

**Section 720 - Prescriptive Fire Resistance**  
**Section 720.1 General.** The provisions of this section contain prescriptive details of fire-resistant building elements, components or assemblies. The materials of construction listed in Tables 720.1(1), 720.1(2) and 720.1(3) shall be assumed to have the fire-resistance ratings prescribed therein. Where materials that change the capacity for heat dissipation are incorporated into a fire-resistance-rated assembly, fire test results or other substantiating data shall be made available to the building official to show that the required fire-resistance-rating time period is not reduced.

**Chapter 8 - Interior Finishes:**  
**Section 801 - General**  
**Section 801.1 Scope.** Provisions of this chapter shall govern the use of materials used as interior finishes, trim and decorative materials.

**Section 801.2 Interior wall and ceiling finish.** The provisions of Section 803 shall limit the allowable fire performance and smoke development of interior wall and ceiling finish materials based upon occupancy classification.


**Table 803.9 Interior Wall and Ceiling Finish Requirements by Occupancy indicate that Class C finishes are allowed for exit enclosures and exit passageways of Group B buildings based upon the existing configuration of the structure and note b. In all other cases, Class C finishes are allowed for Group B uses for corridors, rooms and enclosed spaces. In all cases, Class C finishes are allowed for Group F-1 uses for exit enclosures, exit passageways, corridors, rooms and enclosed spaces.**

**Section 802.3 Interior floor finish.** The provisions of Section 804 shall limit the allowable fire performance and smoke development of interior floor finish materials based upon occupancy classification.

**Section 804 - Interior Floor Finish** does not list any specific requirements for resilient flooring used in Group B uses for exit corridors and enclosures.

**Chapter 9 - Fire Protection Systems:**  
**Section 901 - General**  
**Section 901.1 Scope.** The provisions of this chapter shall specify where fire protection systems are required and shall apply to the design, installation and operation of fire protection systems.

**Section 902 - Definitions**  
**Section 902.1 Definitions.** The following words and terms shall, for the purposes of this chapter, and as used elsewhere in this code, have meanings shown herein.



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**FIRE AREA** - The aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or horizontal assemblies of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or the floor next above.

**Section 903 - Automatic Sprinkler Systems**  
**Section 903.1 General.** Automatic sprinkler systems shall comply with this section.

**Section 903.3.1.1 Alternative Protection.** Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted in lieu of automatic sprinkler protection where recognized by the applicable standard and approved by the fire code official.

A Type 13 automatic fire sprinkler system is installed throughout the building.

**Chapter 10 - Means of Egress:**  
**Section 1001 - Administration**  
**Section 1001.1 General.** Buildings or portions thereof shall be provided with a means of egress system as required by this chapter. The provisions of this chapter shall control the design, construction and arrangement of means of egress components required to provide an approved means of egress from structures and portions thereof.


**Section 1004 Occupant Load**  
**Section 1004.1 Design occupant load.** In determining means of egress requirements, the number of occupants for whom means of egress facilities shall be provided shall be determined in accordance with this section.

**Section 1004.1.1 Areas without fixed seating.** The number of occupants shall be computed at a rate of one occupant per unit of area prescribed in Table 1004.1.1. For areas without fixed seating, the occupant load shall not be less than that number determined by dividing the floor area under consideration by the occupant per unit of area factor assigned to the occupancy as set forth in Table 1004.1.1.

Per Table 1004.1.1 Maximum Floor Area Allowances Per Occupant the ratio for both Business areas and Outpatient areas is 1 occupant for every 100 gross square feet of area.

For the existing building in question, this ratio yields a population of 129 people for the Health Clinic portion of the structure. WRS is analyzing only this portion of the overall structure as this is the structure that will be updated and reconfigured and all exits from each structure are isolated to serve only a single building.

**Section 1005 - Egress Width**  
**Section 1005.1 Minimum required egress width.** The means of egress width shall not be



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less than required by this section. The total width of the means of egress in inches shall not be less than the total occupant load served by the means of egress multiplied by 0.3 inch per occupant for stairways and by 0.2 per occupant for other egress components. The width shall not be less than specified elsewhere in this code. Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity to less than 50 percent of the required capacity. The maximum capacity required from any story of a building shall be maintained to the termination of the means of egress.

The minimum total exit width is 25.6 inches (based upon 0.2 inches per occupant times 129 occupants). Divided by the three existing exits and each passageway would only have to be 8.5 inches wide. Based upon the assumption that one third of the overall occupants would use the door accessible only via stairs, the required width of the stairs would be required to be 12.9 inches (based upon 129 divided by 3 and multiplied by 0.3)

Per 1009.1 Stairway width, the minimum allowable width for a stairway shall be 44 inches, therefore the stairway complies as it is 56 inches wide and meets the requirements of Section 1005.1 automatically.

The minimum total door width is 25.5 inches (based upon 0.2 inches per occupant x 129 occupants per unit).

Per 1008.1.1 Size of doors, the minimum allowable width of a door shall be 32 inches, therefore all unit entry doors will comply with the requirements of Section 1005.1 automatically as they are 36 inches wide. Additionally, the current exit configuration provides a total of 144 inches of dispersed exit width.


