

3.3 CODE ASSESSMENT

Occupancy: Office Classification (B)

Referenced Codes:

2015 INTERNATIONAL BUILDING CODE (2015 IBC)

2015 INTERNATIONAL EXISTING BUILDING CODE (2015 IEBC)

2015 INTERNATIONAL MECHANICAL CODE (2015 IMC)

2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

2020 INTERNATIONAL ELECTRICAL CODE (NEC)

2015 COLORADO PLUMBING CODE

2015 INTERNATIONAL FIRE CODE (IFC)

2009 ICC/ANSI A117.1 ACCESSIBILITY STANDARDS

- Construction Type VB
- Building Area: 8,400 sq. ft. - Acceptable
- Number of Stories: 2 - Acceptable
- Fire Sprinkler Not Required (Recommended by Fire Marshall)
 - A-3 Assembly area Level 1
 - Area less than 12,000 sq. ft.
 - Less than 300 occupants
- ADA - 1st Level accessible, Upper Floor is less than 3,000 sq. ft. - Elevator is not required
- Energy Code
 - CLIMATE ZONE: 6a (LA PLATA COUNTY)
 - ROOF INSULATION R-30 CI (INSULATION ABOVE ROOF DECK)
 - WALL INSULATION: R-13+7.5ci (WOOD CONSTRUCTION)
 - SLAB ON GRADE FLOOR: R-20 FOR 24” BELOW GRADE (UNHEATED SLAB)

3.4 PROGRAM OF SPACES (Renovation)

Project: Peaceful Spirit Building

Southern Ute Indian Tribe

Location: 269 Mouache Drive, Ignacio, CO 81137

Date: 02.15.2023

Boys & Girls Club (within Peaceful Spirit)

FUNCTIONAL SPACE PROGRAM COMPONENTS

	Area				Area Total	Comments
	Group Shared Spaces				1,240	
	Youth Group (Cadet/Junior)				1,250	
	High School (Senior)				1,100	
	Off Campus Functions				-	
	Staff/Administration				1,808	
	Building Infrastructure				600	
	TOTAL NSF				5,998	
	NSF - DGSF Grossing Factor				1.3	
	TOTAL DGSF				7,797	
	DGSF - BLDG Grossing Factor				1.1	
	TOTAL BLDG SF				8,577	

Planning for 120 Children not including Off Campus Functions

	Department Area		Qty	NSF/Room	Total NSF	Area Total	COMMENTS
1	Group Shared Spaces					1,240	
2		Art Studio	1				
3		Music	1	320	320		
		Music Storage	1	200	200		
4		Multi-purpose	1	320	320		
5		Technology Center/Makerspace	1				3D printers, etc.
6		Kitchen	1	400	400		3 Cooking Stations/ w/ teaching
7		Dojo/Dance/Weights	4	0			
8	Youth Group (Cadet/Junior)					1,250	
9		Gameroom/Lounge	1	750	750		
10		Learning Center	1	500	500		
11							
12	High School (Senior)					1,100	
13		Gameroom/Lounge	1	600	600		
14		Learning Center	1	500	500		
15							
16	Off Campus Functions					-	
17		Gymnasium	1	-	-		Located at Community Center
18		Pool	1	-	-		Located at Community Center
19							
20	Staff/Administration					1,808	
21		Reception/Waiting Area	1	200	200		User requested two separate entrance for age gro
22		Conference Rooms (small)	1	-	-		6-8 People (Could this be one of the other rooms?
23		Private Offices	2	150	300		Full Time Staff
24		Shared Office	1	200	200		
25		"Zen Den" Focus Room	1	100	100		Children Reset room, sensory control
26		Breakrooms/Workroom	1	180	180		Staff - Printers/Copiers/First Aid
27		Staff Toilet	2	64	128		
28		Custodial Room	2	50	100		Jaintor Sink, Storage
29		Storage	3	200	600		
30							
31	Building Infrastructure					600	
32		Electrical Room	2	120	240		Electrical panel locations
33		Telecommunication Room	2	80	160		IT, Security, Telephone panel locations
		Mechanical/HVAC	1	200	200		No HVAC
	TOTALS				5,998	5,998	