

CODE NARRATIVE - INDOOR FACILITY AND ADDITION - SOUTH LOCKER ROOM

BUILDING PROJECT TYPE: NEW CONSTRUCTION - ADDITION TO EXISTING FACILITY
PROJECT DESCRIPTION: THE PROJECT IS FOR THE CONSTRUCTION OF A NEW SINGLE STORY ADDITION TO THE EXISTING INDOOR FACILITY. THE ADDITION WILL INCLUDE LOCKER ROOMS FOR ATHLETES AND REFEREES AND PUBLIC SINGLE-USE RESTROOMS. ACCESS TO THE INDOOR FACILITY FROM THE ATHLETE LOCKER ROOMS WILL BE PROVIDED.
OWNER REPRESENTATIVE: STEVE DEGENHARDT, P.E., CONSTRUCTION DIVISION MANAGER, CITY OF WICHITA | DEPARTMENT OF PUBLIC WORKS & UTILITIES
FACILITY NAME: STRYKER SPORTS COMPLEX
2999 N. GREENWICH RD., WICHITA, KS 67226
ARCHITECT: GLMV ARCHITECTURE
1525 E. DOUGLAS
WICHITA, KANSAS 67211
TEL: (316) 265-9367
FAX: (316) 265-5646
CIVIL ENGINEER: MKEC ENGINEERING
411 N. WEBB RD.
WICHITA, KANSAS 67206
TEL: (316) 684-9600
MECHANICAL/ELECTRICAL/PLUMBING ENGINEER: MKEC ENGINEERING
411 N. WEBB RD.
WICHITA, KANSAS 67206
TEL: (316) 684-9600
STRUCTURAL ENGINEER: DWA STRUCTURAL ENGINEERS
230 S LAURA ST. #200
WICHITA, KANSAS 67211
TEL: (316) 263-7591
THE INFORMATION REPRESENTED ON THE FOLLOWING DRAWINGS RESPONDS TO REQUIREMENTS OF K.A.R. 22-1-7 CODE FOOTPRINT.
- THE DRAWINGS LISTED BELOW RESPOND TO K.A.R. 22-1-7 (a) and (b):
G-002 CODE ANALYSIS AND NARRATIVES
G-003 CODE SITE PLAN
G-004 NORTH LOCKER ROOM AND PRESS BOX CODE PLAN
G-005 SOUTH LOCKER ROOM CODE PLAN
- THE FOLLOWING NARRATIVE RESPOND TO K.A.R. 22-1-7 (c):
(1) and (2) THIS PROJECT IS NEW CONSTRUCTION OF AN ADDITION TO THE EXISTING INDOOR FACILITY/FIELDHOUSE. SOUTH LOCKER ROOM ADDITION = 1,798 SF
(3) APPLICABLE CODES:
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL FUEL GAS CODE (IFGC)
2016 NFPA 10 - PORTABLE FIRE EXTINGUISHERS
2016 NFPA 13 - INSTALLATION OF SPRINKLER SYSTEMS
2016 NFPA 14 - INSTALLATION OF STANDPIPE AND HOSE SYSTEMS
2017 NFPA 25 - TESTING SPRINKLER SYSTEMS
