NORTH CAROLINA BUILDING CODE SUMMARY

125 BED NURSING FACILITY

2018 APPENDIX B BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS

(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)

Name of Project: HEARTLAND LIVING AND REHABILITATION - 125 BED NURSING FACILITY

Address: 9206 W. MARKET ST., 118 KIDD ROAD, AND 9220 W. MARKET STREET COLFAX, NORTH CAROLINA Zip Code: 27235

Owner/Authorized Agent: JIM SCHMIDLIN Phone 910-263-1275 E-mail jimschmidlin@century-care.com

Owned By: ☐ City/County ☒ Private ☐ State

Code Enforcement Jurisdiction: ☐ City ______ ☒ County GUILFORD ☐ State

DESIGNER OF RECORD:

LEAD DESIGN PROFESSIONAL: DAVID R. POLSTON, ARCHITECT

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	DAVID R. POLSTON, ARCH.	DAVID R. POLSTON	3275	(910) 350-8900	polstonala@bellsouth.net
Civil	FLEMING ENGINEERING, INC.	BRENT SIEVERS, P.E.	27339	(336) 544-6432	bsievers@feiconsulting.com
Electrical	DAVID SIMS & ASSOC.	DAVID SIMS	007138	(910) 791-8016	office@dsaeng.com
Fire Alarm	DAVID SIMS & ASSOC.	DAVID SIMS	007138	(910) 791-8016	office@dsaeng.com
Plumbing	DAVID SIMS & ASSOC.	DAVID SIMS	007138	(910) 791-8016	office@dsaeng.com
Mechanical	DAVID SIMS & ASSOC.	DAVID SIMS	007138	(910) 791-8016	office@dsaeng.com
Sprinkler–Standpipe	DESIGN / BUILD BY SPRINKLER CONTRACTOR				
Structural	HAUSER-CREECH	TED DETERS	048492	(919) 604-2540	ted@hauser-creech.com
Retaining Walls > 5' High					
Other					

2018 EDITION OF NC CODE: ☒ New Building ☐ Addition ☐ Renovation
☐ 1st Time Interior Completion
☐ Shell/Core – Contact the local inspection jurisdiction for possible additional procedures and requirements
☐ Phased Construction – Shell/Core – Contact the local inspection jurisdiction for possible additional procedures and requirements

2018 NC EXISTING BUILDING CODE: ☐ Prescriptive ☐ Repair ☐ Chapter 14
Alteration: ☐ Level 1 ☐ Level 2 ☐ Level 3
☐ Historic Property ☐ Change of Use

CONSTRUCTED: (date) ______ CURRENT OCCUPANCY(S) (CH.3) ______

RENOVATED: (date) ______ PROPOSED OCCUPANCY(S) (CH.3) ______

RISK CATEGORY (table 1604.5): Current: ☐ I ☐ II ☐ III ☐ IV
Proposed: ☐ I ☐ II ☒ III ☐ IV

BASIC BUILDING DATA:

Construction Type: ☐ I–A ☐ II–A ☐ III–A ☐ IV ☒ V–A
☐ I–B ☐ II–B ☐ III–B ☐ V–B

Sprinklers: ☐ No ☐ Partial ☒ Yes ☒ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D

Standpipes: ☒ No ☐ Yes Class ☐ I ☐ II ☐ III ☐ Wet ☐ Dry

Fire District: ☒ No ☐ Yes (Primary) Flood Hazard Area: ☐ No ☒ Yes

Special Inspections Required: ☐ No ☒ Yes

Gross Building Area Table:

FLOOR:	EXISTING (SQFT.)	NEW (SQFT.)	SUB–TOTAL
3rd Floor			
2nd Floor			
1st. Floor		76,085 S.F.	
Mazanine			
Basement			
Total		76,085 S.F.	

