

CODES, GUIDELINES, AND STANDARDS

APPLICABLE CODES, GUIDELINES, AND STANDARDS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

LIST OF APPLICABLE CODES, GUIDELINES AND STANDARDS

APPLICABLE CODES, GUIDELINES, AND STANDARDS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

- THE FLORIDA BUILDING CODE, BUILDING: 8TH EDITION (2023)
- THE FLORIDA BUILDING CODE, MECHANICAL: 8TH EDITION (2023)
- THE FLORIDA BUILDING CODE, PLUMBING: 8TH EDITION (2023)
- THE FLORIDA BUILDING CODE, ENERGY CONSERVATION: 8TH EDITION (2023)
- THE FLORIDA BUILDING CODE, ACCESSIBILITY: 8TH EDITION (2023)
- THE FLORIDA FIRE PREVENTION CODE, 8TH EDITION (2023)

NATIONAL FIRE PROTECTION ASSOCIATION

- NFPA 01-2021 EDITION, FIRE CODE (FLORIDA SPECIFIC)
- NFPA 10-2018 EDITION, STANDARD FOR PORTABLE FIRE EXTINGUISHERS
- NFPA 13-2019 EDITION, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
- NFPA 14-2019 EDITION, STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS
- NFPA 15-2017 EDITION, STANDARD FOR WATER SPRAY FIXED SYSTEMS FOR FIRE PROTECTION
- NFPA 25-2020 EDITION, STANDARD FOR THE INSPECTION, TESTING, AND MAINTENANCE OF WATER-BASED FIRE PROTECTION SYSTEMS
- NFPA 70-2020 EDITION, NATIONAL ELECTRICAL CODE
- NFPA 72-2019 EDITION, NATIONAL FIRE ALARM AND SIGNALING CODE
- NFPA 75-2020 EDITION, STANDARD FOR THE FIRE PROTECTION OF INFORMATION TECHNOLOGY EQUIPMENT
- NFPA 80-2019 EDITION, STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES
- NFPA 90A-2021 EDITION, STANDARD FOR THE INSTALLATION OF AIR CONDITIONING AND VENTILATING SYSTEMS
- NFPA 101-2021 EDITION, LIFE SAFETY CODE (FLORIDA SPECIFIC)
- NFPA 105-2019 EDITION, STANDARD FOR SMOKE DOOR ASSEMBLIES AND OTHER OPENING PROTECTIVES
- NFPA 110-2019 EDITION, STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS
- NFPA 111-2019 EDITION, STANDARD ON STORED ELECTRICAL ENERGY EMERGENCY AND STANDBY POWER SYSTEMS
- NFPA 241-2019 EDITION, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS
- NFPA 251-2006 EDITION, STANDARD METHODS OF TESTS OF FIRE RESISTANCE OF BUILDING CONSTRUCTION AND MATERIALS
- NFPA 252-2017 EDITION, STANDARD METHODS OF FIRE TESTS OF DOOR ASSEMBLIES
- NFPA 253-2019 EDITION, STANDARD METHOD OF TEST FOR CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS USING A RADIANT HEAT ENERGY SOURCE
- NFPA 255-2006 EDITION, STANDARD METHOD OF TEST OF SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS
- NFPA 256-2003 EDITION, STANDARD METHODS OF FIRE TESTS OF ROOF COVERINGS
- NFPA 259-2018 EDITION, STANDARD TEST METHOD FOR POTENTIAL HEAT OF BUILDING MATERIALS
- NFPA 266-2019 EDITION, STANDARD METHODS OF FIRE TESTS FOR EVALUATING ROOM FIRE GROWTH CONTRIBUTION OF TEXTILE COVERINGS ON FULL HEIGHT PANELS AND WALLS
- NFPA 286-2019 EDITION, STANDARD METHODS OF FIRE TEST FOR EVALUATING CONTRIBUTION OF WALL AND CEILING INTERIOR FINISH TO ROOM FIRE GROWTH
- NFPA 701-2019 EDITION, STANDARD METHODS OF FIRE TESTS FOR FLAME PROPAGATION OF TEXTILES AND FILMS
- NFPA 703-2021 EDITION, STANDARD FOR FIRE RETARDANT-TREATED WOOD AND FIRE-RETARDANT COATINGS FOR BUILDING MATERIALS
- NFPA 704-2017 EDITION, STANDARD SYSTEM FOR THE IDENTIFICATION OF THE FIRE HAZARDS OF MATERIALS FOR EMERGENCY RESPONSE
- NFPA 720-2015 EDITION, STANDARD FOR INSTALLATION OF CARBON MONOXIDE DETECTION AND WARNING EQUIPMENT
- NFPA 1963-2019 EDITION, STANDARD FOR FIRE HOSE CONNECTIONS

