

SAMPLE 02 · CODE CONSULTING

Sample ADIBC / IBC Code Analysis

A permit-focused demonstration of code scoping, occupancy, height/area, egress, fire protection and accessibility review.

FICTIONAL PROJECT	Al Noor Professional Services Building
LOCATION	Abu Dhabi, UAE (fictional project)
CODE BASIS	ADIBC 2013 / IBC 2012 framework for demonstration only
BUILDING	Ground + 1 floor; 1,850 m² gross; fully sprinklered
PROPOSED USE	Business offices with accessory training and staff support spaces
BELALHH ROLE	Senior Remote Code & Permit Compliance Consultant

1. Executive code position

Preliminary classification: Group B business occupancy with accessory assembly/training and storage uses. The sample assumes separated or accessory treatment is verified against final areas. Construction type, frontage increase, sprinkler design and fire-resistance requirements remain subject to the authority-approved architectural and fire strategy.

REVIEW AREA	PRELIMINARY POSITION	ACTION / EVIDENCE REQUIRED
Occupancy	Group B primary; accessory A-3 training room and S-1 storage evaluated by area and function.	Confirm room areas, occupant characteristics and any public assembly use.
Mixed occupancy	Accessory-use approach may be feasible if aggregate accessory area remains within the applicable threshold.	Show area percentages and confirm separation strategy on life-safety plans.
Construction type	Illustrative Type II-B assumption.	Confirm structural fire-resistance schedule and approved material system.
Sprinkler protection	NFPA 13 system assumed throughout.	Provide approved hydraulic basis, riser data and fire-flow confirmation.
Egress	Two remote exits provided from each occupied floor in the sample layout.	Verify travel distance, remoteness, exit width and door hardware on final plan.
Accessibility	Accessible route from site arrival to both floors; elevator assumed.	Coordinate parking, entrance, sanitary rooms, signage and clearances.

OCCUPANT LOAD AND EXITS

2. Space-by-space egress schedule

Illustrative factors are shown to demonstrate review structure. Final factors must be confirmed against the adopted code and authority interpretation.

SPACE	AREA	ILLUSTRATIVE FACTOR	CALCULATED LOAD	EXITS REQUIRED	EXITS SHOWN	REVIEW NOTE
Open offices	760 m ²	9.3 m ² /person	82	2	2	Two remote stairs serve the floor.
Training room	145 m ²	1.4 m ² /person	104	2	2	Confirm chairs/tables arrangement and door swing.
Meeting rooms	90 m ²	1.4 m ² /person	65	2	2	Aggregate load coordinated with floor egress.
Staff pantry	65 m ²	1.4 m ² /person	47	1	1	Accessory function; route joins common corridor.
Storage / archive	110 m ²	27.9 m ² /person	4	1	1	Confirm storage height and commodity.
TOTAL SAMPLE FLOOR	1,170 m ²	Varies	302	2	2	Capacity based on most restrictive component.

Egress verification checklist

CHECK	SAMPLE RESULT	FINAL SUBMISSION REQUIREMENT
Common path	Within illustrative limit	Dimension from most remote occupiable points.
Exit access travel	Within illustrative sprinklered limit	Provide scaled travel paths on each floor.
Exit remoteness	Two stairs separated by not less than required diagonal fraction	Show overall diagonal and exit separation dimensions.
Door capacity	Preliminarily adequate	Door schedule must identify clear width, swing and hardware.
Stair capacity	Preliminarily adequate	Coordinate width, handrails, landings and discharge.

LIFE SAFETY AND ACCESSIBILITY

3. Compliance action register

PRIORITY	TOPIC	OBSERVATION	RECOMMENDED ACTION
HIGH	Occupancy strategy	Training-room use may drive assembly provisions and egress demand.	Confirm operational use, furniture layout, maximum attendance and mixed-occupancy method.
HIGH	Fire separation	Final shaft, stair, service-room and occupancy separations are not established in this sample.	Issue a rated-wall and opening-protection schedule coordinated with MEP penetrations.
HIGH	Accessible route	Vertical access relies on an elevator assumption.	Confirm elevator type, lobby conditions, standby-power requirements and accessible means of egress strategy.
MEDIUM	Sanitary facilities	Fixture count and accessible-compartment geometry require final occupant-load inputs.	Provide plumbing fixture calculations and enlarged toilet-room plans.
MEDIUM	Fire department access	Site access and hydrant/FDC coordination are outside this floor-plan sample.	Coordinate with approved fire strategy and civil utility plan.
LOW	Signage / details	Life-safety signage and tactile information not yet documented.	Add coordinated signage schedule at construction-document stage.

Professional boundary

BelalHH Consulting provides analysis, coordination and approval-support documentation. Final code interpretation rests with the authority having jurisdiction. Where required by law or contract, drawings and calculations must be reviewed, signed and sealed by the appropriately licensed engineer or architect of record.

Send your authority comments or project brief for a fixed-scope assessment.

REQUEST A FIXED-SCOPE ASSESSMENT →