

FLORIDA BUILDING CODE SUMMARY

Project Name: Copans Transit Operations and Maintenance Facility, Building 5
Project Address: 3201 W Copans Road, Pompano Beach, FL 33069
Owner: Broward County Transit
Code Enforcement Jurisdiction: City of Pompano Beach

Applicable Codes and Regulations:

- 2023 FLORIDA BUILDING CODE, 8TH EDITION
- 2023 FLORIDA ACCESSIBILITY CODE, 8TH EDITION
- 2023 FLORIDA BUILDING CODE, PLUMBING, 8TH EDITION
- 2023 FLORIDA BUILDING CODE, MECHANICAL, 8TH EDITION
- 2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION, 8TH EDITION
- 2023 FLORIDA BUILDING CODE, TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONES, 8TH EDITION
- 2023 FLORIDA BUILDING CODE, FUEL GAS, 8TH EDITION
- 2023 FLORIDA BUILDING CODE, EXISTING BUILDING, 8TH EDITION
- NFPA, NATIONAL ELECTRICAL CODE, 2017
- FLORIDA FIRE PREVENTION CODE (FFPC), 8TH EDITION, BASED ON THE NFPA 1, FIRE CODE 2021, NFPA 101, AND LIFE SAFETY 2021, WITH BROWARD COUNTY AMENDMENTS AND ALL LOCAL FLORIDA AMENDMENTS.
- NFPA CODES LISTED IN FLORIDA ADMINISTRATIVE CODE (FAC) 69A-60-005
- AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE), 7-10
- UL FIRE RESISTANT DIRECTORY AS VERIFIED AT WWW.UL.COM
- OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) CFR-29 AS CURRENTLY REVISED
- FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) RULES & REGULATIONS
- FLORIDA STATUTES AND RULES APPLICABLE TO THIS PROJECT
- FLORIDA STORM SHELTER CODE (FSSC) 2020
- ICC 500 FOR STORM SHELTER DESIGN
- NEC 2023 (National Electrical Code, NFPA 70 – Most Florida jurisdictions adopt the 2023 edition for new projects.)
- FLORIDA FIRE PREVENTION CODE (FFPC) 8TH EDITION (NFPA 1 and NFPA 101, 2021 Editions with Florida Amendments)
- NFPA CODES LISTED IN FAC 69A-60-005 (Refer to current Florida Administrative Code for the latest list)
- ASCE 7-16 or 7-22 (American Society of Civil Engineers, either ASCE 7-16 or ASCE 7-22 depending on FBC adoption; check project requirements)
- UL FIRE RESISTANCE DIRECTORY (Current edition as verified at www.ul.com)
- OSHA CFR 29 (As currently revised)
- FEMA RULES AND REGULATIONS (Latest in effect)
- FLORIDA STATUTES AND RULES APPLICABLE TO THIS PROJECT (Current as of project date)

General Building Data:

Construction Type: II-B
Number of Stories: 2
Total Gross SF (all floors): 20,806
Sprinklers: Yes, NFPA 13.
Flood Hazard: Yes (FEMA 1% & 0.2% flood hazard areas)
High Velocity Hurricane Zone (HVHZ): Yes (see struct. drawings for wind load & other struct. criteria)
Risk Category: II (FBC 1604.5)

Occupancies:

Primary Occupancy Classification: B (Business)
Accessory Occupancy Classification: A-3 (Assembly)
Mixed Occupancy:

Building Area:

STORY NO.	DESCRIPTION / USE	BUILDING AREA PER STORY GROSS	BUILDING AREA PER STORY NET	ALLOWABLE AREA PER STORY PER FBC TABLE 506.2
1	B (BUSINESS)	9683 SF	8924 SF	69000 SF
2	B (BUSINESS)	11123 SF	10753 SF	69000 SF

Building Height:

	ALLOWABLE	SHOWN IN PLANS	CODE REFERENCE
Building Height in Feet	75' - 0"	37' - 8" TOP OF PARAPET 36' - 0" TOP OF STEEL	FBC Table 504.3
Building Height in Stories	4	2	FBC Table 504.4