2017 NFPA 70 - NATIONAL ELECTRIC CODE
2016 NFPA 72 - NATIONAL FIRE ALARM CODE
2016 NFPA 110 - EMERGENCY AND STANDBY POWER SYSTEMS
KANSAS FIRE PREVENTION CODE
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
(4) EXISTING BUILDING LOCATION: STRYKER SPORTS COMPLEX, 2999 N. GREENWICH RD., WICHITA, KS 67226
(5) OWNER INFORMATION: CITY OF WICHITA
(6) DATES AND REVISIONS ARE SHOWN ON THE SHEET TITLE BLOCK
(7) DESIGNER'S INFORMATION IS SHOWN ABOVE AND ON THE SHEET TITLE BLOCK
(8) DESIGNER'S SEAL IS AFFIXED TO THE SHEET TITLE BLOCK
(9) EXISTING FACILITY IS SERVED BY THE CITY OF WICHITA FIRE DEPARTMENT.
(10) MABCD WILL ACT AS THE BUILDING INSPECTION DEPARTMENT.
(11) OCCUPANCY GROUP: A-4 (EXISTING FACILITY AND NEW ADDITION)
(12) TYPE OF CONSTRUCTION: I-B
(13) STRUCTURAL CODE REQUIREMENTS: REFER TO THE "CODE ANALYSIS" ON THIS SHEET
(14) ACTIVE FIRE SAFETY FEATURES:
- BUILDING IS FULLY SPRINKLERED PER NFPA 13 AND IBC SECTION 903.3.1.1
- PORTABLE FIRE EXTINGUISHERS: REQUIRED / PROVIDED PER NFPA 10 AND SHOWN ON CODE PLANS, SHEET G-005
- FIRE ALARM AND SMOKE DETECTION SYSTEM: REQUIRED / PROVIDED
- FIRE ALARM HORNS / STROBES ARE LOCATED THROUGHOUT THE BUILDING.
- EMERGENCY LIGHTS: REQUIRED / PROVIDED AT ALL CORRIDORS AND EXIT PATHWAYS LEADING TO EXITS, EXIT STAIRS, EXIT DISCHARGE AND NEAR EXIT DOORS.
- EXIT SIGNS: REQUIRED / PROVIDED
- AUTOMATIC SPRINKLER SYSTEM (AMENITY SPACE ONLY - NOT REQUIRED IN FIELDHOUSE PER IBC 507.3 EXCEPTION 2)
- ENTIRE BUILDING (FIELDHOUSE AND AMENITY SPACES ARE EQUIPPED WITH AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM.
(15) WATER SUPPLY FOR FIRE SUPPRESSION: CITY OF WICHITA
(16) THERE ARE NO ALTERNATIVE METHODS FOR DESIGN OR CONSTRUCTION USED.
KANSAS FIRE PREVENTION CODE - SECTION 31-134a: THIS NEW BUILDING WILL BE DEEMED COMPLIANT TO THE KANSAS FIRE PREVENTION CODE BY ALSO CONFORMING TO THE 2018 INTERNATIONAL BUILDING CODE LISTED ABOVE.