MISCELLANEOUS STANDARDS AND TESTING COMPANIES

- UNDERWRITERS LABORATORIES INC. (UL) - HYPERLINK "https://lq.ulprospector.com/" HTTPS://IQLULPROSPECTOR.COM/
- WARNOCK HERSHEY-INTERTEK, INC. (WHI) - HYPERLINK "https://www.intertek.com/directories/" HTTPS://WWW.INTERTEK.COM/DIRECTORIES/
- AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE)/SEI 29-2014, STANDARD CALCULATION METHODS FOR STRUCTURAL FIRE PROTECTION
- ANSI ASC 14.3-2008, FIXED LADDERS
- ICC A117.1-2009, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- ANSI/BHMA A156.3-2020, EXIT DEVICES
- BHMA A156.10-2017, STANDARD FOR POWER OPERATED PEDESTRIAN DOORS
- BHMA A156.19-2020, STANDARD FOR POWER ASSIST AND LOW ENERGY OPERATED DOORS
- FLORIDA PRODUCT APPROVAL, FAC 9N-3

IF IT IS DETERMINED THAT RADIO SIGNAL STRENGTHS ARE BELOW THE ACCEPTABLE -95 DBM, AN IN-BUILDING EMERGENCY RESPONDER RADIO COMMUNICATIONS SYSTEM MEETING THE REQUIREMENTS OF NFPA 72, 2013 WILL BE INSTALLED.

USE AND OCCUPANCY

FBC SECTION 304 BUSINESS GROUP B
NFPA 6.1.6 AMBULATORY HEALTH CARE (CHAPTER 20 NEW AMBULATORY HEALTH CARE OCCUPANCIES)

OCCUPANT LOAD: FBC TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT.
BUSINESS AREAS: 150 GROSS SF / PERSON
ASSEMBLY: UNCONCENTRATED: 15 NET SF / PERSON
OCCUPANT LOAD CALCULATION

FUNCTION OF SPACE	AREA	LOAD FACTOR	OCCUPANT LOAD
Accessory storage areas, mechanical equipment room	747 SF	300 SF	4.0
Business Areas	17,684 SF	150 SF	120.0
1ST LEVEL	18,431 SF		124.0
TOTAL	18,431 SF		124.0

GENERAL BUILDING HEIGHT AND AREA

FBC SECTION 504 BUILDING HEIGHT AND NUMBER OF STORIES

	ALLOWABLE	PROVIDED
HEIGHT (FBC TABLE 504.3a): SPRINKLERED	75'-0"	19'-6"
NUMBER OF STORIES (FBC TABLE 504.4): SPRINKLERED	4	1

TO FINISH PARAPET

TYPE OF CONSTRUCTION

FBC TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V	
	A	B	A	B	A	B	HT	A	B	
PRIMARY STRUCTURAL FRAME ¹ (SEE SECTION 202)	3 ^a	2 ^a	1	0	1	0	HT	1	0	
BEARING WALLS EXTERIOR ¹	3	2	1	0	2	2	2	1	0	
INTERIOR	3 ^a	2 ^a	1	0			1/HT	1	0	
NONBEARING WALLS & PARTITIONS EXTERIOR	SEE TABLE 602									
NONBEARING WALLS & PARTITIONS INTERIOR	0	0	0	0	0	0	SEE SECTION 2304.11.2	0	0	
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (SEE SECTION 202)	2	2	1	0 ^c	1	0	HT	1	0	
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (SEE SECTION 202)	1 1/2 ^a	1 ^{b,c}	1 ^{b,c}	0 ^c	1 ^{b,c}	0	HT	1 ^{b,c}	0	

