



YOSHINO-SHAW & ASSOCIATES

A I A A R C H I T E C T

1016 N. Golden State Blvd., Suite 'A' Turlock, CA 95380

Ph. #(209) 667-2603

Fax #(209) 667-2604

C O D E A N A L Y S I S

Date : June 11, 2020
To : **Marcos Rivera**, CrossFit Business Use
Re : **2019 CBC Accessibility & 2010 ADA Review**
for Existing S-1 Building Use/suite
@ 3060 Commerce Way Turlock, CA

Scope of Work : To change Use from S-1 to
"B-Occupancy" per CBC 304.1

Applicable Codes : 2019 CBC, CMC, CPC, CFC, NEC,
2010 ADA & 2016 CA Energy Code
Title 24 Accessibility Standards.

Occupancy Type : (New Use) B – Crossfit Exercise use per

CBC Section 304.1 (*Training and skill development not in a school or academic program (this shall include, but not be limited to, tutoring centers, martial arts studios, gymnastics and similar uses regardless of the ages served, where not classified as a Group A Occupancy).*)

Bldg Area = 2,493 sf.

Occupant Load is 47 people : $(2212 / 50 = 44) + (281 / 100 = 3)$

Plumbing Fixture Load is 12 people : $(2407 / 200 = 12 \text{ people})$, but per CPC Section 422.2 Exception (3) only 1-Restroom is required if Occupant Load is 50 or less.

Type of Construction: V-B
(Existing Steel framed building, walls, ceilings & Roof, with PIB Metal Roofing, metal Siding with concrete slab floor).

Fire Sprinklers: No.

Note: Not required for New B-Occupancy use, but 1-hour rated Fire Separation Wall is required between B & S-1 Occupancies, per CBC Table 708(3).

Exits required = One accessible exit is required by code for this Tenant use and current Door is in general compliance with the 2019 CBC & 2010 ADA accessibility standards, for level landing size of 66" x 60" with lever hardware.

Tactile exit signage, ISA entrance sign & lighted Exit sign need to be installed per 2019 CBC standards.

Code Infractions/Violations to be Upgraded or fixed :

Parking lot/stalls : Existing Disabled parking stalls do not comply with current Code requirements. Striping & Signage needs to be upgraded &/or installed where missing. See attached code section 11B-501 (pgs 573 – 576, 467 & 468) for parking stall requirements and the 9' wide x 18' long Van unloading aisle, etc. The "Van Accessible" sign is missing & the Tow away Sign needs to be installed at Driveway entrance.

Restroom : "All Gender" Restroom Door & Wall Signage needs to be installed per 2019 CBC Accessibility requirements.

Lavatory Sink needs 18" clearance from wall to center of the sink, could not field verify, due to wet Wax on Floor. Toilet paper Dispenser, Paper Towel dispenser, Soap dispenser & Grad Bars need to comply with 2019 CBC Accessibility requirements as well; and any Exposed Pipes below Lavatory need to be wrapped with insulated covers per CBC 11B-606.5 (see attached page 587).

Water Closet (Toilets) : Centerline of Toilet fixture must be placed 17-18" away from side wall, with seat height at 17-19" max. above finish floor (aff). Could not field verify dimension. All other standard clearances required & appear to be provided. Grab bars seem to be installed per CBC 11B-604.5 standards (see Figures 11B-604.5.1 & 11B-604.5.2 on page 582).

All Controls, Paper Towel, Soap Dispensers, Mirrors & Toilet Seat covers, etc shall be mounted no more than 40" above the finish floor per CBC standards.

39'-11" +/-

62'-5"

(E)12' x 12' ROLL-UP
METAL DOOR ASSEMBLY

RR

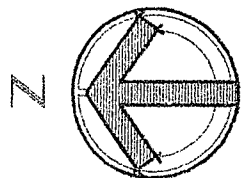
OFFICE

(E)30 x 68 WOOD
DOORS (TYP. OF 2)

STORAGE AREA
(S-1 USE) AREA = 2,493 sf.

(E)SKYLIGHT PANELS

(E)12' x 12' ROLL-UP
METAL DOOR ASSEMBLY



3060 COMMERCE WAY
EXISTING FLOOR PLAN