELOW.
11. CONTINUE 2X6 STUD FRAMING AND ALL LAYERS OF INTERIOR GYPSUM BOARD TO CLOSEST INTERIOR PERPENDICULAR WALL, TYPICAL.
12. MAINTAIN MINIMUM 7'-6" (90") HEADROOM CLEARANCE ABOVE FINISHED FLOOR AT ALL AMENITY AREAS AND HABITABLE SPACES AT RESIDENTIAL FLOORS. SEE PLANS FOR CEILING HEIGHTS.
13. ALL WALKING SURFACES AT MEANS OF EGRESS ROUTES SHALL HAVE SLIP RESISTANT FINISH.



ISSUE DATE: 2022-08-17
 REVISIONS
 E 2022-07-14 PERMIT COMMENTS



Actual discharge to the public way

This set of stairs not constructed

Window wells in question
 See attached photos for dimension

1 LEVEL 2 - OVERALL PLAN
 1/8" = 1'-0"

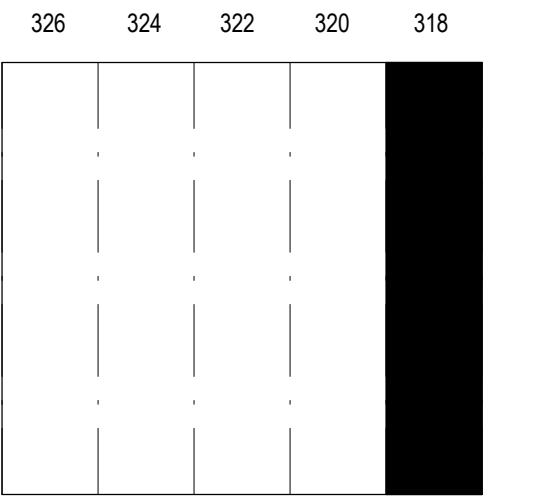
CHAPEL HILL, ROSEMARY
 318-320-322-324-326-WEST ROSEMARY ST.
 CHAPEL HILL, NORTH CAROLINA



300 West Summit Avenue, Suite 210
 Chapel Hill, North Carolina 27517
 704.796.2328
 JOB NO. SH200197
 DRAWN BY: JAK
 CHECKED BY: M.
 LEVEL 2 - BUILDING PLAN

