

BUILDING CODE REVIEW

BASED ON:
2020 MN STATE BUILDING CODE
2024 MN COMMERCIAL ENERGY CODE
2020 MN ACCESSIBILITY CODE

BUILDING TYPE VA
FIRE SPRINKLER SYSTEM TO BE INSTALLED
BUILDING IS 1 STORY WOOD FRAME CONSTRUCTION

BUILDING IS SINGLE TENANT BUILDING
MIXED OCCUPANCY
NON-SEPARATED OCCUPANCY
I-1 OCCUPANCY (TREATMENT/REHAB CENTER) CONDITION 1
(CODE TABLE 302.2 CARE FACILITIES)
CODE SECTION 308.1 AND 308.2.1
B OCC (OFFICE & COMMON AREA)
A-2 (CONF ROOMS, DINING AREA, CHAPEL)

TOTAL SQ. FTG. = 21,158 SQ. FT.
ALLOWABLE BUILDING AREA CALCULATIONS
BASE ALLOWABLE SQ. FTG. = 42,000 SQ. FT.
ACTUAL BUILDING AREA = 21,158 SQ. FT.
1 STORY BUILDING

FIRE SPRINKLER (NFPA 13R) ALLOWED PER CODE SECTIONS
420.4, 903.2.6 (EXCEPTION 1) & 903.3.1.2

FIRE ALARM & SMOKE DETECTION SYSTEMS REQUIRED PER CODE SECTION
420.5 & SECTION 907.2.6. GROUP I-1 OCCUPANCIES

CODE SECTION 420.2 SEPARATION WALLS 1HR (UL U305)
SEPARATING SLEEPING UNITS TO BE CONSTRUCTED AS FIRE
PARTITIONS IN ACCORDANCE WITH SECTION 708
FIRE PARTITIONS TO BE CONTINUOUS TO ROOF DECK

CODE SECTION 1020 CORRIDORS, TABLE 1020.1 1HR (UL U305)
CORRIDOR WALLS TO BE CONSTRUCTED AS FIRE PARTITIONS IN
ACCORDANCE WITH SECTION 708
FIRE PARTITIONS TO BE CONTINUOUS TO ROOF DECK

EXTERIOR WALLS RATED FOR EXPOSURE FROM INSIDE PER MNBC
705.5 (FIRE SEPARATION DISTANCE IS GREATER THAN 10')

ROOF TO BE 1 HOUR (UL P522)

OCCUPANT LOAD (TABLE 1004.5, FLOOR AREA ALLOWANCES)
I-1 (SUPERVISED LIVING)
SLEEPING ROOMS = 6,478 TOTAL SQ. FT. / 120 PER OCC. = 54 OCC.
BASED ON SQ. FTG. (40 OCC. BASED ON BED COUNT)
A-2 (ACCESSORY USE)
GROUP ROOMS = 1,356 SQ. FT.
DINING AREA = 1,137 SQ. FT.
CHAPEL AREA = 1,117 SQ. FT.
TOTAL= 3,610 SQ. FT. / 15 PER OCC. =243 OCC.
KITCHEN AREA = 907 SQ. FT. / 200 PER OCC. =5 OCC.
B (OFFICES & COMMON AREAS) 9,300 SQ. FT. / 150 PER OCC. = 62 OCC.

TOTAL OCC. LOAD BASED ON SQ. FTG. = 364 OCC.

EXITS REQUIRED FROM BUILDING (2) (7) PROVIDED

MAXIMUM COMMON PATH OF EGRESS TRAVEL PER MNBC TABLE 1006.2.1: 75'
ACTUAL: 54'-7"

MAXIMUM EXIT ACCESS TRAVEL DISTANCE PER MNBC TABLE 1017.2: 250'
ACTUAL: 111'-10"

MAXIMUM DEAD END CORRIDOR PER MNBC 1020.4 EXCEPTION 2: 50'