**Section 1006 - Means of Egress Illumination**  
**Section 1006.1 Illumination required.** The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.

Confirm requirements with CBO as this is an existing structure and we are not impacting the exit passageway configuration as part of our work.

**Section 1007 - Accessible Means of Egress**  
**Section 1007.1 Accessible means of egress required.** Accessible means of egress shall comply with this section. Accessible spaces shall be provided with not less than one accessible means of egress. Where more than one means of egress are required by Section 1015.1 or 1021.1 from any accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress.

**Exceptions:**

- Accessible means of egress are not required in alterations to existing buildings.



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**Section 1008 - Doors, Gates and Turnstiles**  
**Section 1008.1.1 Size of doors.** The minimum width of each door opening shall be sufficient for the occupant load thereof and shall provide a clear width of 32 inches.

**Exceptions:**

- The minimum and maximum width shall not apply to door openings that are not part of the required means of egress in Group R-2 and R-3 occupancies.

**Section 1008.1.2 Door Swing.** Egress doors. Egress doors shall be of the pivoted or side-hinged swinging type.

Doors shall swing in the direction of egress travel where serving an occupant load of 50 or more persons or a Group H occupancy.

The minimum width of all doorways that are part of the means of egress system shall be 32 inches per 1008.1.1.

All existing openings utilize doors 36 inches wide, so we comply with the requirements of 1008.1.1 and 1008.1.2.

**Section 1009 - Stairways**  
**Section 1009.1 Stairway width.** The width of stairways shall be determined as specified in Section 1005.1, but such width shall not be less than 44 inches.


The minimum width of all stairways shall be 44 inches per 1009.1. The existing exit stairway is 56 inches wide, therefore we comply with the requirements of 1009.

**Section 1011 - Exit Signs**  
**Section 1011.1 Where Required.** Exit and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel.

Exit signage is required.

**Section 1012 - Handrails**  
**Section 1012.1 Where required.** Handrails for stairways and ramps shall be adequate in strength and attachment in accordance with Section 1607.7. Handrails required for stairways by Section 1009.12 shall comply with Sections 1012.2 through 1012.9. Handrails required for ramps by Section 1010.8 shall comply with Sections 1012.2 through 1012.9.

**Section 1012.2 Height.** Handrail height, measured above stair tread nosings, or finish surface of ramp slope, shall be uniform, not less than 34 inches and no more than 38 inches.



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No work is being undertaken on the interior exit stairway as part of the renovations. The proposed exterior exit stairway will comply.

**Section 1013 - Guards**  
**Section 1013.1 Where required.** Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, stairs, ramps and landings that are more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.7.

**Section 1013.2 Height.** Required guards shall not be less than 42 inches high, measured vertically above the adjacent walking surfaces.

**Section 1013.3 Opening limitations.** Required guards shall not have openings which allow the passage of a sphere 4 inches in diameter from the waling surface to the required guard height.

Handrails at stairs and ramps shall be 36 inches above nosing and guardrails 42 inches AFF. In all cases the maximum spacing of balusters shall be 4 inches on center.

**Section 1018 - Corridors**  
**Section 1018.1 Construction.** Corridors shall be fire-resistance rated in accordance with Table 1018.1.


**Table 1018.1 - Corridor Fire-Resistance Rating**

Occupancy	Occupant Load Served by Corridor	Required Fire-Resistance Rating (hours) with sprinkler system
B, F	Greater than 10	0

All existing corridor walls are unrated and all proposed corridors and walls will be unrated.

**Section 1018.2 Corridor width.** The minimum corridor width shall be as determined by Section 1005.1, but not less than 44 inches.

All existing and proposed corridors are greater than 44 inches in width exclusive of doorways.



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**Section 1021 - Number of Exits and Continuity**  
**Section 1021.1 - Exits from stories.** All spaces within each story shall have access to the minimum number of approved independent exits as specified in Table 1021.1 based upon the occupant load of the story.

**Table 1021.1 Minimum Number of Exits for Occupant Load**


Occupant Load (persons per story)	Minimum Number of Exits (per story)
1 - 500	2

The building currently provides three exits from the building.

**Chapter 11 - Accessibility:**  
**Section 1101.1 Scope.** The provisions of this chapter shall control the design and construction of facilities for accessibility to physically disabled persons.

The project is required to comply with the Texas Accessibility Standards - 2012 Edition. Areas of the overall project having to comply are limited to the areas being reconfigured.

