

NC Rehab Code Case Study

Commercial Plan Review

January 16, 2002; rev 4/12/02

1. Project name & location

Commercial Permits Plan Review office area at Hal Marshal Center,
700 N. Tryon, Charlotte, NC

2. Project description

The space in question entails approximately 1500 sq. ft. of existing office space, occupied for office use prior to the work. The work area is vacated during construction.

The work consists of creating and dividing an open work area into 6 plan review office cubicles, using office divider partitions. Other open work areas and contained offices were established by the same project. Support space is provided in the resulting hallway. Existing offices and new office cubicles receive new finishes. Related mechanical and electrical work is involved.

All current uses are “b” and remain the same. Construction is probably IBC Type 1b (old SBC Type II), with the structure being unaffected by the work.

3. Plan availability

Both existing and proposed plans are attached.

4. Scope declaration and justification

The work involved is not a significant part of the overall building footprint, and is not radical in nature. Basically, this was open space, in part, before the modifications, with some existing offices being subdivided into multiple offices. After a large open area was partitioned to create two large open functional group areas, the work areas were reconfigured into closed or open offices, as required by the performance program.

An important consideration was that even though this was a primary function space and the area wasn't occupied during construction, the work did not effect means of egress for the balance of the floor. Consequently, the involvement of life safety issues on the larger floor plate was minimal.

Considering the above, the proposed scope is ALTERATION.

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