ALLOWABLE AREA

Primary Occupancy Classification(s):

Assembly ☐ A–1 ☒ A–2 ☐ A–3 ☐ A–4 ☐ A–5
Business ☒
Educational ☐
Factory ☐ F–1 Moderate ☐ F–2 Low
Hazardous ☐ H–1 Detonate ☐ H–2 Deflagrate ☐ H–3 Combust ☐ H–4 Health ☐ H–5 HPM
Institutional ☐ I–1 Condition ☐ 1 ☐ 2
☒ I–2 Condition ☒ 1 ☐ 2
☐ I–3 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4
☐ I–4
Mercantile ☐
Residential ☐ R–1 ☐ R–2 ☐ R–3 ☐ R–4
Storage ☒ S–1 Moderate ☐ S–2 Low ☐ S–3 High–piled
☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous ☐

Accessory Occupancy Classification(s): ______

Incidental Uses (Table 509): LAUNDRY ROOMS OVER 100 SQUARE FEET, GROUP I-2 WASTE AND LINEN, COLLECTION ROOMS, GROUP I-2 STORAGE ROOMS OVER 100 SQUARE FEET, GROUP I-2 COMMERCIAL KITCHENS, AND GROUP I-2 LAUNDRIES EQUAL TO OR LESS THAN 100 SUARE FEET.

Special Uses (Chapter 4 – List Code Selections): SECTION 407

Special Provisions (Chapter 5 – List Code Selections: N/A

Mixed Occupancy: ☐ No ☒ Yes Seperation ____ Hr. Exception: ______

☒ Non–Separated Use (508.3)
The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.

☐ Seperated Use (508.4) – See below for area calcs.
For each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.

$$\frac{\text{Actual Area of Occupancy A}}{\text{Allowable Area of Occupancy A}} + \frac{\text{Actual Area of Occupancy B}}{\text{Allowable Area of Occupancy B}} \leq 1$$

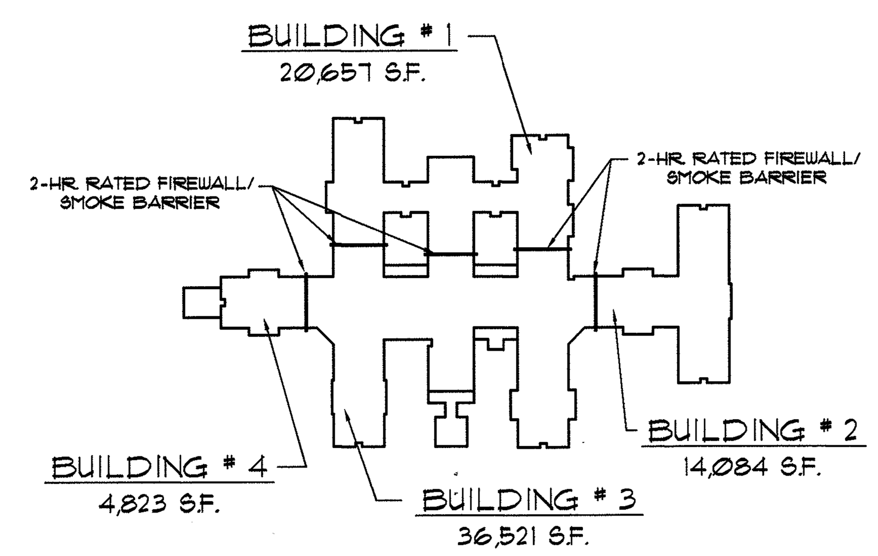
______ + ______ + ...= ____ ≤ 1.00

NOTE: FACILITY IS DIVIDED W/ (5) 2 HOUR FIREWALLS - BUILDINGS # 1, # 2, # 3, AND # 4 ALLOWABLE AREA PER TABLE 506.2 IS FOR SPRINKLED ONE STORY

	STORY NO.	DESCR. AND USE	(A) BLDG. AREA PER STORY (ACTUAL)	(B) TABLE 506.2[4] AREA	(C) AREA FOR FRONTAGE INCREASE[1,5]	(D) ALLOWABLE AREA PER STORY OR UNLIMITED[2,3]
BLDG. # 1	1	I-2	20,657 SF.	38,000 SF.	NOT USED	38,000 SF.
BLDG. # 2	1	I-2	14,084 SF.	38,000 SF.	NOT USED	38,000 SF.
BLDG. # 3	1	I-2	36,521 SF.	38,000 SF.	NOT USED	38,000 SF.
BLDG. # 4	1	I-2	4,823 SF.	38,000 SF.	NOT USED	38,000 SF.

