

Case Study: Nightclub Code Compliance



Site Survey Photo - performed three weeks after the initial call and two weeks after the signed contract.

FIRM STATS AT-A-GLANCE

- 14 PERSONNEL
- 5 LICENSED ARCHITECTS
- 3 LEED ACCREDITED PROS
+ CONSULTANT SERVICES

SERVICE AREAS

- 8 STATES
PLUS WASHINGTON DC

DELAWARE
MARYLAND
NEW JERSEY
NEW YORK
PENNSYLVANIA
SOUTH CAROLINA
VERMONT
VIRGINIA

MARKETS

INDUSTRIAL
COMMERCIAL
RETAIL
HEALTHCARE
EDUCATION

YEARS IN BUSINESS

FOUNDED 1920

SCENARIO

A nightclub owner wants to add a small kitchen to the facility. Several permits are in place, and work has already started. He was unexpectedly notified that the city requires As-Built documentation of the 1-story building with partial basement, partial second floor, plus outdoor dining and performance space. Here's how we helped him get into compliance.

CODE COMPLIANCE REQUIREMENTS

Building codes and standards specify the minimum acceptable level of safety for buildings. They were created to protect public health, safety and general welfare in relation to construction and occupancy.

States generally base their codes on a model code developed by a standards organization. As of October 2015, the International Building Code was in use or adopted in all 50 states and the District of Columbia(D.C.).

In the U.S., building codes fall within each state's general "police power" to protect the health, safety, and welfare of its communities. Each state determines the design requirements for structures built within that state. An architect is well versed in these requirements and can help a building owner check their existing structure for compliance, and if necessary, help them to correct any issues.

NIGHTCLUB CASE STUDY

Our firm received a call from a local nightclub owner, who explained that he wanted to add a small kitchen to the club, so he could expand his offerings to include food service.

He wanted the entire building documented in the immediate future because the city notified him that they wanted drawings.

The need to complete **the necessary code compliance analysis was urgent** because the owner already had several permits in place, with parts of the project completed or in progress:

- Plumbing permit, and the work was complete
- Electrical permit, with work being inspected soon
- Roof repair permit, and the contractor is being notified to begin work



Site Survey Photo - 2 weeks after signed contract

ARCHITECTURAL SERVICES REQUIRED

With the tight timeline presented to us, we had no time to spare. [Principal Jim Sarro, AIA, BD+C](#), responded to the call, held a telephone meeting with the owner, and sent a proposal for Architectural Services to create the required As-Built Documents within two business days. One week later, the owner returned the signed proposal. We used the AIA B104-2014, Standard Form of Agreement Between Owner and Architect for a Limited Scope, as a basis for the terms and conditions. Two weeks later, our staff was scheduled to conduct a site visit and start the work. Our responsiveness to the initial inquiry allowed us to get the required documents generated and delivered to the client promptly.

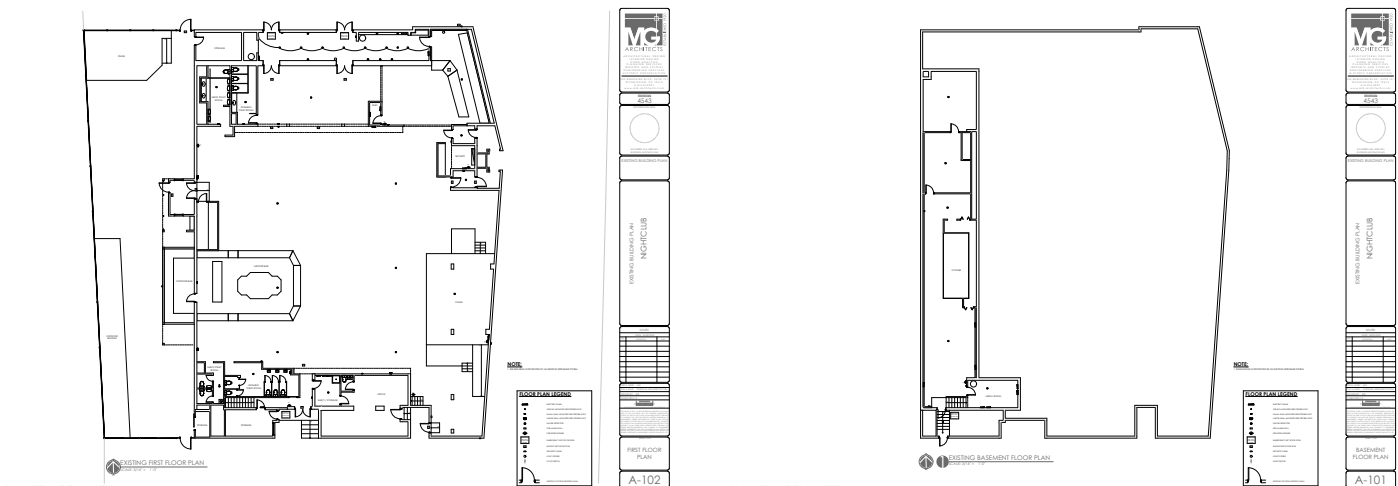
Our services for this situation included:

- Performing a site visit to verify the existing building conditions and prepare floor plans documenting those conditions.
- Preparation of drawing(s) which included the locations of exit signs, emergency lighting, fire alarm devices, and any miscellaneous life safety equipment.
- A Building Code review to assess compliance with local codes.

OTHER SERVICES TO CONSIDER

The submission of documents to local authority for approval process includes the preparation of permit application. While this situation may be new for an owner, it's part of the daily work for an architect.

For Code Compliance work, **an architect can also provide the submission of documents to the local authority for approval.** This makes the process easier for the owner because the architect already has an established relationship with code officials and other local authorities who oversee buildings and codes. They “speak the same language” and can quickly resolve any issues for compliance with building codes and project requirements.



Architectural Services: As-Built Drawings provided to the client for code compliance.

MUHLENBERG GREENE ARCHITECTS

Based in Pennsylvania, our firm has been committed to a better built environment for over a Century. To review a sample portfolio of our completed projects, and rich history, please visit on the web.

Do you have a code compliance inquiry or other question regarding our architectural services?

Send an us [email](#) or give us a call to discuss your project needs. We'll respond in a timely manner and coordinate a call with you to identify solutions within the project timeline and budget.