

BUILDING CODE SUMMARY WORKSHEET: COMMERCIAL, INDUSTRIAL & MIXED-USE

ABOUT THE BUILDING CODE SUMMARY WORKSHEET

This form details the minimum information we need to review your project for compliance with the building codes (Washington State Building Code [WSBC] & Washington Fire Wall Code [WFWC]). To begin your review, we require that this worksheet be completed and turned in with your Building Permit application.

You are required to include the necessary full-sized sheet(s) with the drawing set detailing this information.

The code summary is required to be an integral part of the drawings, and these code summary pages (or sections) should be clearly designated as CS (Code Summary).

Submittal Instructions

Complete & save this form before uploading it to MyBuildingPermit.com in the "File Upload" section along with the rest of the submittal documents.

Code Reference

Building & Construction
[Title 16 SMC](#)

Questions?

[Visit the Permit Center](#)

City of Sammamish
801 228th Ave SE
Sammamish, WA 98075
www.sammamish.us

BUILDING CODE SUMMARY WORKSHEET: COMMERCIAL, INDUSTRIAL, MIXED-USE



APPLICANT/REPRESENTATIVE INFORMATION

Name: _____ Company: _____
(if applicable)

Address: _____

Phone: _____ E-Mail: _____

PROPERTY INFORMATION

Property Address: _____

Parcel Number(s): _____

PERMIT & BUILDING CODE EDITION INFORMATION

Permit Number: _____ Building Code Edition: _____

SECTION 1: BUILDING USE OR OCCUPANCY

Identify all use and occupancy classification group(s) in the Building per WSBC Chapter 3:

Check the applicable option for this project:

Building is constructed per WSBC 508.3 for Nonseparated Occupancies

List all occupancy separation fire barrier ratings required (i.e., B to S-2 = 2 hr)

– Per WSBC Table 508.4, specify S¹ (Sprinklered) or NS² (Non-Sprinklered)

– Include both horizontal and vertical separations

Fire Barrier Rating

S/NS

Fire Barrier Rating	S/NS
_____ to _____ = _____	_____
_____ to _____ = _____	_____
_____ to _____ = _____	_____
_____ to _____ = _____	_____

Section 1: Building Use or Occupancy continued on next page

¹ S, as described in the code: S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.

² NS, as described in the code: NS = Buildings not equipped throughout with an automatic sprinkler system installed with Section 903.3.1.1.

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SECTION 1: BUILDING USE OR OCCUPANCY CONTINUED

List all incidental use areas, per WSBC Table 509, floor area and separation, to be provided:

Room or Area	Floor Area (sq. ft.)	Fire Separation

If additional lines are needed, please see the [Supplemental pages](#) at the end of this document.

List all accessory occupancies not defined as Incidental Use, and fire barrier requirements, per WSBC Table 508.4:

Room or Area	Floor Area (sq. ft.)	% Floor Area on Story	Fire Separation

If additional lines are needed, please see the [Supplemental pages](#) at the end of this document.

SECTION 2: BUILDING CONSTRUCTION

List construction type(s) used in the design (IA, IIIB, VA, etc.) per WSBC Chapter 6:

Building Heights and Areas – WSBC Chapter 5	Allowed	Proposed
Building Height – WSBC 504.3	_____	_____
Number of Stories – WSBC 504.4	_____	_____
Area – WSBC 506	_____	_____

Are Automatic Sprinklers used for Height Modification per WSBC 504.3? Yes No

Is there a basement? Yes No

If yes, list the square footage of the basement and grade elevations on CS sheets.

Section 2: Building Construction continued on next page

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SECTION 2: BUILDING CONSTRUCTION CONTINUED

Fire Resistance of Exterior Walls Based on Fire Separation Distance, per WSBC 705.5:

List Wall Location (i.e., North, South, etc.)	Fire Separation Distance WSBC Table 705.5	Rating WSBC Table 705.5	Opening Protection WSBC 705.8
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____

If additional lines are needed, please see the [Supplemental pages](#) at the end of this document.

Fire Resistance Rating Requirements for Elements, per WSBC Table 601:

	Rating Required	Rating Provided	Assembly #
Primary Structural Frame	_____	_____	_____
Bearing Walls (Exterior)	_____	_____	_____
Bearing Walls (Interior)	_____	_____	_____
Nonbearing Walls & Partitions (Exterior)	_____	_____	_____
Nonbearing Walls & Partitions (Interior)	_____	_____	_____
Floor Construction	_____	_____	_____
Roof Construction	_____	_____	_____

SECTION 3: OCCUPANT LOAD & BUILDING EXITING

If there are multiple Occupancy Classifications, per WSBC Chapter 3, on any floor or in the building, provide a separate analysis for each classification (see [supplemental pages](#) at the end of this form).