CODE ANALYSIS

BUILDING USE: OCCUPANCY CLASSIFICATION: A-OCCUPANCY: A-4 TYPE I-B-8
CONSTRUCTION TYPE: SECTION 304
ALLOWABLE HEIGHT: 55 FEET
ACTUAL HEIGHT - EXISTING FACILITY: 52 FEET (COMPLIES)
ACTUAL HEIGHT - NEW ADDITION: 19 FEET (COMPLIES)
ALLOWABLE STORIES: 1-2
ACTUAL STORIES (EXISTING AND NEW ADDITION): 1 (COMPLIES)
ALLOWABLE BUILDING AREA PER FLOOR: UNLIMITED PER IBC TABLE 503
ACTUAL BUILDING AREA - EXISTING FACILITY: 112,202 SF
SOUTH LOCKER ROOM ADDITION: 18,288 SF
MEANS OF EGRESS OCCUPANT LOAD: EXISTING FACILITY: ACCESSORY STORAGE AREAS 300 SF GROSS, MECHANICAL / EQUIPMENT ROOMS 300 SF GROSS, ASSEMBLY UNCONCENTRATED (TABLES AND CHAIRS) 15 SF NET (LOBBY, PARTY ROOMS - LOBBY IS NOT OCCUPIED CUMULATIVELY WITH OTHER SPACES), BUSINESS AREAS GYMNASIUMS 150 SF GROSS (OFFICES, CONCESSIONS, CHECK-IN), 50 SF GROSS (FIELDHOUSE)
NEW ADDITION: LOCKER ROOMS 50 SF GROSS
TOTAL OCCUPANTS: EXISTING FACILITY OCCUPANTS 2,337 OCCUPANTS, NEW ADDITION OCCUPANTS 21 OCCUPANTS
MINIMUM EGRESS WIDTH - EXISTING FACILITY: EGRESS COMPONENTS: 0.2" / OCC.
DOOR WIDTH = SEE CODE PLANS FOR DOOR WIDTHS REQUIREMENTS.
COMMON PATH OF EGRESS TRAVEL: GROUP 'A', SPRINKLERED BLDG.: 75 FT. MAX. ACTUAL (WORST CASE): 70 FT. (COMPLIES)
EXIT ACCESS TRAVEL DISTANCE: GROUP 'A', SPRINKLERED BLDG.: 250 FT. MAX. 233'-0" (COMPLIES)
DEAD END CORRIDORS: 20 FT. MAX (GROUP 'A' SPRINKLERED)
PLUMBING SYSTEMS CODE REQUIREMENTS - EXISTING OCCUPANT LOAD FOR PLUMBING FIXTURE COUNT - EXISTING TOTAL OCCUPANTS = 2,337
ASSEMBLY CLASSIFICATION: MEN: WATERCLOSETS = 1/75 FOR FIRST 1,500, THEN 1 / 120 LAVATORIES = 1 / 200 WOMEN: WATERCLOSETS = 1/40 FOR FIRST 1,520, THEN 1 / 60 LAVATORIES = 1 / 150
TOTAL OCCUPANTS = OCCUPANTS AGAINST PUBLIC FIXTURE COUNT = 400 (AGREED TOTAL PER AHJ (100 OCCUPANTS PER YOUTH FIELD))
WATERCLOSETS/URINALS = MALE: 200 / 75 = 2.67 REQ'D. PROVIDED: 2 WATER CLOSETS AND 2 URINALS FEMALE: 200 / 40 = 5 REQ'D. PROVIDED: 6 WATER CLOSETS
LAVATORIES = MALE: 200 / 200 = 1 REQ'D. PROVIDED: 2 LAVATORIES FEMALE: 200 / 150 = 1.33 REQ'D. PROVIDED: 3 LAVATORIES
LOCKER ROOMS ASSEMBLY UNCONCENTRATED (TABLES AND CHAIRS) 15 SF NET (PRESSBOX)
SERVICE SINK = 1 PROVIDED
UNISEX RESTROOM = 1 PROVIDED
NEW SOUTH LOCKER ROOM ADDITION INCLUDES 2 UNISEX PUBLIC RESTROOMS AND A SERVICE SINK TO MAINTAIN THE NEW LOCKER ROOMS.

