

Fannin County Rec Center - Phase I

Blue Ridge, GA

Project Description

Phase I: The project is a new, stand alone, single-story 2,475 sf addition to an existing recreation center. The building is a pre engineered metal building including 4 classrooms, an office, and storage space.

Applicable Codes

International Building Code, 2024 Edition, with Georgia Amendments
International Fire Code, 2024 Edition
International Plumbing Code, 2024 Edition, with Georgia Amendments
International Mechanical Code, 2024 Edition, with Georgia Amendments
International Fuel Gas Code, 2024 Edition, with Georgia Amendments
National Electrical Code, 2023 Edition, with Georgia Amendments
International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments
ADA Standards for Accessible Design, 2010 Edition
Georgia Accesibility Code Chapter 120-3-20 (.01-.08)
NFPA 101 Life Safety Code, 2024 Edition, with Georgia Amendments
NFPA 13 Standard for the Installion of Sprinkler Systems, 2019 Edition

ConstructionType (per IBC 2024)	Type II-B	(non-sprinklered)
Req'd fire resistance		per Table 601
Primary Structural Frame	0	
Bearing Walls		
Exterior: Fire Separation Distance 10' < X < 30'	0	per Table 705.5
Exterior wall openings:	15% Allowable Area	per Table 705.9
Interior:	0	
Non-Bearing Walls and Partitions		
Exterior: Fire Separation Distance 10' < X < 30'	0	per Table 705.5
Interior:	0	
Floor construction and associated secondary member	0	
Roof construction and associated secondary members	0	
Min roof slope = 1/4" per foot		
Class "C" roof assembly req'd		
Exit Enclosures	-	
Party/Fire Walls	NA	

Occupancy (per IBC 2024 - Ch. 3)

(A-3) Assembly - Recreation Center Classrooms

Occupancy Type (per IBC 2024 Table 504.3)

Primary Occupancy - Assembly (A-3) - Non-Sprinklered

	A
Allowable stories/height - Table 504.4 & 504.3	2 story / 55'
Allowable area per floor - Table 506.2	9,500
Area Increases from 506.3.3 (frontage increase)	7,125
Allowable area per floor (with increases)	16,625

First Floor

Recreation Center Classrooms	2,475
subtotals - first floor	2,475
allowable - first floor	16,625
Total	2,475

Occupant Load Calculations per IBC Table 1004.5 (For use in plumbing fixture calculations only)

Space	Use of Space per IBC 1004.5	Occ/SF	SF	Occ
First Floor - New				
Storage 107	Accessory Storage Area	300	162	1
Office 106	Business Area	150	189	2
Classroom 105	Assembly - Unconcentrated	15	301	21
Classroom 104	Assembly - Unconcentrated	15	304	21
Classroom 103	Assembly - Unconcentrated	15	302	21
Classroom 102	Assembly - Unconcentrated	15	304	21

Total Occupants per IBC

87

The maximum occupancy of the existing recreation center shall be limited to a maximum of 560 occupants. Owner shall post signage at building entrances stating the maximum occupant load.

Plumbing Fixture Counts (IPC Table 403.1)

Fixture Type	Existing A-4 Facility Required (Max of 560 Occ)	Phase I Required (A-3)	Total Required (Rounded Up)	Provided in Existing Facility
W/C - Female	7.00	0.67	8.00	8
W/C - Male	3.73	0.35	5.00	4
Urinals	-	-	-	4
Lav - Female	1.87	0.22	3.00	6
Lav - Male	1.40	0.22	2.00	6
Drinking Fountains	0.56	0.17	1.00	8

(A-3) Assembly - Classrooms

Required Water Closets:

Male	1 per 125
Female	1 per 65
Urinals	cannot substitute >67% of require water closets
Lavatories	1 per 200
Drinking Fountain	1 per 500

(A-4) Assembly - Indoor sporting events and activities

Required Water Closets

Male	1 per 75 for 1st 1,500; 1 per 120 for remainder
Female	1 per 40 for 1st 1,520; 1 per 60 for remainder
Urinals	cannot substitute >67% of require water closets
Lavatories	
Male	1 per 200
Female	1 per 150
Drinking Fountain	1 per 1000