TABLE 705.8
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

PERCENTAGE OF WALL OPENING CALCULATIONS:

FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
North (>30')	Unprotected, Sprinklered	Unlimited	Unlimited
South (>30')	Unprotected, Sprinklered	Unlimited	Unlimited
East (5 to 10') Assumed Property Line	Unprotected, Sprinklered	25%	16%
West (>30')	Unprotected, Sprinklered	Unlimited	Unlimited

Fire Protection Requirements:

Note: Fire rating shown below are based off requirements found in FBC Table 601 for construction Type II-B.
Note: Reference life safety plan sheet 5G011

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING		DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
		REQ'D	PROVIDED				
Structural Frame Including columns, girders and joists		0	0				
Bearing Walls							
Exterior							
North	>30'	0	0				
South	>30'	0	0				
East	>30'	0	0				
West	>30'	0	0				
Interior	N/A	0	0				
Nonbearing Walls & Partitions							
Exterior							
North	>30'	0	0				
South	>30'	0	0				
East	>30'	0	0				
West	>30'	0	0				
Interior walls and partitions							
Floor Construction Including supporting beams and joists		0	2*				
Floor Ceiling Assembly		0	2*				
Columns Supporting Floors		0	2*				
Roof Construction Including supporting beams and joists		0	0				
Roof Ceiling Assembly		0	0				
Columns Supporting Floors (if only supporting roof)		0	0				
Shaft Enclosures - Exit		1	1				
Shaft Enclosures - Other		1	1				
Corridor Separation		1	1				
Occupancy / Fire Barrier Separation		0	0				
Party / Fire Wall Separation		NA	NA				
Smoke Barrier Separation		NA	NA				
Smoke Partition		NA	NA				
Tenant / Dwelling Unit / Sleeping Unit Separation		NA	NA				
Incidental Use Separation		1	1				

*EXCEPTION TO REDUCE TO 1 HOUR WITH APPROVED FIRE SPRINKLER SYSTEM

Life Safety System Requirements:

Emergency Lighting: Yes
Exit Signs: Yes
Fire Alarm: Yes
Smoke Detection System: Yes
Carbon Monoxide Detection: Yes

Life Safety System Requirements:

Life Safety Plan Sheet #'s: 5G011

Note: The most restrictive requirements of the FBC and NFPA101 must be met all elements of life safety.

- ☒ Fire and/or smoke rated wall locations (FBC Chapter 7)
- ☒ Assumed and real property line locations (*if not on the site plan*)
- ☒ Exterior wall opening area with respect to distance to assumed property lines (705.8)
- ☒ Occupancy use for each area as it relates to occupant load calculation (Table 1004.1.2)
- ☒ Occupant loads for each area
- ☒ Exit signs locations (FBC 1013)
- ☒ Exit access travel distances (FBC 1017)
- ☒ Common path of travel distances (FBC Tables 1006.2.1 & 1006.3.1(1))
- ☐ Dead end lengths (FBC 1020.4)
- ☒ Clear exit widths for each exit door
- ☒ Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.3)
- ☒ Actual occupant load for each exit door
- ☐ (NA) A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation. **Non-separated mides use (FBC 508.3) (NFPA 101, 6.1.14.2.3)**
- ☒ Location of doors with panic hardware (FBC 1010.1.10)
- ☒ Location of doors with delayed egress locks and the amount of delay (FBC 1010.1.9.7)
- ☒ Location of doors with electromagnetic egress locks (FBC 1010.1.9.9)
- ☐ (NA) Location of emergency escape windows (FBC 1030). **Only required in residential occupancies.**
- ☒ The square footage of each fire area (FBC 202)
- ☐ (NA) The square footage of each smoke compartment for Occupancy Classification I-2 (FBC 407.5) **Only required in I-2 occupancies.**