**Chapter 12 - Interior Environment:**  
**Chapter 13 - Energy Efficiency:**  
**Chapter 14 - Exterior Walls:**  
**Chapter 15 - Roof Assemblies and Rooftop Structures:**  
**Chapter 16 - Structural Design:**  
**Chapter 17 - Structural Tests and Special Inspections:**  
**Chapter 18 - Soils and Foundations:**  
**Chapter 19 - Concrete:**  
**Chapter 20 - Aluminum:**  
**Chapter 21 - Masonry:**  
**Chapter 22 - Steel:**



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**Chapter 23 - Wood:**  
**Chapter 24 - Glass and Glazing:**  
**Chapter 25 - Gypsum Board and Plaster:**  
**Chapter 26 - Plastic:**  
**Chapter 27 - Electrical:**  
**Chapter 28 - Mechanical Systems:**  
**Chapter 29 - Plumbing Systems:**  
**Chapter 30 - Elevators and Conveying Systems:**  
**Chapter 31 - Special Construction:**  
**Chapter 32 - Encroachments into the Public Right-Of-Way:**  
**Chapter 33 - Safeguards during Construction:**  
**Chapter 34 - Existing Buildings and Structures:**

**Section 3401 - General**  
**Section 3401.1 Scope.** The provisions of this chapter shall control the alteration, repair, addition, and change of occupancy of existing buildings and structures.

It is unclear to me how the provisions of Chapter 34 apply to the project. Clearly the units that have been demolished will have to comply with the new codes, but the existing units that have only been gutted of all finishes should fall under the guise of this chapter.

**Section 3405 - Repairs**  
**Section 3405.1 General.** Building and structures, and parts thereof, shall be repaired in compliance with this section and Section 3401.2. Work on nondamaged components that is necessary for the required repair of damaged components shall be considered part of the repair and shall not be subject to the requirements for alterations in this chapter.

**Section 3411 - Accessibility for Existing Buildings**  
**Section 3411.1 Scope.** The provisions of Section 3411.1 through 3411.9 apply to maintenance, change of occupancy, additions and alterations to existing buildings, including those identified as historic buildings.



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**Exception:** Type B dwelling or sleeping units required by Section 1107 of this code are not required to be provided in the existing buildings and facilities being altered or undergoing a change in occupancy.

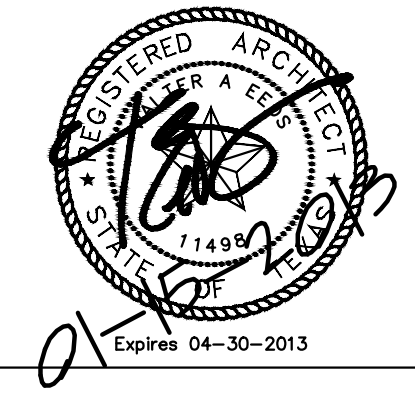


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DATE	ISSUED FOR	NO.

JEFFERSON COUNTY PUBLIC HEALTH  
DEPARTMENT BUILDING  
1295 PEARL STREET  
BEAUMONT, TEXAS

BUILDING CODE ANALYSIS



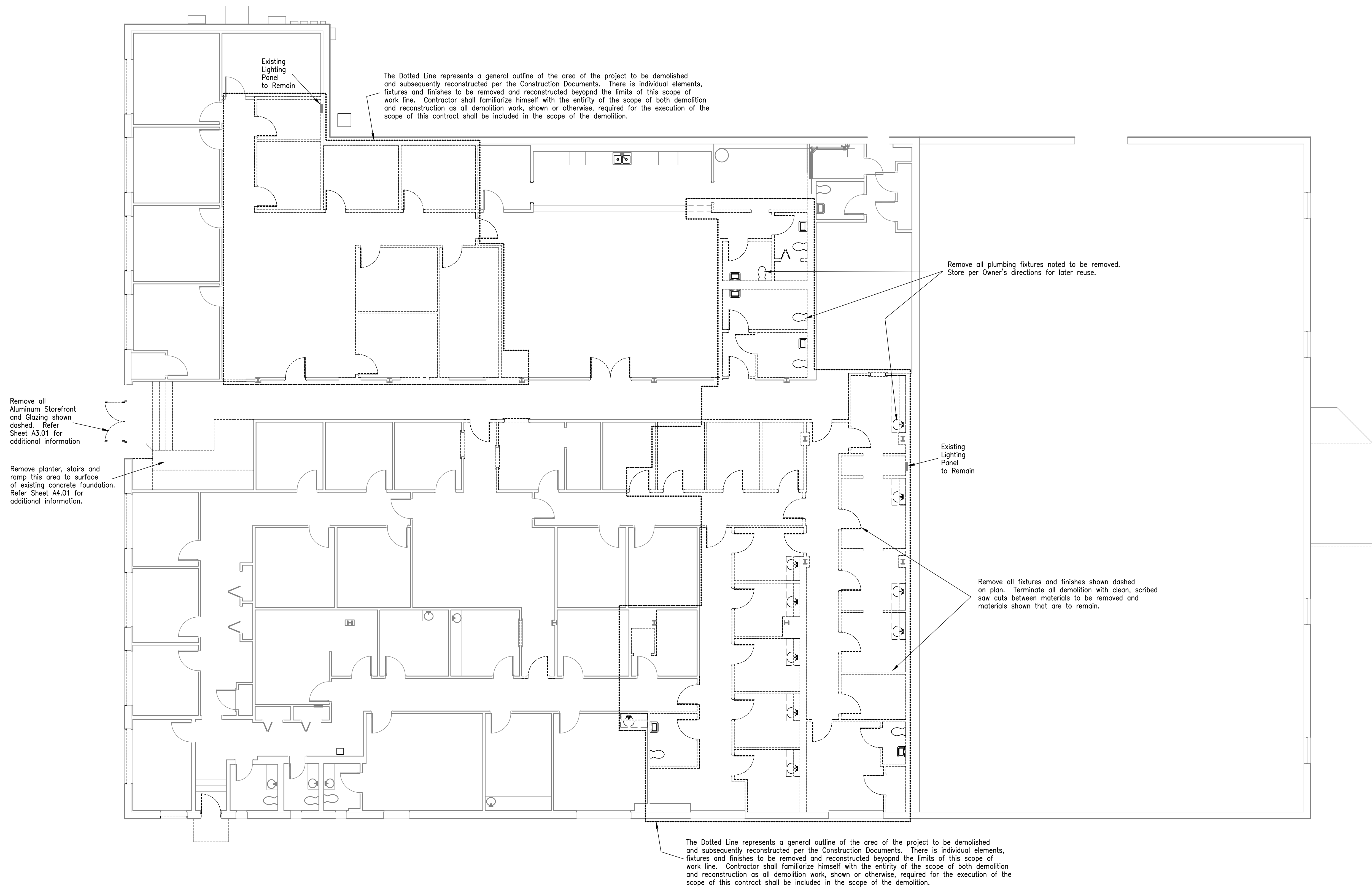
Chica & Associates, Inc.  
Texas Registered Engineering Firm F-1082  
505 Ohiens, Suite 106 Beaumont, Texas 77701  
Ph.: (409) 833-4343  
Fax: (409) 833-8326