PLUMBING FIXTURE COUNT

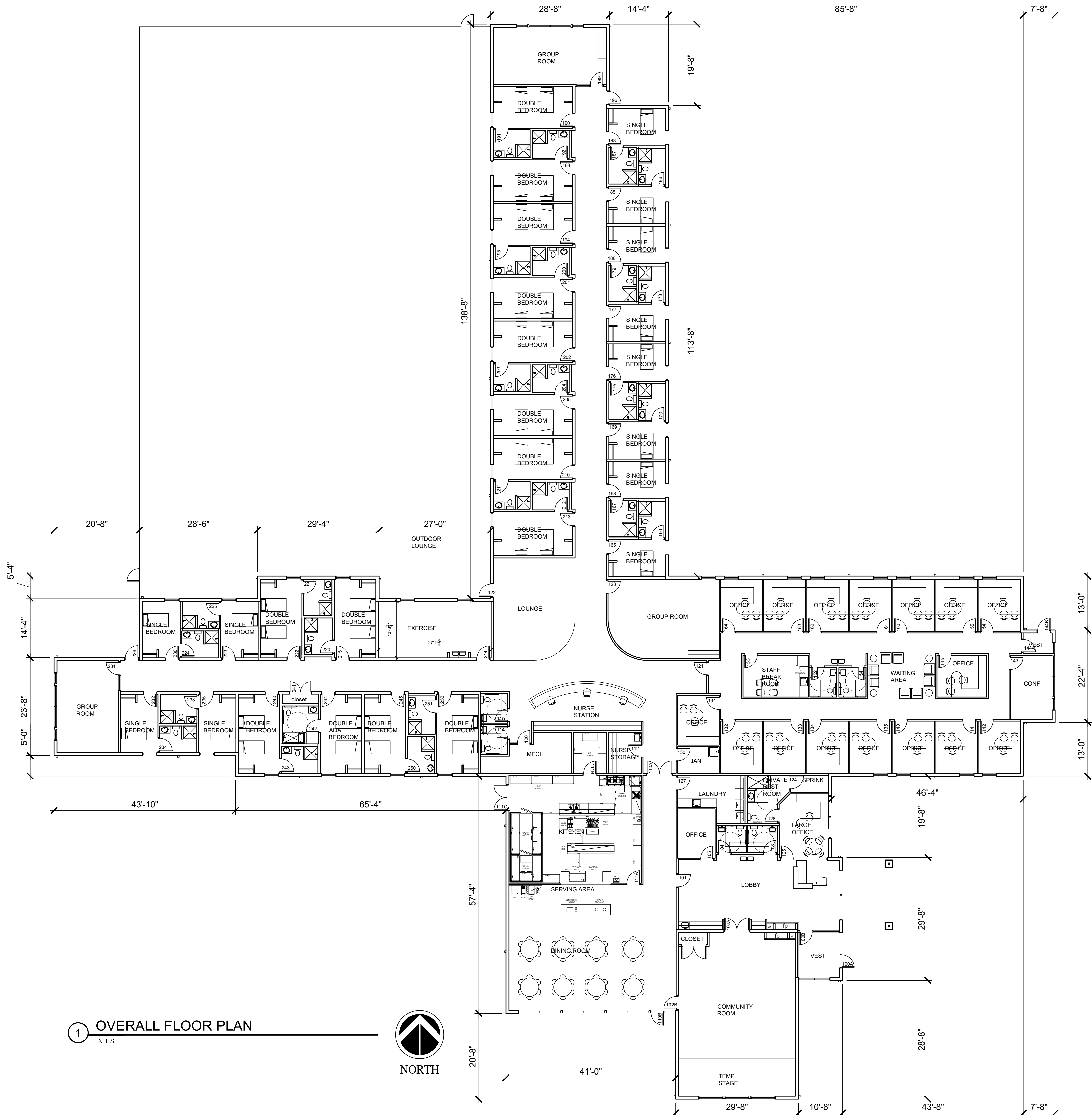
OCCUPANT LOAD
I-1 OCC. LOAD (SUPERVISED LIVING) = 54 OCC.
B OCC. LOAD (OFFICE) = 62 OCC.

FIXTURES REQ'D BY CODE (TABLE 2902.1)

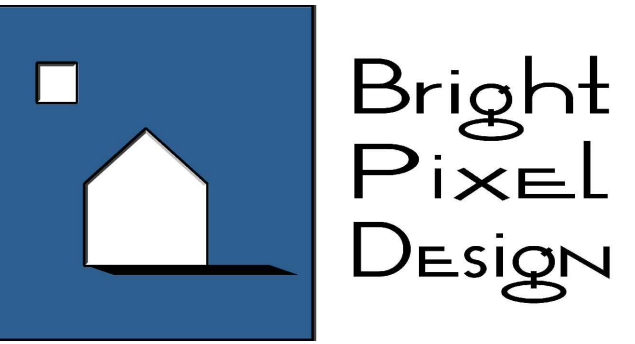
I-1 OCC. REQUIRES 1 TOILET/10 OCCUPANTS
TOILETS REQ'D (6) (26) PROVIDED
I-1 OCC. REQUIRES 1 SINK/10 OCCUPANTS
SINKS REQ'D (6) (26) PROVIDED

B OCC. (STAFF & VISITORS)
REQUIRES 1 TOILET/25 OCC. FIRST 50
TOILETS REQ'D (3) (7) PROVIDED FOR COMMON USE
B OCC. REQUIRES 1 SINK/40 OCC. FIRST 80
SINKS REQ'D (2) (7) PROVIDED
I-1 OCC. REQUIRES 1 SHOWER/PER 8 OCC.

SHOWERS PROVIDED (27)
SHOWERS REQUIRED (7)



1 OVERALL FLOOR PLAN
N.T.S.



PROJECT TITLE:

SPIRITS AT REST
TREATMENT CENTER
POWER DRIVE
MANKATO, MN 56001

GENERAL NOTES:

CONTRACTORS TO FOLLOW
MANUFACTURER'S INSTRUCTIONS AND
INDUSTRY BEST PRACTICES FOR ALL
PRODUCT INSTALLATIONS.

SHEET NOTES:

1 NOTE

PRELIMINARY
NOT FOR CONSTRUCTION

No. SUBMISSIONS & REVISIONS Date

OVERALL FLOOR PLAN

JOB NO.: 24.32.1

DATE: 8-13-2026

DRAWN BY: MJB