- FOR SI: 1 FOOT = 304.8 MM.
- a. ROOF SUPPORTS: FIRE-RESISTANCE RATINGS OF PRIMARY STRUCTURAL FRAME AND BEARING WALLS ARE PERMITTED TO BE REDUCED BY 1 HOUR WHERE SUPPORTING A ROOF ONLY.
 - b. EXCEPT IN GROUP F-1, H, M AND S-1 OCCUPANCIES, FIRE PROTECTION OF STRUCTURAL MEMBERS SHALL NOT BE REQUIRED, INCLUDING PROTECTION OF ROOF FRAMING AND DECKING WHERE EVERY PART OF THE ROOF CONSTRUCTION IS 20 FEET OR MORE ABOVE ANY FLOOR IMMEDIATELY BELOW. FIRE-RETARDANT-TREATED WOOD MEMBERS SHALL BE ALLOWED TO BE USED FOR SUCH UNPROTECTED MEMBERS.
 - c. IN ALL OCCUPANCIES, HEAVY TIMBER COMPLYING WITH SECTION 2304.11 SHALL BE ALLOWED WHERE A 1 HOUR OR LESS FIRE-RESISTANCE RATING IS REQUIRED.
 - d. NOT LESS THAN THE FIRE-RESISTANCE RATING REQUIRED BY OTHER SECTIONS OF THIS CODE.
 - e. NOT LESS THAN THE FIRE-RESISTANCE RATING BASED ON FIRE SEPARATION DISTANCE (SEE TABLE 602).
 - f. NOT LESS THAN THE FIRE-RESISTANCE RATING AS REFERENCED IN SECTION 704.10.

* FLOOR CONSTRUCTION AND SUPPORTING PRIMARY STRUCTURAL FRAME IS REQUIRED TO HAVE EQUAL HOUR RATING WHERE SUPPORTING SHAFTS, PER FBC SECTION 711.

* FLOOR CONSTRUCTION AND SUPPORTING PRIMARY STRUCTURAL FRAMING SHALL BE INCREASED TO 1 HOUR TO ACCOMMODATE FUTURE TENANT FIRE SEPARATION REQUIREMENTS, PER FBC SECTION 711.

FIRE-RESISTANCE RATED CONSTRUCTION

FBC TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS
UNPROTECTED OPENINGS, GREATER THAN 30 FEET: NO LIMIT

FBC SECTION 713.4 SHAFT ENCLOSURES FIRE-RESISTANCE RATING
CONNECTING 4 STORIES OR MORE: 2 HOUR
CONNECTING LESS THAN 4 STORIES: 1 HOUR
(FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED, BUT NEED NOT EXCEED 2 HOUR)

FBC SECTION 1023.2 EXIT ENCLOSURES FIRE-RESISTANCE RATING
CONNECTING 4 STORIES OR MORE: 2 HOUR
CONNECTING LESS THAN 4 STORIES: 1 HOUR

MEANS OF EGRESS

FBC SECTION 1005.3 EGRESS WIDTH PER OCCUPANT SERVED
SPRINKLERED: STAIRWAYS (INCHES PER OCCUPANT) 0.3
OTHER EGRESS COMPONENTS (INCHES PER OCCUPANT) 0.2

FBC SECTION 1010.1.1.1 PROJECTIONS INTO CLEAR WIDTH
BETWEEN 34 INCHES AND 80 INCHES ABOVE FINISHED FLOOR, 4 INCHES, MAX

NFPA 101 (FLORIDA SPECIFIC), 7.1.5 - HEADROOM
7 FEET-6 INCHES WITH PROJECTIONS FROM CEILING NOT LESS THAN 6 FEET 8 INCHES, WITH A TOLERANCE OF .34 INCHES, ABOVE FINISHED FLOOR AND MINIMUM CEILING HEIGHT MAINTAINED FOR NOT LESS THAN TWO-THIRDS OF CEILING AREA.
STAIRS: NOT LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY ABOVE A PLANE PARALLEL TO, AND TANGENT WITH, MOST FORWARD PROJECTION OF STAIR TREAD.

FBC TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE
GROUP B, SPRINKLERED: 300 FEET

NFPA 101 (FLORIDA SPECIFIC), 38.2.5.2 DEAD-END CORRIDORS
SHALL NOT EXCEED 50 FEET

FBC SECTION 1020.4 MAXIMUM DEAD-END CORRIDOR
GROUP B, SPRINKLERED, EXCEPTION 2: 50 FEET

NFPA 101 (FLORIDA SPECIFIC), 20.2.5.2 COMMON PATH OF TRAVEL
COMMON PATH OF TRAVEL SHALL NOT EXCEED 100 FT IN A BUILDING PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC SPINKLER SYSTEM IN ACCORDANCE WITH 9.7.1.1(1).