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES PER FLORIDA BUILDING CODE 2023 "EIGHTH EDITION" PLUMBING - TABLE 403.1										
CLASSIFICATION	OCCUPANCY	LOAD FACTOR	OCCUPANT LOAD	WATER CLOSETS (a)		LAVATORIES		DRINKING FOUNTAIN	OTHER	
				MALE	FEMALE	MALE	FEMALE			
FIRST FLOOR LEVEL	ASSEMBLY	A3	15	218	1 PER 125	1 PER 65	1 PER 200		1 PER 500	1 SERVICE SINK
		LARGE TRAINING ROOM		REQUIRED	0.872	1.68	0.545	0.545	0.436	1
	BUSINESS	B	150	30	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50		1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80		1 PER 100	1 SERVICE SINK
		LOBBY, VESTIBULE, SIMULATOR ROOMS, CONF. ROOM, BREAK ROOM		REQUIRED	0.6	0.6	0.375	0.375	0.3	1
	EDUCATIONAL	E	20	18	1 PER 50	1 PER 50	1 PER 50	1 PER 50	1 PER 100	1 SERVICE SINK
		COMPUTER ROOM		REQUIRED	0.18	0.18	0.18	0.18	0.18	1
	STORAGE	S	300	7	1 PER 100		1 PER 100		1 PER 1000	1 SERVICE SINK
		STORAGE, MECHANICAL, ELECTRICAL, AVIAT ROOM, JAN		REQUIRED	0.007		0.007		0.007	1
	TOTAL PROVIDED THIS FLOOR				2 WC+1 URINAL	3	3	3	1	2
	CLASSIFICATION	OCCUPANCY	LOAD FACTOR	OCCUPANT LOAD	WATER CLOSETS (a)		LAVATORIES		DRINKING FOUNTAIN	OTHER
MALE					FEMALE	MALE	FEMALE			
SECOND FLOOR LEVEL	2ND FLOOR IS NOT IN SCOPE OF WORK; REFER TO OWNER PROVIDED FUTURE UPFIT DRAWINGS FOR ADDITIONAL INFORMATION.									

CLIENT



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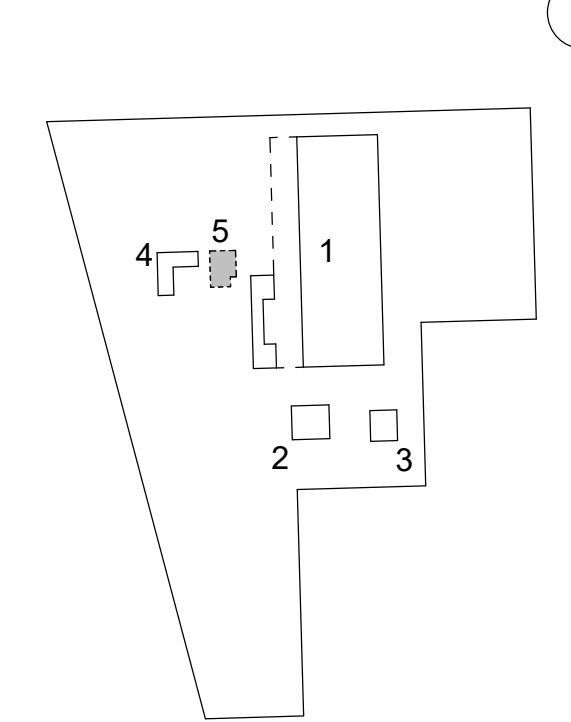
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Arcadis Inc.

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SD	2025-10-31
A	ISSUED FOR SPA - MOD	2025-11-12

SITE KEYPLAN



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SEAL

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PROJECT

THE TRAINING AND COMMAND CENTER BUILDING
3201 W Copans Road
Pompano Beach, FL

PROJECT NO:

136677

DRAWN BY:

Author

PROJECT MGR:

PR/AS

SHEET TITLE

CODE SUMMARY DATA - BUILDING 5

SHEET NUMBER

5G003

ISSUE

A