2022-08-17 - PERMIT SET

BUILDING KEY PLAN



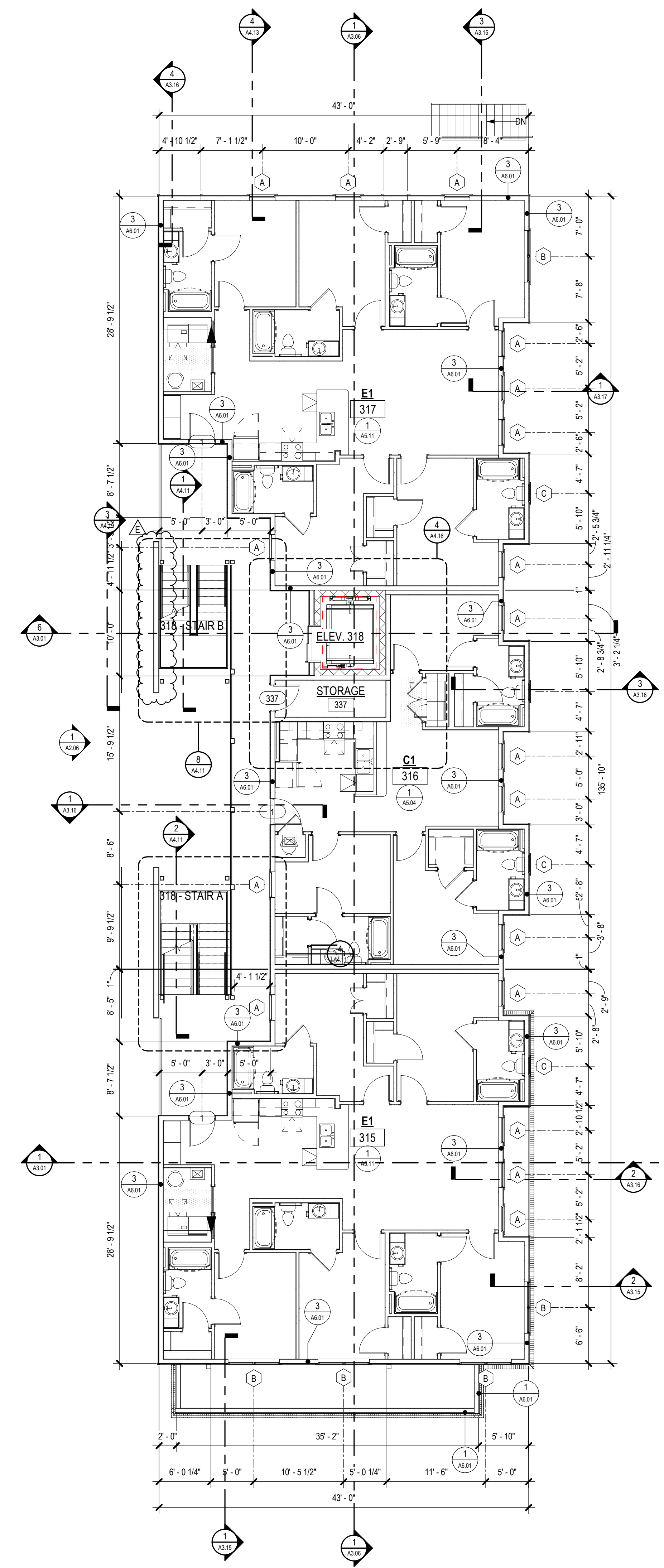
ISSUE DATE: 2022-08-17

NO.	DATE	DESCRIPTION
B	2021-12-15	PERMIT COMMENTS
D	2022-03-31	PERMIT COMMENTS
E	2022-07-14	PERMIT COMMENTS

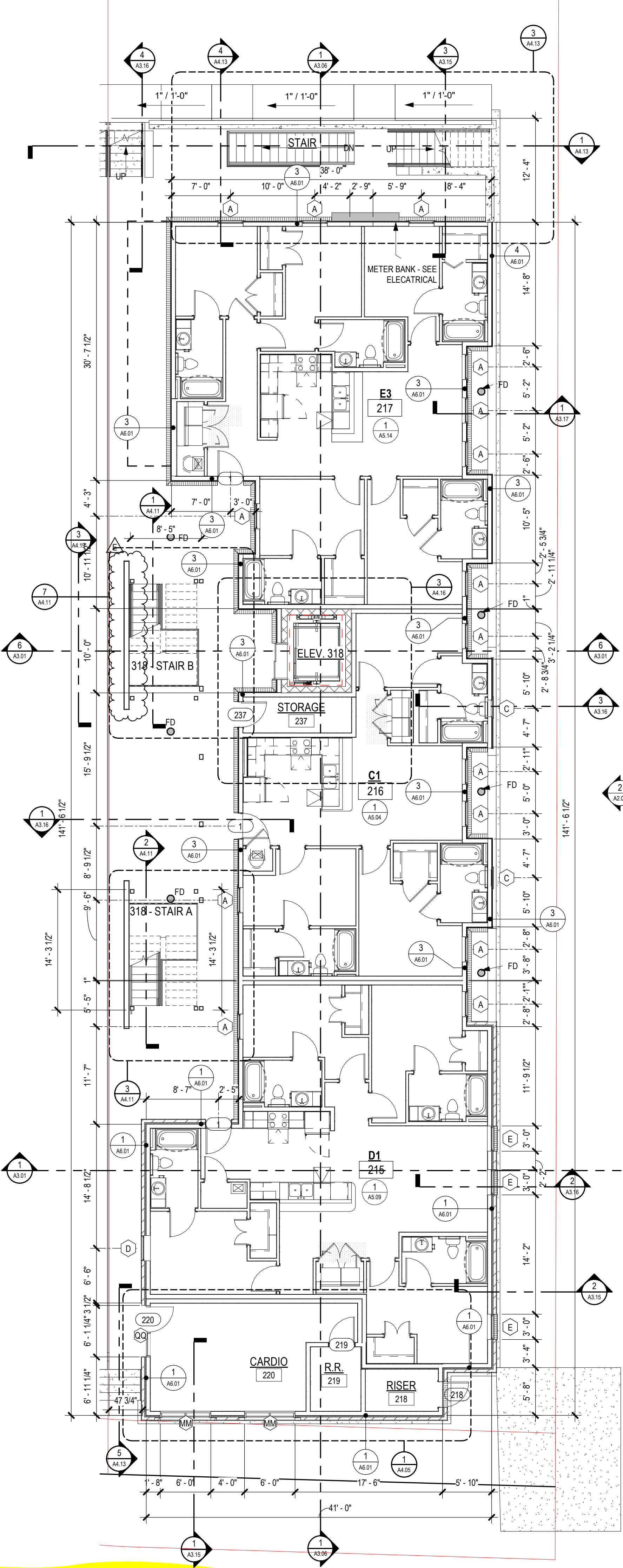
BUILDING PLAN NOTES

- SEE EDGE OF SLAB PLANS AND UNIT PLANS FOR ADDITIONAL DIMENSIONS AND OTHER INFORMATION.
- COORDINATE ALL WORK WITH ALL ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPE DRAWINGS AND SPECIFICATIONS.
- NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. NO SINGLE SHEET REPRESENTS ALL THE INFORMATION REQUIRED TO BUILD ANY PORTION OF THE BUILDING FOR ANY TRADE.
- GC IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES WITH THE FULL SET OF CONSTRUCTION DOCUMENTS.
- SEE A-D-X SERIES SHEETS FOR ADDITIONAL GENERAL NOTES.
- SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- REFERENCE STRUCTURAL DRAWINGS FOR BEARING WALL LOCATIONS.
- REFERENCE ELEVATIONS FOR EXTERIOR CLADDING CONDITIONS.
- AT LOCATIONS WHERE 2X4 UNIT DEMISING WALL EXTENDS BEYOND ADJACENT UNIT TOWARDS THE BUILDING EXTERIOR, THE EXTERIOR FRAMING WILL BE REQUIRED TO TRANSITION TO 2X6 WALL FRAMING.
- ALIGN THE OUTSIDE FACE OF STUDS WITH EDGE OF SLAB BELOW.
- CONTINUE 2X6 STUD FRAMING AND ALL LAYERS OF INTERIOR GYPSUM BOARD TO CLOSEST INTERIOR PERPENDICULAR WALL, TYPICAL.
- MAINTAIN MINIMUM 7'-6" (90") HEADROOM CLEARANCE ABOVE FINISHED FLOOR AT ALL AMENITY AREAS AND HABITABLE SPACES AT RESIDENTIAL FLOORS. SEE PLANS FOR CEILING HEIGHTS.
- ALL WALKING SURFACES AT MEANS OF EGRESS ROUTES SHALL HAVE SLIP RESISTANT FINISH.