Life Safety Code Data Worksheet

2024 NFPA 101

Areas by Occupancy

First Floor	A
Storage 107	162
Office 106	189
Classroom 105	301
Classroom 104	304
Classroom 103	302
Classroom 102	304
Corridor 101	860
Total	162

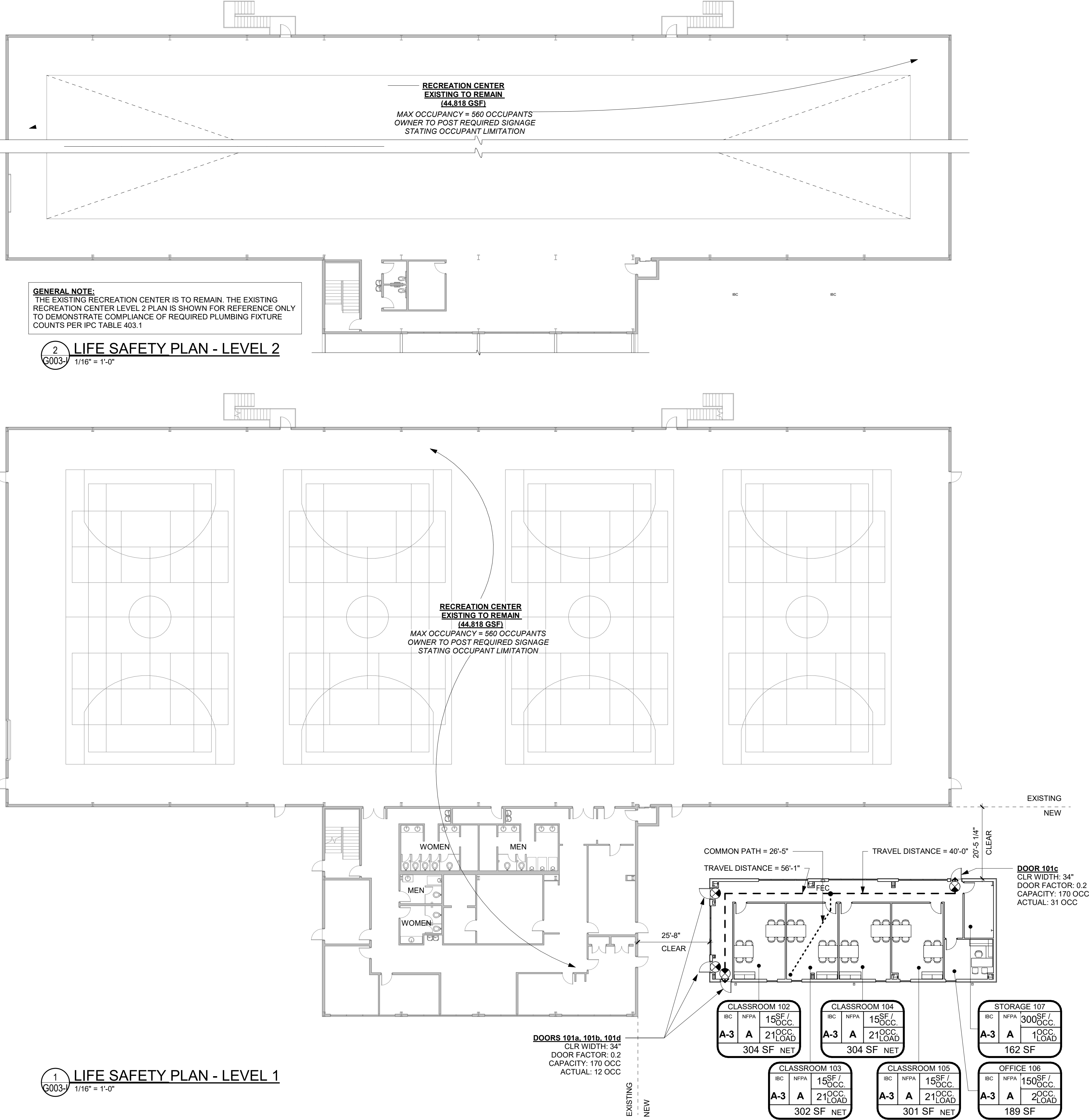
Occupant Load (Per NFPA 101 7.3.1.2)