	Basement	1 st Floor	Mezzanine	2 nd Floor	3 rd Floor	Other Floor(s)
Total Occupant Load (per WSBC 1004)						

Section 3: Occupant Load & Building Exiting continued on next page

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SECTION 3: OCCUPANT LOAD & BUILDING EXITING CONTINUED

Exits & Exit Width from each Level, as applicable:

LEVEL	NUMBER OF EXITS		EXIT WIDTH			
			Stairs		Other Egress Components	
	Required	Provided	Required	Provided	Required	Provided
Basement						
1 st Floor						
Mezzanine						
2 nd Floor						
Other Floor(s)						

If additional lines are needed, please see the [Supplemental pages](#) at the end of this document.

Are Areas of Refuge Required per WSBC 1009.3.3 or 1026.4? Yes No

SECTION 4: BUILDING HEIGHT AND AREA LIMITATIONS: “ALLOWABLE” AND “ACTUAL”

If there are multiple construction types, or if a fire wall divides the building, **provide a separate analysis for each area. HEIGHT AND AREA CALCULATIONS MUST ALSO BE INCLUDED ON CONSTRUCTION DRAWINGS.**

PART 1 - ALLOWABLE HEIGHT AND AREA

Specify the method used to substantiate allowable height and area for each occupancy:

	Height – WSBC Table 504.3	Area – WSBC Section 506
Occupancy - 1	Occupancy Group: _____ Height Criteria Selected: _____	Code Section: _____ Area Calculations: _____ Equation #: _____
Occupancy - 2	Occupancy Group: _____ Height Criteria Selected: _____	Code Section: _____ Area Calculations: _____ Equation #: _____
Occupancy - 3	Occupancy Group: _____ Height Criteria Selected: _____	Code Section: _____ Area Calculations: _____ Equation #: _____

If additional lines are needed, please see the [Supplemental pages](#) at the end of this document.

Section 4: Building Height & Area Limitations continued on next page

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SECTION 4: BUILDING HEIGHT & AREA LIMITATIONS (CONTINUED)

PART 2 - ACTUAL HEIGHT AND AREA

Please utilize the [supplemental pages](#) at the end of this form to show Parts 1 and 2 if you have additional occupancies.

Separate Occupancies	Actual Proposed Height and Area	
	Height	Area
Occupancy - 1		
Occupancy - 2		
Occupancy - 3		

If additional lines are needed, please see the [Supplemental pages](#) at the end of this document.

DETERMINE IF THE BUILDING QUALIFIES FOR UNLIMITED BUILDING AREA

	Allowable	Actual
Total Floor Area		
Total Building Area		

Does the building qualify for Unlimited Area per WSBC 507? Yes No

If there is more than one occupancy group in the building, the building or portion thereof must comply with the applicable provisions of WSBC 508.2, 508.3, 508.4, or 508.5, or a combination of these sections.

Per WSBC 508.4.2, provide a "Sum of the Ratios" calculation to show that the proposed building is not over the allowable area **(not required if the building is constructed per WSBC 508.3 for Nonseparated Occupancies)**.

"Sum of the Ratios" Allowable Area Calculation, if applicable:

"Non-Separated Use" Allowable Area Calculation, if applicable:

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SECTION 5: PLUMBING FIXTURE COUNT

Provide the below in accordance with WSBC Chapter 29, Table 2902.1.
WSBC 11102.2, Water Closets Designed for Assisted Toileting, provides dimensions different from ICC A117.1 in some instances.

OCCUPANCY TYPE	NUMBER OF OCCUPANTS	WATER CLOSETS				LAVATORIES			
		Male		Female		Male		Female	
		Required	Provided	Required	Provided	Required	Provided	Required	Provided
Total Number of Fixtures									
Number of Accessible Fixtures (WSBC 1110.2)									
						Required	Provided	Accessible	
Number of family or assisted-use toilets per WSBC 1109.2.1								N/A	
Number of drinking fountains									

SECTION 6: CODE SUMMARY FLOOR PLAN(S)

Drawing Sheets
 Please provide a basic floor plan for each level, showing partitions, stairs, doors with door swings, relites, fixtures, and other features using a minimum scale of 1/8" = 1'-0". The below information details what should be included.