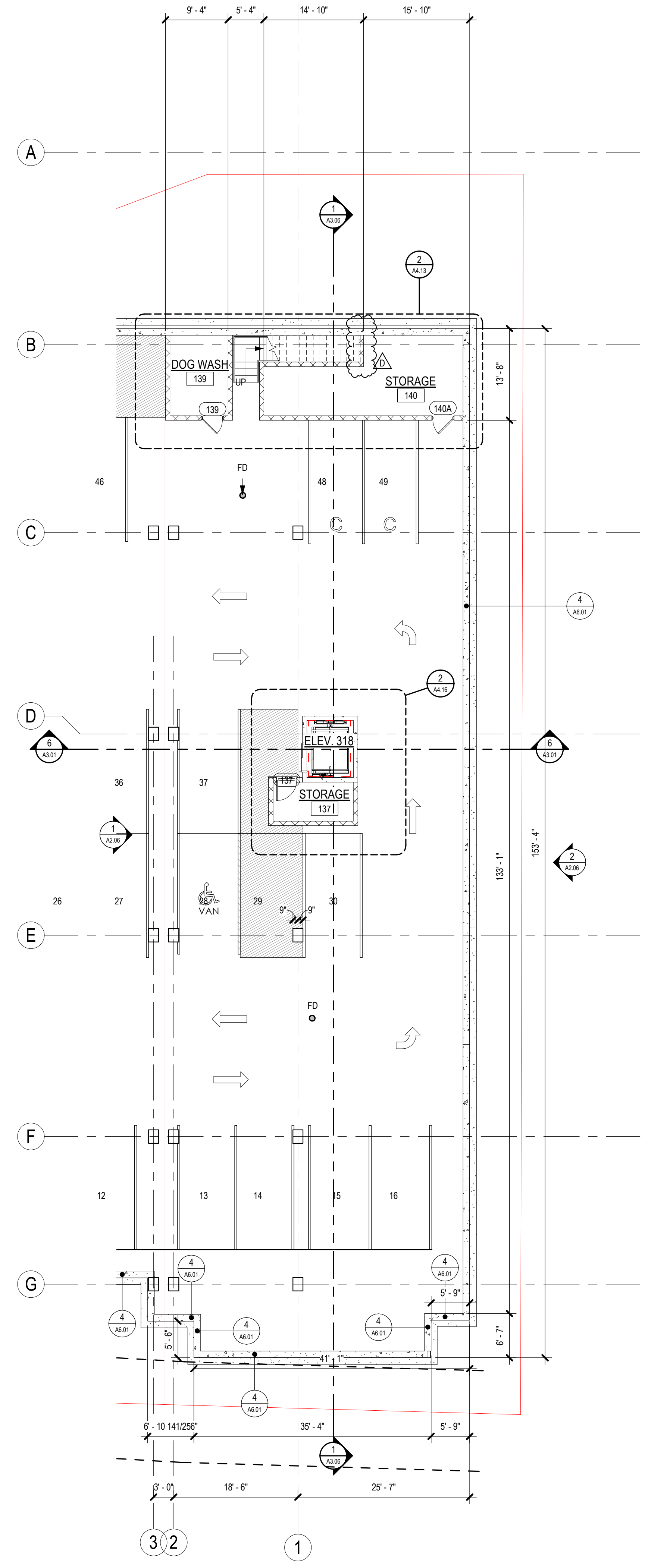
NOTE: 1 HOUR WALL ADDED TO EXTERIOR STAIR. SEE STAIR PLANS FOR MORE INFORMATION.