SQFT/Qcc.	Occupant Load
Storage 107 - Storage in non S/M occupy	500
Office 106 - General business	150
Classroom 105 - Classroom	20
Classroom 104 - Classroom	20
Classroom 103 - Classroom	20
Classroom 102 - Classroom	20
Total	67

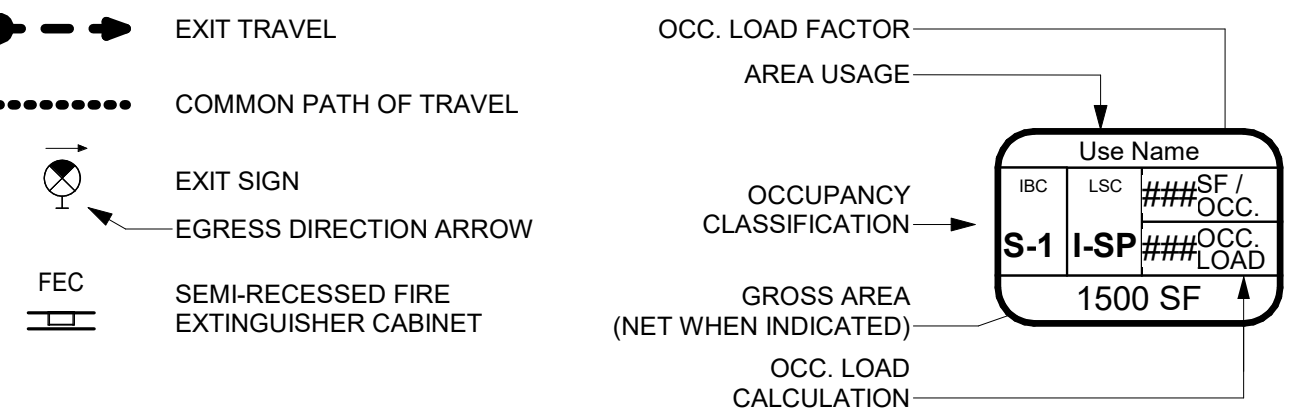
Means of Egress Sizing - Assembly (A) Unsprinklered

NFPA 101 Table A.7.6

Other Egress Component Width Factor	0.2
Max. Travel Dist.	200
Max. Common Path	75
Max. Dead End Corridor	20
Min. Corridor Width	44
Min. Door Width	32



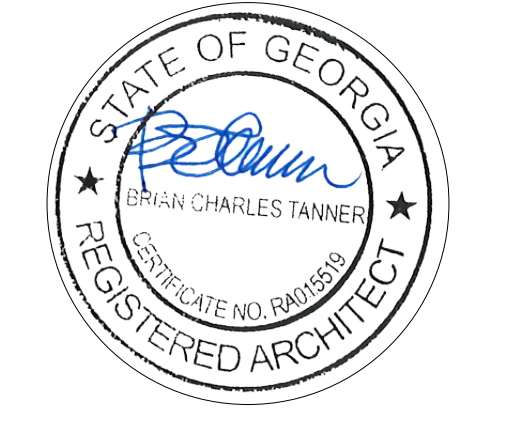
OCCUPANCY & EGRESS LEGEND



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Rev	Date	Comments
	05/22/26	PERMIT & BID

Client:

Fannin County

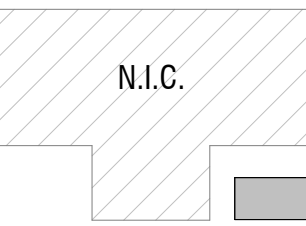
370 Tom Boyd Road
Blue Ridge, Georgia 30513

Project Number: 24184
Project Name:

Fannin County Rec.
Center - Phase I

580 Winding Drive
Blue Ridge, Georgia 30513

Key Plan:



Sheet Title:

Code
Information -
Life Safety Plan

Sheet Number:

G003-I

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