[1] Frontage area increases from Section 506.3 are computed thus:
a. Perimeter which fronts a puplic way or open space having 20 feet minimum width = ____ (F)
b. Total Building Perimeter = ____ (P)
c. Ratio (F/P) = ____ (F/P)
d. W = Minimum width of public way = ____ (W)
e. Percent of frontage increase I_f = 100 [F/P–0.25] x W/30 = ____ (%)

[2] Unlimited area applicable under conditions of Section 507.
[3] Maximum Building Area = total number of stories in the building x D (maximum 3 stories) (506.2).
[4] The maximum area of parking garages must comply with 406.5.4.
[5] Frontage increase is based on the unsprinklered area value in Table 506.2.



SQUARE FOOTAGE BREAKDOWN KEY

PROPOSED BUILDING AREA:

BUILDING # 1 = 20,657 S.F. IS LESS THAN 38,000 S.F. ALLOWED
BUILDING # 2 = 14,084 S.F. IS LESS THAN 38,000 S.F. ALLOWED
BUILDING # 3 = 36,521 S.F. IS LESS THAN 38,000 S.F. ALLOWED
BUILDING # 4 = 4,823 S.F. IS LESS THAN 38,000 S.F. ALLOWED

TOTAL BUILDING S.F. = 76,085 S.F.

ALLOWABLE HEIGHT

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE
BUILDING HEIGHT IN FEET (Table 504.3)	50'	38'	TABLE 504.3
BUILDING HEIGHT IN STORIES (Table 504.4)	1 STORY	1 STORY	TABLE 504.4

FIRE PROTECTION REQUIREMENTS

LIFE SAFETY PLAN SHEET NO., IF PROVIDED SHEET LS-1, AND LS-2

BUILDING ELEMENT	FIRE SEPERATION DISTANCE (FEET)	RATING REQ'D.	RATING PROVIDED (W/ * REDUCTION)	DETAIL NO. AND SHEET NO.	DESIGN NO. FOR RATED ASSEMBLY	DESIGN NO. FOR RATED PENETRATION	DESIGN NO. FOR RATED JOINTS
Structural frame, including columns, girders, and trusses							
Bearing walls							
Exterior	> 30'	1-HR.	1-HR.	DTL. # 2 / FS1	U-356		
North	> 30'	1-HR.	1-HR.	DTL. # 2 / FS1	U-356		
East	> 30'	1-HR.	1-HR.	DTL. # 2 / FS1	U-356		
West	> 30'	1-HR.	1-HR.	DTL. # 2 / FS1	U-356		
South	> 30'	1-HR.	1-HR.	DTL. # 2 / FS1	U-356		
Interior	N/A	1-HR.	1-HR.	DTL. # 4 / FS2	U-305		
Nonbearing walls and partitions Exterior walls							
North	N/A	1-HR.	1-HR.	DTL. # 2 / FS1	U-356		
East	N/A	1-HR.	1-HR.	DTL. # 2 / FS1	U-356		
West	N/A	1-HR.	1-HR.	DTL. # 2 / FS1	U-356		
South	N/A	1-HR.	1-HR.	DTL. # 2 / FS1	U-356		
Interior walls	N/A	0	——	DTL. # 4 / FS2	U-305		
Floor construction Including supporting beams and joists							
Floor Ceiling Assembly	N/A	1-HR.	1-HR.	——	SLAB ON GRADE		
Column Supporting Floor	N/A	N/A	N/A	N/A	N/A		
Roof construction Including supporting beams and joists							
Roof Ceiling Assembly	N/A	1-HR.	1-HR.	DTL. # 1 / FS1	RC-2602		
Column Supporting Roof	N/A	1-HR.	1-HR.	DTL. # 7 / FS3	X-528		
Shafts – Exit	N/A	N/A	N/A	N/A	N/A		
Shafts – Other	N/A	N/A	N/A	N/A	N/A		
Corridor Seperation	N/A	0	——	DTL. # 4 / FS2	U-305		
Occup./Fire Barrier Sep.	N/A	1-HR.	1-HR.	DTL. # 4 / FS2	U-305		
Party/Fire Wall Sep.	N/A	2-HR.	2-HR.	DTL. # 5 / FS3 DTL. # 3 / FS1	U-901 / U-902		
Smoke Barrier Sep.	N/A	1-HR.	1-HR.	DTL. # 4 / FS2	U-305		
Tenant/Dweiling Unit/ Sleeping Unit Seperation	N/A	N/A	N/A	N/A	N/A		
Incidental Use Sep.	N/A	1-HR.	1-HR.	DTL. # 4 / FS2	U-305		