3 BUILDING 318 - LEVEL 3 ENLARGED PLAN
1/8" = 1'-0"



2 BUILDING 318 - LEVEL 2 ENLARGED PLAN
1/8" = 1'-0"



1 BUILDING 318 - LEVEL 1 ENLARGED PLAN
3/32" = 1'-0"

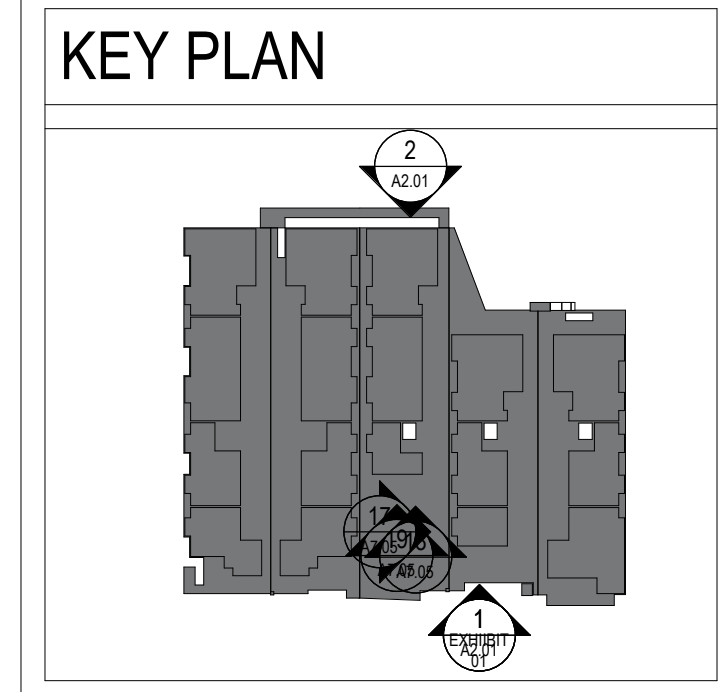
CHAPEL HILL, ROSEMARY
318 WEST ROSEMARY ST.
CHAPEL HILL, NORTH CAROLINA



1116 Camden Road, Suite 210
Chapel Hill, NC 27514
704.796.2328

JOB NO. SH200197
12/20/2021, J. AK. CHECKED: ML
BUILDING 318 - ENLARGED PLANS

2022-08-17 - PERMIT SET

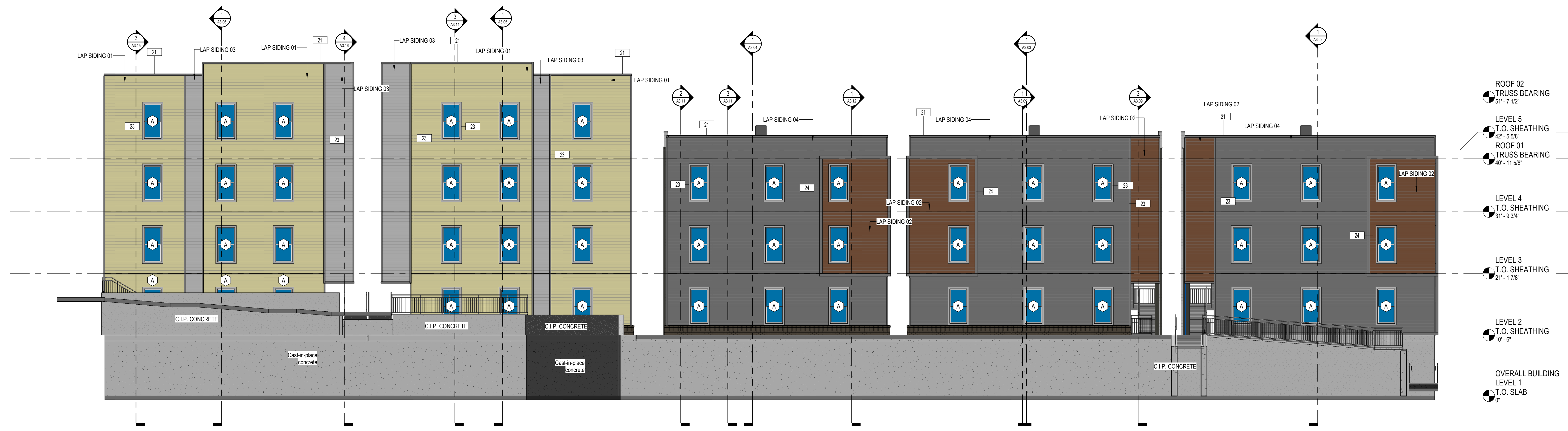


ELEVATIONS NOTES

1. PROVIDE DRIP CAP FLASHING AT ALL WINDOW & DOOR HEADS.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATIONS.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER INTO THE EXTERIOR SHELL OF THE BUILDING.
4. ACCESSIBLE ROUTES - ADJUST FINISHED GRADING & SLOPE WALKWAYS UP TO PORCH LANDINGS AT ALL EXTERIOR COMMON ENTRIES. COORDINATE REQUIREMENTS WITH CIVIL ENGINEERING DOCUMENTS.
5. SEE SPECIFICATIONS, GENERAL NOTES AND DETAILS FOR MORE INFORMATION.
6. WINDOW SUPPLIER TO PROVIDE TEMPERED GLAZING AS REQUIRED PER SECTION 2408 OF THE 2019 IBC.
7. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNLESS NOTED OTHERWISE.
8. CONTROL JOINTS SHOULD OCCUR AT INSIDE CORNER WHERE WALLS MEET AND WHERE SHOWN ON ELEVATIONS. EXTEND UP ENTIRE MASONRY VENEER FACE, UNLESS NOTED OTHERWISE.
9. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING.
10. PROVIDE 3/8" JOINT SPACE WITH SEALANT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES.
11. GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYERS AND EXHAUST VENTS. COORDINATE WITH MEP, ARCHITECTURAL AND STRUCTURAL.
