

# NC Rehab Code Case Study

## Curtin Beauty Shop

January 16, 2002; rev 4/12/02

### 1. Project name & location

**Curtin Beauty Shop**, 136 Main Street, Pineville, North Carolina

Designer:	Chet Helt
Primary Occupancy:	Business
Type Construction:	III-B ( IBC)
Square Footage:	3000 Renovation area
Height:	Two Stories

### 2. Project description

This is an existing building built in the 1900's and primarily used as a residence. The Building was changed to a business use in 1991 by a formal change of use process; with appropriate applications filed and inspection completed. The total gross square footage of the building is about 4900 square feet.

The work involves demolition and rebuilding walls and bathrooms back to meet the current code. With a new tenant proposing to occupy both floors of this building, the following is the list of work to be completed.

- Remove and replace doors and frames.
- Remove and replace roof sheathing and shingles.
- Remove existing bathrooms.
- Replace existing guardrails on front stoop.
- Repair existing rear stairs to meet ADA requirements
- Complete one hour enclosure in stair shaft.
- Re build bath rooms to meet ADA and Vol-1C
- Replace doors in rated stair shaft to meet 60 min. rating.
- Add handicap ramps to meet Vol-1C 6.3.1.

### 3. Plan availability

Both existing and proposed plans are attached.

### 4. Scope declaration and justification

There are several factors to consider in declaring the scope. This is an entire tenancy. While the work scope does involve some secondary space, such as rest rooms and break rooms, it also involves primary function areas on the second floor. In addition, means of egress work will make occupying the second floor difficult during construction. Whether MEP system work renders the space unoccupiable would also have to be considered. Unless the scope of work around the exit stair changes, this would be classified a RECONSTRUCTION.

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