- 1. Clearly label the following:
 - a. Use of each room or area (i.e., office, sales, kitchen, storage, lobby, vertical exit enclosure, etc.)
 - b. WSBC Occupancy Classification for each room or area and floor
 - c. Square footage of the floor area of each room or area
 - d. Occupant load factor used for each room or area and floor
 - e. Occupant load of each room or area and floor
 - f. Number of required exits for each room or space and for each floor
- 2. Provide a total occupant load summary for each floor or level.

Section 6: Code Summary Floor Plan(s) continued on next page

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SECTION 6: CODE SUMMARY FLOOR PLAN(S) CONTINUED

- 3. Clearly show all actual and assumed property lines, including those required by WSBC 705.3 Buildings on the same lot.
- 4. Graphically show the extent and rating of all rated assemblies, both vertical and horizontal, including the rating of any required opening protection.
- 5. Clearly show a complete Means of Egress Path, including the width, common path of travel, travel distance, diagonal distance of exits, exit signs, and emergency exit pathway lighting (interior and exterior).
- 6. Indicate any doors that are provided with panic hardware and/or magnetic hold-opens.
- 7. Provide accessible information for the site and all parts of the building, including any stages or platforms. **This includes all Braille signs for room identification and exits, Areas of refuge, and emergency communication.**
- 8. Provide occupant load sign requirements for all assembly areas.
- 9. Provide interior Wall finish and trim requirements in accordance with WSBC Table 803.13.
- 10. Provide a complete list of Hazardous Materials and show storage location.

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SUPPLEMENTAL SECTION 2: BUILDING CONSTRUCTION

Fire Resistance of Exterior Walls Based on Fire Separation Distance, per WSBC 705.5:

List Wall Location (i.e., North, South, etc.)	Fire Separation Distance WSBC Table 705.5	Rating WSBC Table 705.5	Opening Protection WSBC 705.8
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
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30.			

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SUPPLEMENTAL SECTION 3: OCCUPANT LOAD & BUILDING EXITING

Use the below to provide a separate analysis for each classification (for multiple Occupancy Classifications only, per WSBC Chapter 3 on any floor or in the building).

	Basement	1 st Floor	Mezzanine	2 nd Floor	3 rd Floor	Other Floor(s)
Total Occupant Load (per WSBC 1004)						

Exits & Exit Width from each Level, as applicable:

LEVEL	NUMBER OF EXITS		EXIT WIDTH			
	Required	Provided	Stairs		Other Egress Components	
			Required	Provided	Required	Provided
Basement						
1st Floor						
Mezzanine						
2nd Floor						
Other Floor(s)						

Are Areas of Refuge Required per WSBC 1009.3.3 or 1026.4? Yes No

	Basement	1 st Floor	Mezzanine	2 nd Floor	3 rd Floor	Other Floor(s)
Total Occupant Load (per WSBC 1004)						

Exits & Exit Width from each Level, as applicable:

LEVEL	NUMBER OF EXITS		EXIT WIDTH			
	Required	Provided	Stairs		Other Egress Components	
			Required	Provided	Required	Provided
Basement						
1st Floor						
Mezzanine						
2nd Floor						
Other Floor(s)						

Are Areas of Refuge Required per WSBC 1009.3.3 or 1026.4? Yes No

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SUPPLEMENTAL SECTION 4: BUILDING HEIGHT AND AREA LIMITATIONS

Use the below if you have additional occupancies or need to provide a separate analysis for each area (only for buildings with multiple construction types or if a fire wall divides the building).

HEIGHT AND AREA CALCULATIONS MUST ALSO BE INCLUDED ON CONSTRUCTION DRAWINGS.

PART 1 - ALLOWABLE HEIGHT AND AREA

Specify the method used to substantiate allowable height and area for each occupancy:

Height – WSBC Table 504.3

Area – WSBC Section 506

Occupancy - ___ Occupancy Group: _____ Code Section: _____ Equation #: _____
 Height Criteria Selected: _____ Area Calculations: _____

Occupancy - ___ Occupancy Group: _____ Code Section: _____ Equation #: _____
 Height Criteria Selected: _____ Area Calculations: _____

Occupancy - ___ Occupancy Group: _____ Code Section: _____ Equation #: _____
 Height Criteria Selected: _____ Area Calculations: _____

PART 2 - ACTUAL HEIGHT AND AREA

Separate Occupancies	Actual Proposed Height and Area	
	Height	Area
Occupancy - ___		
Occupancy - ___		
Occupancy - ___		

DETERMINE IF THE BUILDING QUALIFIES FOR UNLIMITED BUILDING AREA

	Allowable	Actual
Total Floor Area		
Total Building Area		

Does the building qualify for Unlimited Area per WSBC 507? Yes No