12. CONFIRM EXTERIOR SIGNAGE LOCATIONS WITH THE OWNER AND PROVIDE BLOCKING AND POWER REQUIRED. COORDINATE EXTERIOR FINISH INSTALLATION WITH SIGNAGE AS NECESSARY.

FINISH SCHEDULE

KEY VALUE	KEYNOTE TEXT
1	LAP SIDING 01 - SANDCASTLE
2	LAP SIDING 02 - ROSEWOOD
3	LAP SIDING 03 - LIGHT GREY
4	LAP SIDING 04 - DARK GREY
5	BRICK 01 - TRIANGLE BRICK - FORT MILL
6	BRICK 02 - TRIANGLE BRICK - BESSEMER GREY
7	DECOR COLUMN WRAP
8	BRICK HEADER
9	BRICK SILL
10	BRICK SOLIDER COURSE AND ROWLOCK
11	GUTTER & DS, TYP
12	CONCRETE PARGE COAT 01 - TO MATCH BRICK 01
13	CONCRETE PARGE COAT 02 - TO MATCH BRICK 02
14	ILLUMINATED BUILDING SIGNAGE
15	MANA WALL OR EQUIVALENT
17	ALUMINUM GUARDRAIL
18	INTAKE LOUVER
19	ALUMINUM MAPES CANOPY
21	PARAPET COPING
22	STEEL COLUMN
23	FIBER CEMENT TRIM
24	BRAKE METAL BUILD OUT
25	4"X 4" ALUMINUM TRELLIS
26	BRICK WATER TABLE
27	DIAGONAL BRACE
28	WOOD COLUMN



2 NORTH ELEVATION
1/8" = 1'-0"



1 WEST ROSEMARY STREET - SOUTH ELEVATION
1/8" = 1'-0"

- ROOF 02 TRUSS BEARING 51'-7 1/2"
- LEVEL 5 T.O. SHEATHING 42'-5 5/8"
- ROOF 01 TRUSS BEARING 40'-11 5/8"
- LEVEL 4 T.O. SHEATHING 31'-9 3/4"
- LEVEL 3 T.O. SHEATHING 21'-1 7/8"
- LEVEL 2 T.O. SHEATHING 10'-6"
- OVERALL BUILDING LEVEL 1 T.O. SLAB 6"


Window Well on this side of the building

CHAPEL HILL, ROSEMARY
318-320-322-324-WEST ROSEMARY ST.
CHAPEL HILL, NORTH CAROLINA



300 West Summit Avenue, Suite 210
Chapel Hill, North Carolina 27513
704.796.2328
JOB NO. SH200197
DRAWING: J.L. AK
CHECKED: M.L.
OVERALL ELEVATIONS