DATE: January 23, 2018  
SCALE: NA  
DRAWN BY: WAE  
CHECKED BY: WAE  
APPROVED BY: .

DATE: January 23, 2018  
SCALE: NA  
DRAWN BY: WAE  
CHECKED BY: WAE  
APPROVED BY: .

Cd 0.02  
SHEET 03 OF 38 SHEETS



01/D 2.01 - OVERALL FLOOR PLAN - DEMOLITION

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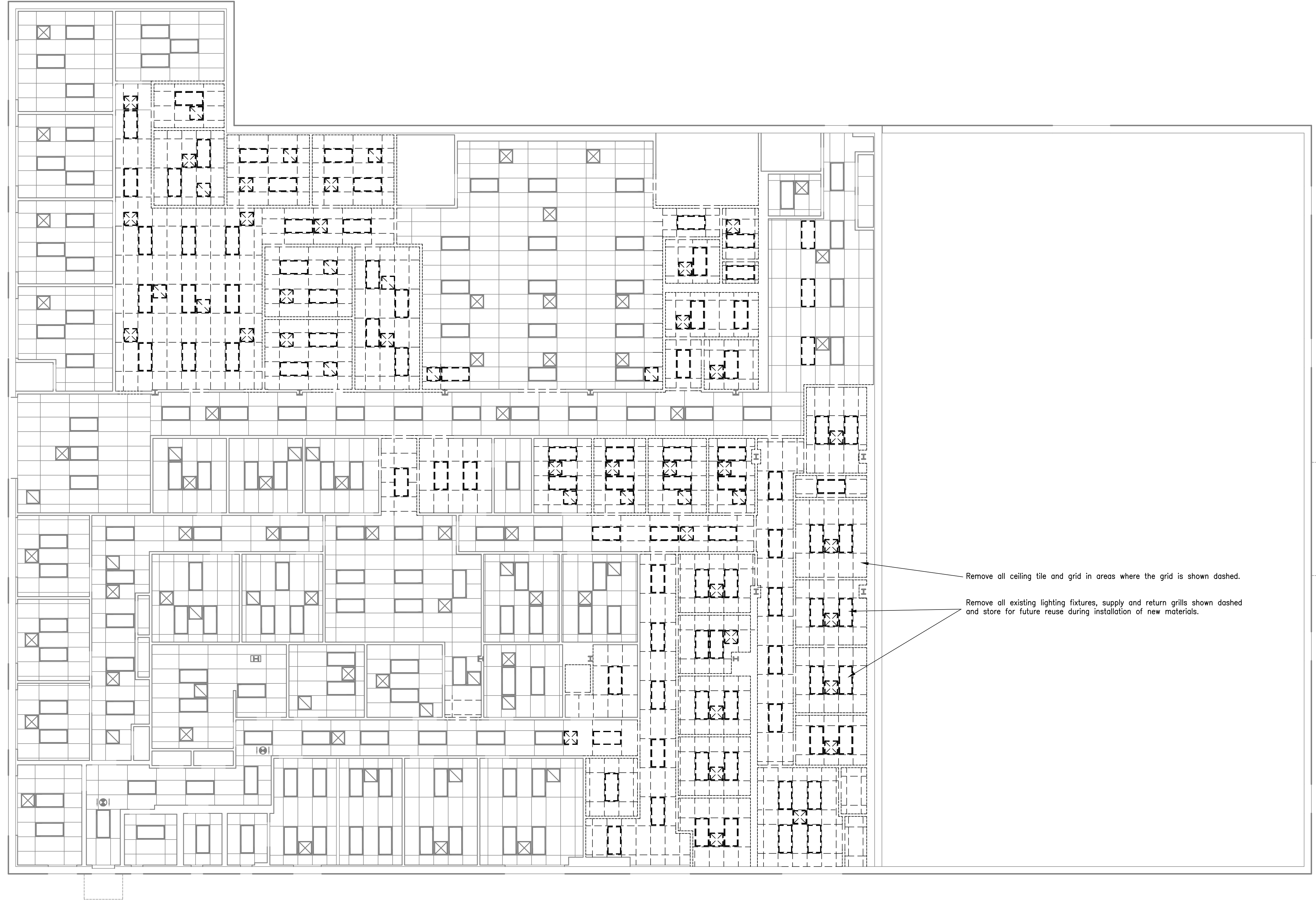
JEFFERSON COUNTY PUBLIC HEALTH  
DEPARTMENT BUILDING  
1295 PEARL STREET  
BEAUMONT, TEXAS