FBC TABLE 1020.1 CORRIDOR FIRE-RESISTANCE RATING
GROUP B, SPRINKLERED: 0 HOUR (BUT NOT LESS THAN THE FIRE-RESISTANCE RATING BY OTHER SECTIONS OF THE CODE)

NFPA 101 (FLORIDA SPECIFIC) SECTION 7.7.2 EXIT DISCHARGE THROUGH INTERIOR BUILDING AREA
NOT MORE THAN 50 PERCENT OF REQUIRED NUMBER OF EXIT STAIRS SERVING NORMALLY OCCUPIED AREAS OF EACH FLOOR, AND NOT MORE THAN 50 PERCENT OF EXIT STAIR CAPACITY REQUIRED FOR NORMALLY OCCUPIED AREAS OF EACH FLOOR, SHALL DISCHARGE THROUGH AREAS ON ANY LEVEL OF DISCHARGE.

FBC SECTION 1020.2 MINIMUM CORRIDOR WIDTH: 44 INCHES

FBC TABLE 1020.3 IN CORRIDORS AND AREAS SERVING STRETCHER TRAFFIC IN OCCUPANCIES WHERE PATIENTS RECEIVE OUTPATIENT MEDICAL CARE THAT CAUSES THE PATIENT TO BE INCAPABLE OF SELF-PRESERVATION (I.E. AMBULATORY CARE FACILITIES), THE MINIMUM CORRIDOR WIDTH SHALL BE 72 INCHES.

INTERIOR FINISHES

FBC TABLE 803.11 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

INTERIOR EXIT STAIRWAYS, RAMPS, AND EXIT PASSAGEWAYS: CLASS B
CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS: CLASS B,
PER FFPC SECTION 38.3.3.2 (MORE STRINGENT)
ROOMS AND ENCLOSED SPACES: CLASS C

PER FFPC SECTION 10, FURNISHING: CLASS B

FBC SECTION 804 INTERIOR FLOOR FINISH VERTICAL EXITS, EXIT PASSAGEWAYS, AND ACCESS CORRIDORS: CLASS II (MORE STRINGENT THAN FFPC)

PLUMBING FIXTURES

FPC TABLE 403.1 MINIMUM PLUMBING FIXTURES

BUSINESS OCCUPANCY	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	SERVICE SINKS
	1:25 - FIRST 50	1:50 - REMAINING	1:40 - FIRST 80	1:80 - REMAINING	1:100	1:BUILDING
TOTAL BUILDING OCCUPANTS: 118						
TOTAL REQUIRED	3	3	2	2	2	1
TOTAL PROVIDED	3	4	2	2	2	2

OTHER

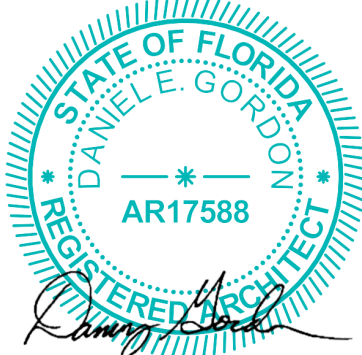
ALL FIRE RATED DOORS SHALL HAVE CLOSERS AND POSITIVE LATCHING, SEE SPECIFICATION 08 71 00.

ALL DOORS IN THE PATH OF EGRESS, SERVING AND OCCUPANT LOAD OF 50 OR MORE, SHALL BE EQUIPPED WITH EXIT DEVICES.

ALL DOORS SHALL BE PROVIDED WITH HARDWARE HAVING A SHAPE THAT IS EASY TO GRASP WITH ONE HAND.

NFPA 10 SECTION 6.2.1.2.2 FIRE EXTINGUISHERS
SHALL BE LOCATED SO THAT THE MAXIMUM TRAVEL DISTANCES SHALL NOT EXCEED 75 FEET.

SEAL



This item has been electronically signed and sealed by Daniel E. Gordon, AIA on the Date and/or Time Stamp shown using a digital signature.
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DEUK SPINE INSTITUTE
Surgery Center at Millenia, LLC

Hunton Brady ARCHITECTS

DATE	SUBMISSION	NO
12.12.23	CONSTRUCTION DOCUMENTS	
05.19.26	CCD NO. 1	1
08.07.26	CCD NO. 2R	2

PROJECT DATA

PROJ. NO. H-23016.00 SHEET
DRAWN AA

G101