2022-08-17 - PERMIT SET



Windows sills at 65" above Fished floor



Window Wells









Window well depth



Window well height

Window well depth





Property Line

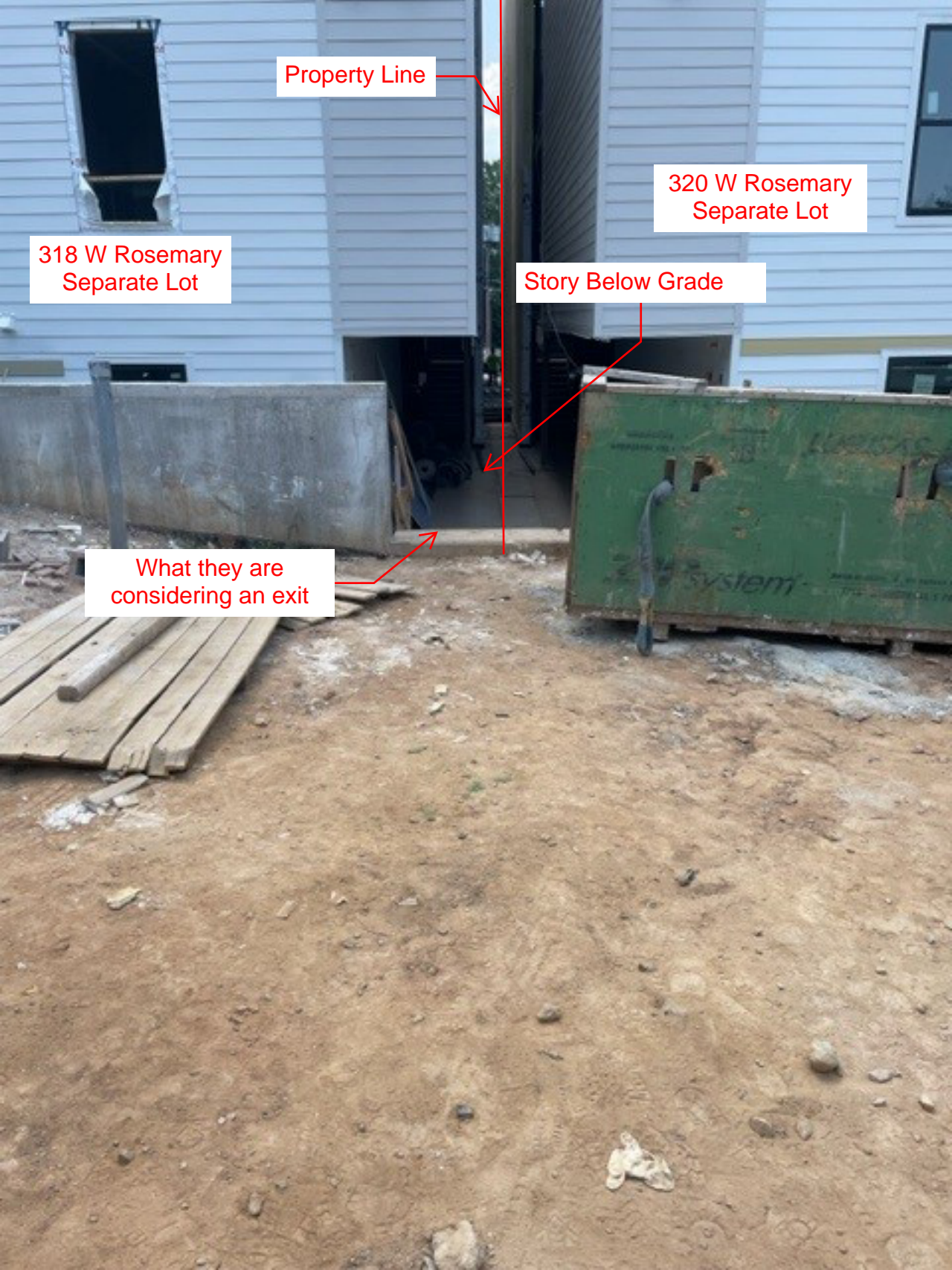
Property Line

320 W Rosemary
Separate Lot

318 W Rosemary
Separate Lot

Story Below Grade

What they are
considering an exit







Tom DiBenedetto
Operation Manager
Building & Development Services & Code Enforcement
Office of Community Safety
405 Martin Luther King Jr Blvd.
Chapel Hill NC 27514

Reference: Rosemary Mixed Use Apartments

Mr. DiBenedetto,

It is our professional interpretation of the 2018 NCBC that because the building has a fully automatic sprinkler system that the areas where we have window wells, that we do not need a second means of egress or emergency escape and rescue openings. Based on Section 1006.2 of the 2018 NC building code the first exception allows a single means of egress.

