

CODE NARRATIVE - NORTH LOCKER ROOM AND PRESSBOX EXPANSION

CODE ANALYSIS

BUILDING PROJECT TYPE: EXPANSION TO THE EXISTING PRESSBOX
PROJECT DESCRIPTION: THE PROJECT IS FOR 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
ARCHITECT: CIVIL ENGINEER: MECHANICAL/ELECTRICAL/PLUMBING ENGINEER: STRUCTURAL ENGINEER:
THE INFORMATION REPRESENTED ON THE FOLLOWING DRAWINGS RESPONDS TO REQUIREMENTS OF K.A.R. 22-1-7 (a) and (b):
- 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 PRESS BOX 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 EXISTING PRESSBOX EXPANSION = 233 SF
(3) APPLICABLE CODES:
(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) MARCD WILL ACT AS THE BUILDING INSPECTION DEPARTMENT.
(11) OCCUPANCY GROUP: A-5 (EXISTING FACILITY - STADIUM AND PRESSBOX)
(12) TYPE OF CONSTRUCTION: IIB
(13) STRUCTURAL CODE REQUIREMENTS: REFER TO THE "CODE ANALYSIS" ON THIS SHEET
(14) ACTIVE FIRE SAFETY FEATURES: (EXISTING)
- 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.

BUILDING USE
OCCUPANCY CLASSIFICATION: A-OCCUPANCY: A-5
CONSTRUCTION TYPE: TYPE IIB
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 - PRESSBOX EXPANSION: 233 SF
AREA MODIFICATIONS: NOT APPLICABLE
STRUCTURAL FIRE PROTECTION (EXISTING)
EXTERIOR BEARING WALLS: 0 HOURS
INTERIOR LOAD BEARING WALLS: 0 HOURS
EXTERIOR NON-BEARING WALLS: 0 HOURS
STRUCTURAL FRAME: 0 HOURS
FLOORS, CEILINGS: 0 HOURS
ROOFS: 0 HOURS
CORRIDOR: 1 HOURS (NO EXISTING CORRIDORS)
FIRE BARRIER (REQUIRED PER SECTION 903.2.1.5 AND SECTION 1028.1.1.1)
HORIZONTAL ASSEMBLIES (REQUIRED PER SECTION 1028.1.1.1)
OPENING PROTECTIONS (DOORS): 1 1/2 HOURS
FIRE WINDOW ASSEMBLIES: NOT PERMITTED
INTERIOR FINISHES
ROOMS AND ENCLOSED SPACES CLASS 'C'
FIRE PROTECTION SYSTEMS
PORTABLE FIRE EXTINGUISHERS: LIGHT (LOW) HAZARD CLASS 'A' FIRE HAZARD
MINIMUM RATING: 2A
MAX. FLOOR AREA / UNIT OF 'A': 3000 SF
MAX. FLOOR AREA / EXTINGUISHER: 11,250 SF
MAX. TRAVEL DISTANCE TO EXTINGR.: 75 FEET
PROVIDED: 4A-60B.C. 5 LBS.
FIRE ALARM AND DETECTION SYSTEMS: MANUAL ALARM SYSTEM W/ OCCUPANT NOTIFICATION SYSTEM
MEANS OF EGRESS
OCCUPANT LOAD: SECTION 1004 TABLE 1004.5
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: 150 SF GROSS (TICKET BOOTH AND TICKET OFFICE)
LOCKER ROOMS/TEAM ROOMS: 50 SF GROSS (TEAM ROOM AND REFEREE ROOM)
RENOVATION AND EXPANSION:
LOCKER ROOMS: 50 SF GROSS (NORTH 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: TABLE 1005.3.2
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: TABLE 2902.1
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 9 STADIUM PRESS BOX AND FIELD NETTING IMPROVEMENTS
SCHEELS STRYKER SPORTS
WICHITA, KANSAS



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CODE ANALYSIS AND NARRATIVE

Table with project details: PROJECT NO: 01088R21003, DATE: 04-07-2023, SCALE: AS NOTED, DESIGNED: MH, DRAWN: SS, CHECKED: MH. Includes a revision table with 1 revision on 04-07-23.

SHEET NO. SG0.2