OVERALL FLOOR PLAN - DEMOLITION

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DATE: January 23, 2013  
SCALE: 1/8" = 1'-0"  
DRAWN BY: WAE  
CHECKED BY: WAE  
APPROVED BY: .

**D 2.01**  
SHEET 04 OF 38 SHEETS

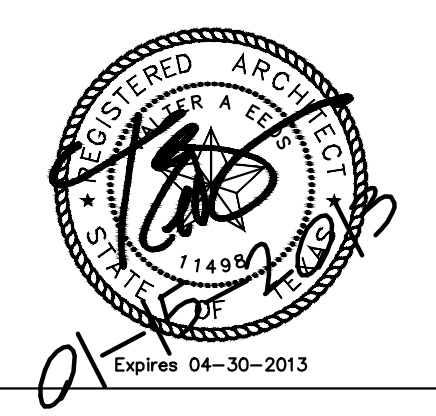


01/D 7.01 - OVERALL REFLECTED CEILING PLAN - DEMOLITION

NO.	ISSUED FOR	DATE

JEFFERSON COUNTY PUBLIC HEALTH  
 DEPARTMENT BUILDING  
 1295 PEARL STREET  
 BEAUMONT, TEXAS

REFLECTED CEILING PLAN - DEMOLITION



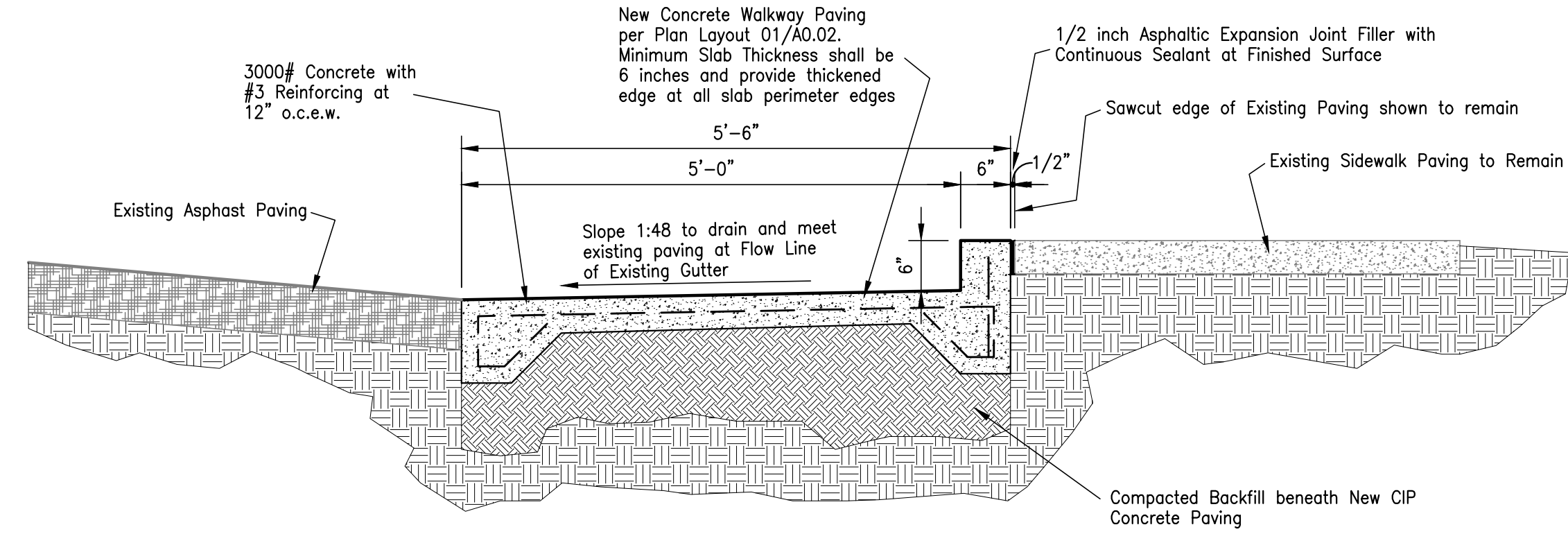
**Chica & Associates, Inc.**  
 Texas Registered Engineering Firm F-1082  
 505 Orleans, Suite 106 Beaumont, Texas 77701  
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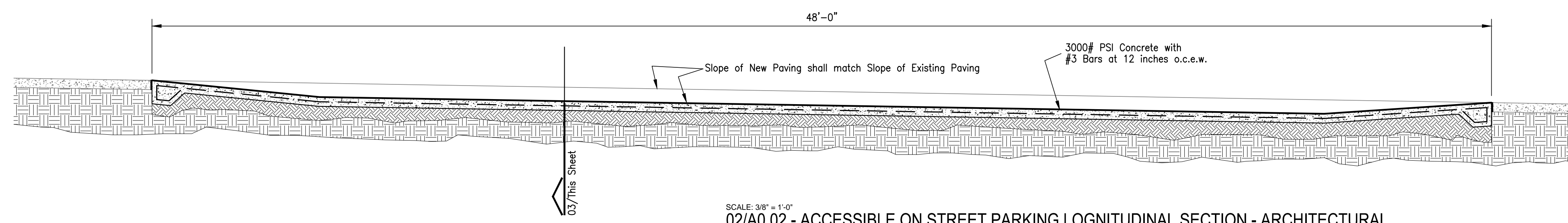
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 CHECKED BY: WAE  
 APPROVED BY: .

