

NC Rehab Code Case Study

Torpedo Shop

January 16, 2002; rev 4/12/02

1. Project name & location

Naval Weapons Station (Torpedo Shop), Charleston, South Carolina.

2. Project description

The project has two work areas. The existing building has minor demolition, wall and ceiling construction spread over an 1800 SF work area. The existing building remains occupied and operational during construction. There is also a 7400SF addition, containing a 450 SF mezzanine which is a new area of construction.

- The previous and current occupancy is (F) Factory
- Construction Type is IIB (Unprotected).
- The building is sprinkled per NFPA 13
- Allowable area is 12,500 SF x 3.75% for a total of 46,875 SF.
- The existing building is 11,283 SF
- Addition is 7400 SF.
- Total area is 18,683 SF.
- Height is one Story, 25 feet.

3. Plan availability

Plans are attached.

4. Scope declaration and justification

- Since the work in the existing factory area is primarily finish work, it would be considered RENOVATION.
- The areas where new doors connect to the new addition, may be classified as ALTERATION, depending on the extent of the work and what previously existed. Similarly, the existing building new stair to the new mezzanine would also be at least an ALTERATION, since it doesn't constitute a primary function area.
- The new mezzanine itself would be new construction and would fall under the current code mezzanine requirements.
- The 7400 square foot new building would be classified as an ADDITION.

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