PERCENTAGE OF WALL OPENING CALCULATIONS

FIRE SEPERATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (Table 705.8)	ALLOWABLE AREA (PERCENT)	ACTUAL SHOWN ON PLANS (PERCENT)
GREATER THAN 30 FEET	UP, S	UNLIMITED	N/A

ALL WINDOWS GREATER THAN 30 FEET TO REAL AND ASSUMED PROPERTY LINES

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting: ☐ No ☒ Yes
Exit Signs: ☐ No ☒ Yes
Fire Alarm: ☐ No ☒ Yes
Smoke Detection Systems: ☐ No ☒ Yes ☐ Partial ______
Panic Hardware: ☐ No ☒ Yes

LIFE SAFETY PLAN REQUIREMENTS

LIFE SAFETY PLAN SHEET NO. SHEET LS-1, AND LS-2

☒ Fire and/or smoke rated wall locations (Chapter 7)
☒ Assume 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 calculations (Table 1004.1.2)
☒ Occupant loads for each area
☒ Exit access travel distances (1017)
☒ Common path of travel distances (Tables 1006.2.1 & 1006.3.2(1))
☒ Dead end lengths (1020.4)
☒ Clear exit widths for each door
☒ Maximum calculated occupant load capacity each exit door can accomodate based on egress width (1005.3)
☒ Actual occupant load for each exit door
☐ A seperate schematic plan indicating where fire rated floor / ceiling and/or roof structure is provided for puposes of occupancy seperation.
☒ Location of doors with panic hardware (1010.1.10)
☐ Location of doors with delayed egress locks and amount of delay (1010.1.9.7)
☒ Location of doors with electromagnetic egress locks (407.12)
☒ Location of doors equipped with hold–open devices
☐ Location of emergency escape windows (1030)
☒ The square footage of each fire area (202)
☒ The square footage of each smoke compartment for Occupancy Classification I–2 (407.5)
☐ Note any code exceptions or table notes that may have been utilized regarding the items above

ACCESSIBLE DWELLING UNITS (SECTION 1107)

TOTAL UNITS	ACCESSIBLE UNITS REQ.	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQ.	TYPE A UNITS PROVIDED	TYPE B UNITS REQ.	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED
107	54	107	0	0	54	107	107

89 UNITS ARE PRIVATE BEDROOMS
18 UNITS ARE SEMI-PRIVATE BEDROOMS
ALL UNITS ARE COMPLETELY ACCESSIBLE.

ACCESSIBLE PARKING (SECTION 1106)

LOT OR PARKING AREA	TOTAL NO. OF PARKING SPACES (REGULAR – NON–H/C) REQUIRED	PROVIDED	NO. OF ACCESSIBLE SPACES PROVIDED REGULAR W/ 5' ACCESS AISLE	VAN SPACES WITH 132" AISLE	VAN SPACES WITH 8' ACCESS AISLE	TOTAL ACCESS. PROVIDED
FACILITY SPACES	63	115	4		6	10
TOTAL	63	115				10

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)

SPACE / USE	WATER CLOSETS MALE	WATER CLOSETS FEMALE	URINALS	LAVATORIES MALE	LAVATORIES FEMALE	SHOWERS/ TUBS	DRINKING FOUNTAINS REG.	DRINKING FOUNTAINS ACCESS.
EXISTING	N/A	N/A	N/A	N/A	N/A		N/A	N/A
NEW	9	9	0	10	10		1	1
REQUIRED	2	2	0	2	2		1	1

SPECIAL APPROVALS

Special approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, etc., described below)
DHSR CONSTRUCTION SECTION

ENERGY SUMMARY:

ENERGY REQUIRMENTS:

The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard reference design vs. annual energy cost for the proposed design.