**D7.01**  
 SHEET 05 OF 38 SHEETS

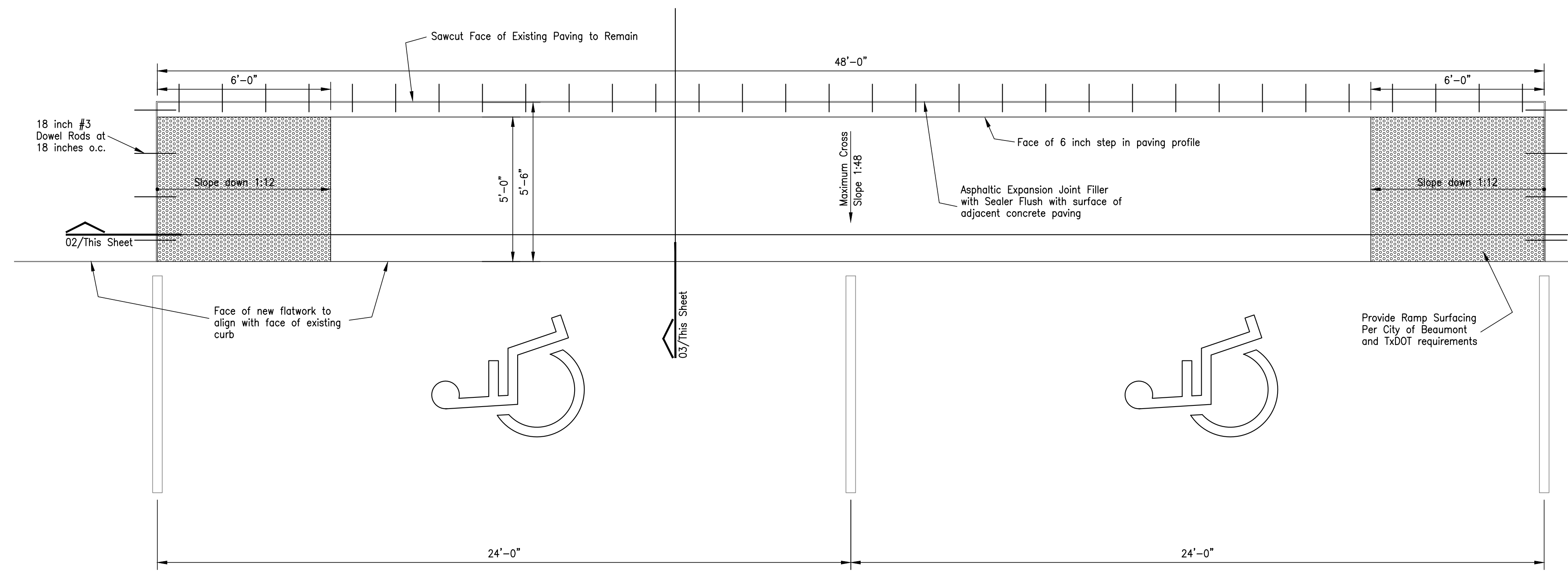




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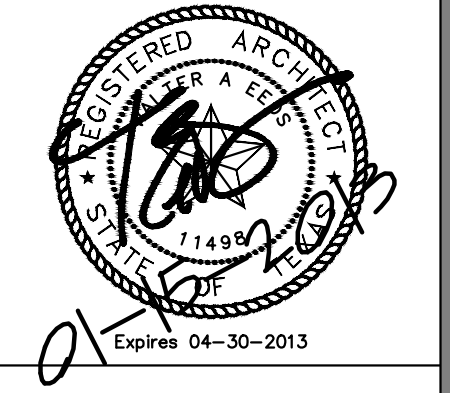


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JEFFERSON COUNTY PUBLIC HEALTH  
 DEPARTMENT BUILDING  
 1295 PEARL STREET  
 BEAUMONT, TEXAS