CODE NARRATIVE - NORTH LOCKER ROOM AND PRESSBOX EXPANSION

BUILDING PROJECT TYPE: RENOVATION TO THE EXISTING NORTH LOCKER ROOMS AND EXPANSION TO THE EXISTING PRESSBOX
PROJECT DESCRIPTION: THE PROJECT IS FOR THE RENOVATION OF THE EXISTING NORTH LOCKER ROOMS TO ACCOMMODATE SHOWER FACILITIES WITHIN EACH LOCKER ROOM. THIS PROJECT ALSO INCLUDES THE EXPANSION OF THE EXISTING PRESSBOX TO ACCOMMODATE ADDITIONAL SPACE FOR TEAMS AND MEDIA.
OWNER REPRESENTATIVE: STEVE DEGENHARDT, P.E., CONSTRUCTION DIVISION MANAGER, CITY OF WICHITA | DEPARTMENT OF PUBLIC WORKS & UTILITIES
FACILITY NAME: STRYKER SPORTS COMPLEX
2999 N. GREENWICH RD., WICHITA, KS 67226
ARCHITECT: GLMV ARCHITECTURE
1525 E. DOUGLAS
WICHITA, KANSAS 67211
TEL: (316) 265-9367
FAX: (316) 265-5646
CIVIL ENGINEER: MKEC ENGINEERING
411 N. WEBB RD.
WICHITA, KANSAS 67206
TEL: (316) 684-9600
MECHANICAL/ELECTRICAL/PLUMBING ENGINEER: MKEC ENGINEERING
411 N. WEBB RD.
WICHITA, KANSAS 67206
TEL: (316) 684-9600
STRUCTURAL ENGINEER: DWA STRUCTURAL ENGINEERS
230 S LAURA ST. #200
WICHITA, KANSAS 67211
TEL: (316) 263-7591
THE INFORMATION REPRESENTED ON THE FOLLOWING DRAWINGS RESPONDS TO REQUIREMENTS OF K.A.R. 22-1-7 CODE FOOTPRINT.
- THE DRAWINGS LISTED BELOW RESPOND TO K.A.R. 22-1-7 (a) and (b):
G-002 CODE ANALYSIS AND NARRATIVES
G-003 CODE SITE PLAN
G-004 NORTH LOCKER ROOM AND PRESS BOX CODE PLAN
G-005 SOUTH LOCKER ROOM CODE PLAN
- THE FOLLOWING NARRATIVE RESPOND TO K.A.R. 22-1-7 (c):
(1) and (2) THIS PORTION OF THE PROJECT IS RENOVATING THE OFFICE SUITES IN CHARLES KOCH ARENA. EXISTING NORTH LOCKER ROOM RENOVATION = 1,604 SF, EXISTING PRESSBOX EXPANSION = 233 SF
(3) APPLICABLE CODES:
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL FUEL GAS CODE (IFGC)
2018 NFPA 10 - PORTABLE FIRE EXTINGUISHERS
2016 NFPA 13 - INSTALLATION OF SPRINKLER SYSTEMS
2016 NFPA 14 - INSTALLATION OF STANDPIPE AND HOSE SYSTEMS
2017 NFPA 25 - TESTING SPRINKLER SYSTEMS
2017 NFPA 70 - NATIONAL ELECTRIC CODE
2016 NFPA 72 - NATIONAL FIRE ALARM CODE
2016 NFPA 110 - EMERGENCY AND STANDBY POWER SYSTEMS
KANSAS FIRE PREVENTION CODE
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
(4) EXISTING BUILDING LOCATION: STRYKER SPORTS COMPLEX, 2999 N. GREENWICH RD., WICHITA, KS 67226
(5) OWNER INFORMATION: CITY OF WICHITA
(6) DATES AND REVISIONS ARE SHOWN ON THE SHEET TITLE BLOCK
(7) DESIGNER'S INFORMATION IS SHOWN ABOVE AND ON THE SHEET TITLE BLOCK
(8) DESIGNER'S SEAL IS AFFIXED TO THE SHEET TITLE BLOCK
(9) EXISTING FACILITY IS SERVED BY THE CITY OF WICHITA FIRE DEPARTMENT.
(10) MABCD WILL ACT AS THE BUILDING INSPECTION DEPARTMENT.
(11) OCCUPANCY GROUP: A-5 (EXISTING FACILITY - STADIUM AND PRESSBOX)
(12) TYPE OF CONSTRUCTION: I-B
(13) STRUCTURAL CODE REQUIREMENTS: REFER TO THE "CODE ANALYSIS" ON THIS SHEET
(14) ACTIVE FIRE SAFETY FEATURES:
- EXISTING BUILDING IS NOT SPRINKLERED - ALL FIRE AREAS ARE UNDER 1,000 SQUARE FEET
- PORTABLE FIRE EXTINGUISHERS: REQUIRED / PROVIDED PER NFPA 10 AND SHOWN ON CODE PLANS, SHEET G-004
- FIRE ALARM SYSTEM AND DETECTION SYSTEMS: REQUIRED / PROVIDED - FIRE ALARM HORNS / STROBES ARE LOCATED THROUGHOUT THE EXISTING BUILDING.
- EMERGENCY LIGHTS: REQUIRED / PROVIDED
- EXIT SIGNS: REQUIRED / PROVIDED
(15) WATER SUPPLY FOR FIRE SUPPRESSION: CITY OF WICHITA
(16) THERE ARE NO ALTERNATIVE METHODS FOR DESIGN OR CONSTRUCTION USED.
KANSAS FIRE PREVENTION CODE - SECTION 31-134a: THIS RENOVATION WILL BE DEEMED COMPLIANT TO THE KANSAS FIRE PREVENTION CODE BY ALSO CONFORMING TO THE 2018 INTERNATIONAL BUILDING CODE LISTED ABOVE.