Existing building envelope complies with code: ☐ No ☐ Yes (provide code or statutory reference): ______

Exempt Building: ☐ No ☐ Yes (provide code or statutory reference): ______

Climate Zone: ☐ 3A ☒ 4A ☐ 5A

METHOD OF COMPLIANCE: Energy Code ☒ Performance ☐ Prescriptive
ASHRAE 90.1 ☐ Performance ☐ Prescriptive
(If "Other" specify source here) ______

THERMAL ENVELOPE: (Prescriptive method only)

Roof/Ceiling Assembly (each assembly)
Description of assembly: G.W.B., WOOD TRUSSES, DECKING, SHINGLES
U–Value of total assembly: .021
R–Value of insulation: 42
Skylights in each assembly: NOT APPLICABLE
U–Value of skylight: N/A
total square footage of skylights in each assembly: 0

Exterior Walls (each assembly)
Description of assembly: DECORATIVE BLOCK / HARDIE-BOARD, WOOD STUDS, G.W.B. INT. SIDE / O.S.B. EXT. SIDE
U–Value of total assembly: .051
R–Value of insulation: 19
Openings (windows or doors w/ glazing)
U–Value of assembly: .38
Solar heat gain coefficient: .25
projection factor: N/A
Door R–Values: 2.1

Walls below grade (each assembly) NOT APPLICABLE
Description of assembly: ______
U–Value of total assembly: ______
R–Value of insulation: ______

Floors over unconditioned space (each assembly) NOT APPLICABLE
Description of assembly: ______
U–Value of total assembly: ______
R–Value of insulation: ______

Floors – slab on grade
Description of assembly: CONC. SLAB ON GRADE
U–Value of total assembly: N/A
R–Value of insulation: 15
Horizontal/Vertical Requirment: 24' HORIZONTAL, 16' VERTICAL
Slab Heated: ______

I-2 OCCUPANCY WITH GREATER THAN 50 RESIDENTS AND NOT HAVING SURGERY OR EMERGENCY TREATMENT RISK CATEGORY III PER NCSBC TABLE 1604.5 IS MORE STRINGENT THAN CATEGORY II FOR A-2, B, AND S-1 OCCUPANCIES.

STRUCTURAL DESIGN DATA SHEET (ASCE 7-10):

RISK CATEGORY III

OCCUPANCY CLASSIFICATION INSTITUTIONAL GROUP I-2 (2015 IBC)

IMPORTANCE FACTORS:
I seismic 1.25
I snow 1.10

LIVE LOADS:
ROOF 20 psf
CATWALK 40 psf
FLOOR 100 psf

SNOW LOAD:
Pg 15 psf

WIND LOAD:
Basic Wind Speed 120 MPH
Exposure Category C
Wind Base Shear (MWFRS)
Vx 143.2 K
Vy 85.4 K

SEISMIC LOAD:
Spectral Response
Ss 0.168
S1 0.082
Sds 0.179
Sd1 0.131
Seismic Design Category B
Seismic Site Class D (Default)
Structural System Light framed walls sheathed w/ structural panels
R-Factor 6.5
Analysis Procedure Equivalent Lateral Force
Seismic Base Shear
Vx 40.5 K
Vy 40.5 K

SEISMIC ANCHORAGE OF NON-STRUCTURAL COMPONENTS:
Per ASCE 7 Chapter 13 all non-structural components are exempt.

LATERAL DESIGN CONTROL:
X-Direction Wind
Y-Direction Wind

SOIL BEARING PROPERTIES:
Allowable Bearing Capacity 2000 psf (Presumptive)

SEE MECHANICAL DRAWINGS FOR MECHANICAL METHOD OF COMPLIANCE BUILDING DATA

SEE ELECTRICAL DRAWINGS FOR ELECTRICAL METHOD OF COMPLIANCE BUILDING DATA

DAVID R. POLSTON REGISTERED ARCHITECT 3275 NORTH CAROLINA WILMINGTON N.C.

7.2.2026

HEARTLAND LIVING AND REHABILITATION
Greensboro, North Carolina

David R. Polston - Architect
3806 Park Ave. Suite C, Wilmington, NC 28403
Architecture Planning Design

125 BED FACILITY

REVISED: 06-24-2026 PER CITY OF GREENSBORO REVIEW

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