ACCESSIBLE ON STREET PARKING



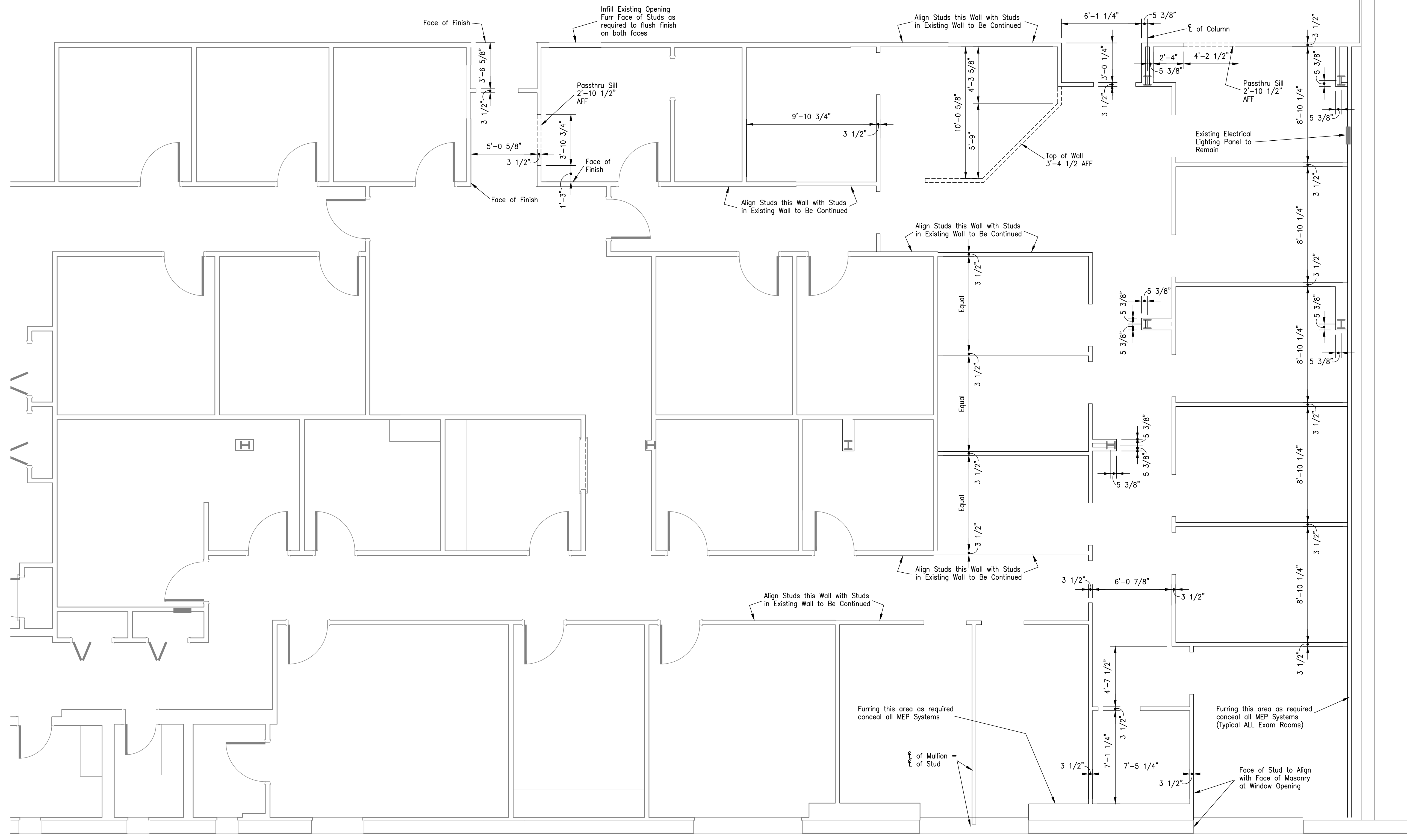
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DATE	January 13, 2018
SCALE	As Shown
DRAWN BY	WAE
CHECKED BY	WAE
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**A 0.02**  
 SHEET 07 OF 38 SHEETS

DOCUMENTS REDUCED TO 50% OF ORIGINALLY INTENDED PLOT SCALE



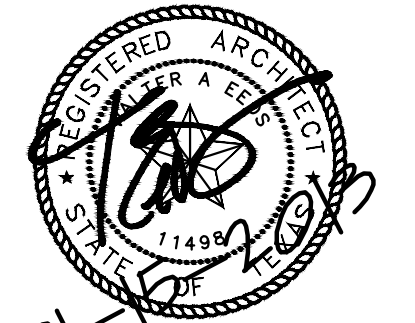
Note:  
 Dimensional layout is face of stud to face of stud.  
 All 2x4 studs are assumed to be 3 1/2 inches wide  
 All 2x6 studs are assumed to be 5 1/2 inches wide

01/A 2.03 - FLOOR PLAN - NEW EXAM ROOMS, NURSES STATION, OFFICES AND TOILET ON SOUTH SIDE OF MAIN CORRIDOR - DIMENSIONAL LAYOUT