CODE ANALYSIS

BUILDING USE: OCCUPANCY CLASSIFICATION: A-OCCUPANCY: A-5 TYPE I-B-8
CONSTRUCTION TYPE: SECTION 304
ALLOWABLE HEIGHT: 55 FEET
ACTUAL HEIGHT - EXISTING FACILITY: 32 FEET (COMPLIES)
ALLOWABLE STORIES: 1-2
ACTUAL STORIES (EXISTING AND NEW ADDITION): 2 (COMPLIES)
ALLOWABLE BUILDING AREA PER FLOOR: UNLIMITED PER IBC TABLE 506
ACTUAL BUILDING AREA - EXISTING NORTH LOCKER ROOM: 1,604 SF
PRESSBOX EXPANSION: 233 SF
MEANS OF EGRESS OCCUPANT LOAD: EXISTING FACILITY: ACCESSORY STORAGE AREAS 300 SF GROSS, MECHANICAL / EQUIPMENT ROOMS 300 SF GROSS, ASSEMBLY UNCONCENTRATED (TABLES AND CHAIRS) 15 SF NET (PRESSBOX), BUSINESS AREAS LOCKER ROOMS/TEAM ROOMS 150 SF GROSS (TICKET BOOTH AND TICKET OFFICE), 150 SF GROSS (TEAM ROOM AND REFEREE ROOM)
RENOVATION AND EXPANSION: LOCKER ROOMS ASSEMBLY UNCONCENTRATED (TABLES AND CHAIRS) 15 SF NET (PRESSBOX)
TOTAL OCCUPANTS: EXISTING FACILITY OCCUPANTS 2,953 OCCUPANTS (INCLUDES TICKET BOOTH, EXISTING STADIUM, NORTH BLEACHERS AND SOUTH BLEACHERS), ADDITIONAL OCCUPANTS FROM PRESSBOX EXPANSION 3 OCCUPANTS, TOTAL OCCUPANTS 2,956 OCCUPANTS
MINIMUM EGRESS WIDTH - EXISTING FACILITY: EGRESS COMPONENTS: 0.2" / OCC.
DOOR WIDTH = SEE CODE PLANS FOR DOOR WIDTHS REQUIREMENTS.
COMMON PATH OF EGRESS TRAVEL: GROUP 'A', NON-SPRINKLERED BLDG.: 75 FT. MAX. ACTUAL (WORST CASE): 39'-8" FT. (COMPLIES)
EXIT ARRANGEMENT: EXIT SEPARATION DISTANCE: 1/2 THE DIAGONAL DIMENSION OF BLDG. EXISTING COMPLYING EXIT SEPARATION TO REMAIN
EXIT ACCESS TRAVEL DISTANCE: GROUP 'A', NON-SPRINKLERED BLDG.: 200 FT. MAX. (EXISTING COMPLYING EXIST ACCESS TRAVEL DISTANCE TO REMAIN)
DEAD END CORRIDORS: 20 FT. MAX (0 ACTUAL)
PLUMBING SYSTEMS CODE REQUIREMENTS - EXISTING OCCUPANT LOAD FOR PLUMBING FIXTURE COUNT - EXISTING TOTAL OCCUPANTS = 2,953
ASSEMBLY CLASSIFICATION: MEN: WATERCLOSETS = 1/75 FOR FIRST 1,500, THEN 1 / 120 LAVATORIES = 1 / 200 WOMEN: WATERCLOSETS = 1/40 FOR FIRST 1,520, THEN 1 / 60 LAVATORIES = 1 / 150
NOTE: EXISTING VARIANCE WAS ALLOWED ON DECEMBER 12, 2017 TO ALLOW FOR A REDUCTION IN THE OVERALL PLUMBING FIXTURE COUNT. AGREEMENT IS NOTED BELOW.
- ALLOW A REDUCTION OF 1/3 OF THE TOTAL REQUIRED FIXTURES
- ALLOW THE FIXTURE PLACEMENT TO BE SPLIT BETWEEN THE EXISTING CHAMPIONSHIP FIELD STRUCTURE AND THE INDOOR FACILITY (3/4 OF THE FIXTURES IN THE CHAMPIONSHIP STRUCTURE AND THE BALANCE IN THE INDOOR FACILITY). THIS IS WITH THE UNDERSTANDING THAT THE OPERATOR OF THE FACILITY WILL ENSURE THAT BOTH BUILDINGS ARE OPEN AND ACCESSIBLE TO PATRONS DURING TOURNAMENT ACTIVITIES. LAVATORY NUMBERS AND PLACEMENT WAS APPROVED AS PROPOSED.
- DURING TOURNAMENT ACTIVITIES THE OPERATOR OF THE FACILITY WILL SUPPLEMENT THE FIXTURE COUNT WITH PORTABLE RESTROOM UNITS.
RENOVATION AND PRESSBOX EXPANSION DOES NOT AFFECT THE EXISTING AGREED UPON REQUIRED PLUMBING FIXTURES. RENOVATION INCLUDES REPLACEMENT OF EXISTING PLUMBING FIXTURES SUCH THAT THE REQUIRED FIXTURE COUNT REMAINS THE SAME.

PHASE 8 INDOOR FACILITY & STADIUM IMPROVEMENTS
STRYKER SPORTS
WICHITA, KANSAS



0201 MKEC Engineering All Rights Reserved www.mkec.com These drawings and their contents, including, but not limited to, all concepts, designs, & data are the exclusive property of MKEC Engineering (MKEC), and may not be used or reproduced in any way without the express consent of MKEC.

CODE ANALYSIS AND NARRATIVE

Table with 2 columns: Field Name, Value. PROJECT NO: 01088R21003, DATE: 11/23/2021, SCALE: AS NOTED, DESIGNED: MH, DRAWN: SS, CHECKED: MH.

Table with 2 columns: NO, DATE. 0 ISSUED FOR CONSTRUCTION 11-24-21, 1 REVISION, 2 DATE.

SHEET NO. G0.2