**SECTION 1006
NUMBER OF EXITS AND
EXIT ACCESS DOORWAYS**

1006.1 General.

The number of *exits* or *exit access doorways* required within the *means of egress* system shall comply with the provisions of Section 1006.2 for spaces, including *mezzanines*, and Section 1006.3 for *stories*.

1006.2 Egress from spaces.

Rooms, areas or spaces, including *mezzanines*, within a *story* or *basement* shall be provided with the number of *exits* or access to *exits* in accordance with this section.

1006.2.1 Egress based on occupant load and common path of egress travel distance.

Two *exits* or *exit access doorways* from any space shall be provided where the design *occupant load* or the *common path of egress travel* distance exceeds the values listed in Table 1006.2.1.

Exceptions:

- 1 In Group R-2 and R-3 occupancies, one *means of egress* is permitted within and from individual *dwelling units* with a maximum *occupant load* of 20 where the *dwelling unit* is equipped throughout with an *automatic sprinkler* system in accordance with Section 903.3.1.1 or 903.3.1.2 and the *common path of egress travel* does not exceed 125 feet (38 100 mm).
- 2 *Care suites* in Group I-2 occupancies complying with Section 407.4

TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (feet)		
		Without Sprinkler System (feet)		With Sprinkler System (feet)
		Occupant Load		
		OL ≤ 30	OL > 30	
A ^a , E ^a , M	49	75	75	75 ^a
B	49	100	75	100 ^a
F	49	75	75	100 ^a
H-1, H-2, H-3	3	NP	NP	100 ^a
H-4, H-5	10	NP	NP	25 ^b
I-1, I-2 ^d , I-4	10	NP	NP	75 ^b
I-3	10	NP	NP	75 ^a
R-1	10	NP	NP	100 ^a
R-2	10	NP	NP	75 ^a
R-3 ^e	10	NP	NP	125 ^a
R-4 ^e	10	75	75	125 ^a
S ^f	29	100	75	100 ^a
U	49	100	75	75 ^a

For SI: 1 foot = 304.8 mm

NP = Not Permitted

- a. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.2.
- b. Group H occupancies equipped throughout with an automatic sprinkler system in accordance with Section 903.2.5.
- c. For a room or space used for assembly purposes having fixed seating, see Section 1029.8.
- d. For the travel distance limitations in Group I-2, see Section 407.4.
- e. The length of common path of egress travel distance in a Group R-3 occupancy located in a mixed occupancy building or within a Group R-3 or R-4 congregate living facility.
- f. The length of common path of egress travel distance in a Group S-2 open parking garage shall be not more than 100 feet.
- g. Occupant maximum occupant load is 10.

While it's been suggested that the portion of Section 1030 requiring Emergency Escape and Rescue Openings (EERO's) in Basements and Sleeping Rooms applies to this project, the units in question are on a podium, not in a basement. While there is grade next to some of the lowest level of units, this does not meet the 2018 NCBC definition of a basement, and is not being treated as a basement in the overall code strategy for the project. Also the 2018 NCBC definition of Sleeping Room clarifies that "rooms and spaces that are also a part of a Dwelling Unit are not Sleeping Rooms". Per Section 1030 Dwelling Units on all floors are not required to have EERO's since the requirement only applies to R-2 occupancies WITHOUT sprinkler systems, and this project does have sprinkler systems.

So it is our understanding that we do not need a second means of egress at podium level units or emergency escape and rescue openings per 2018 NCBC for any of the bedrooms or other spaces within dwelling units on this project.

We are members of the International Code Council, and validated our opinion with them using the Verbal Code Opinion phone line.



Don B. Flick, AIA, LEED AP, NCARB
Partner – BSB Design