NO.	ISSUED FOR	DATE

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 BEAUMONT, TEXAS

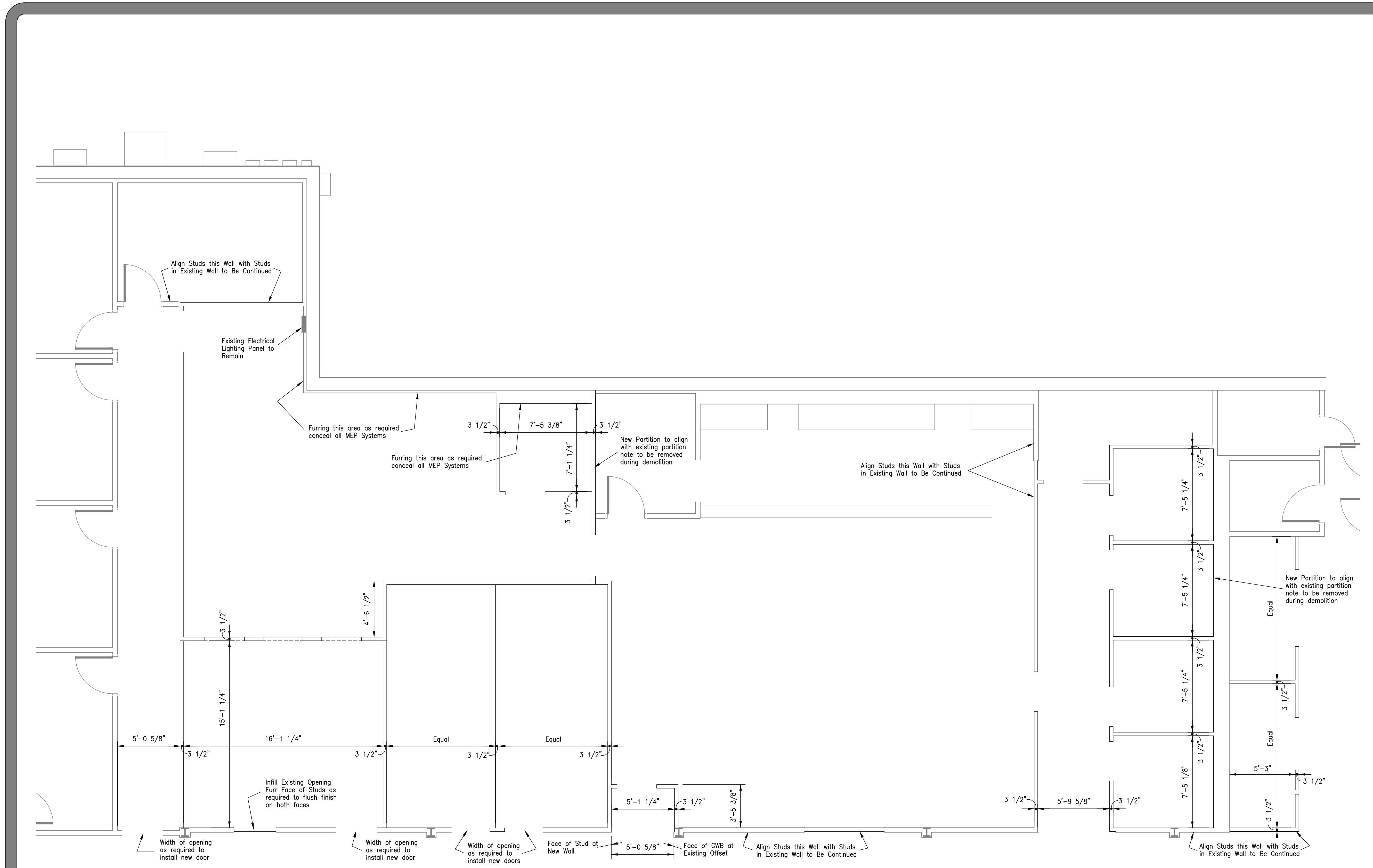
DIMENSIONAL LAYOUT



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DATE: January 18, 2018  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: WAE  
 CHECKED BY: WAE  
 APPROVED BY: .

A 1.03  
 SHEET 08 OF 38 SHEETS



Note:  
 Dimensional layout is face of stud to face of stud.  
 All 2x4 studs are assumed to be 3 1/2 inches wide  
 All 2x6 studs are assumed to be 5 1/2 inches wide

01/A 2.04 - FLOOR PLAN - PHARMACY, PHARMACY WAITING AREA AND TOILETS ON NORTH SIDE OF MAIN CORRIDOR - DIMENSIONAL LAYOUT

NO.	ISSUED FOR	DATE

JEFFERSON COUNTY PUBLIC HEALTH  
 DEPARTMENT BUILDING  
 1295 PEARL STREET  
 BEAUMONT, TEXAS

DIMENSIONAL LAYOUT

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DATE	DESCRIPTION
January 13, 2015	January 29, 2015 - Final
SCALE	1/4" = 1'-0"
DRAWN BY:	WAE
CHECKED BY:	WAE
APPROVED BY:	.

**A 1.04**  
 SHEET 09 OF 38 SHEETS