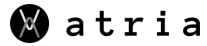


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# **Project Report**

## **Program Analysis**

### **Downtown Community Center**

3022 New Orleans St, New Orleans, LA 70122

1/31/2025

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## PROJECT BRIEF

**Project Name:** Community Center

**Type:** New Construction

**Goals:** To create a multifunctional space that fosters community engagement through various activities, including gatherings, educational workshops, and recreational events.

**Key Spaces:** Assembly Hall, Classrooms, Office Spaces, Gymnasium, Restrooms, Storage Room.

**Considerations:** The design must comply with IBC and NFPA regulations, ensuring accessibility, safety, and adequate fire protection measures. Special attention is required for the Assembly Hall's capacity and the Gymnasium's spectator seating.

## PROJECT OVERVIEW

This project involves the construction of a new community center aimed at enhancing public engagement and providing state-of-the-art facilities for various community activities. The center will include spaces for gatherings, educational workshops, administrative functions, and recreational activities.

## IBC CLASSIFICATION ANALYSIS

Based on the provided project details, the building is classified under the IBC 2021 as a Mixed-Use facility due to the combination of Assembly, Educational, and Business spaces. The project exceeds

the IRC scope as it includes multiple occupancy types and exceeds three stories.

## DETAILED SPACE ANALYSIS

### 1. Assembly Hall

#### 1.1 Description of Space

A community gathering and event space designed to accommodate various functions and events.

#### 1.2 Occupancy Classification

**IBC Classification:** Assembly (Group A-3) (IBC 2021, Chapter 3, Section 302.1)

**NFPA Classification:** Assembly (NFPA 101 2021, Chapter 12)

#### 1.3 Area and Occupant Load

**Area:** 2500 sq ft

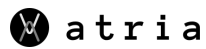
**Occupant Load:**  $2500 \text{ sq ft} \div 15 \text{ sq ft/person} = 167 \text{ people}$  (IBC 2021, Chapter 10, Table 1004.5)

#### 1.4 Spatial Relationships

**Adjacent To:** Classroom

**Same Floor As:** N/A

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**Separated From:** Office Spaces, Gymnasium

**Floor Assignment:** N/A

### **1.5 Special Consideration**

Ensure compliance with egress requirements for the maximum occupant load.

## **2. Classroom**

### **2.1 Description of Space**

Classrooms designed for workshops and training sessions, accommodating small groups.

### **2.2 Occupancy Classification**

**IBC Classification:** Educational (Group E) (IBC 2021, Chapter 3, Section 302.1)

**NFPA Classification:** Educational (NFPA 101 2021, Chapter 14)


### **2.3 Area and Occupant Load**

**Area:** N/A (Size not provided)

**Occupant Load:** 20 people (provided)

### **2.4 Spatial Relationships**

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**Adjacent To** Assembly Hall

**Same Floor As:** N/A

**Separated From:** N/A

**Floor Assignment:** N/A

## 2.5 Special Consideration

Ensure accessibility and compliance with educational space requirements.

## 3. Office Space 1

### 3.1 Description of Space

Private office intended for administrative use.

### 3.2 Occupancy Classification

**IBC Classification:** Business (Group B) (IBC 2021, Chapter 3, Section 302.1)

**NFPA Classification:** Business (NFPA 101 2021, Chapter 38)

### 3.3 Area and Occupant Load

**Area:** 150 sq ft

**Occupant Load:** 150 sq ft ÷ 100 sq ft/person = 2 people (IBC 2021, Chapter 10, Table 1004.5)

### 3.4 Spatial Relationships

**Adjacent To:** N/A

**Same Floor As:** N/A

**Separated From:** N/A

**Floor Assignment:** N/A

### 3.5 Special Consideration

Ensure privacy and sound insulation for administrative functions.

## 4. Office Space 2

### 4.1 Description of Space

Private office intended for administrative use.

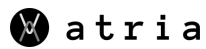
### 4.2 Occupancy Classification

**IBC Classification:** Business (Group B) (IBC 2021, Chapter 3, Section 302.1)

**NFPA Classification:** Business (NFPA 101 2021, Chapter 38)

### 4.3 Area and Occupant Load

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**Area:** 150 sq ft

**Occupant Load:** 150 sq ft ÷ 100 sq ft/person = 2 people (IBC 2021, Chapter 10, Table 1004.5)

#### **4.4 Spatial Relationships**

**Adjacent To:** N/A

**Same Floor As:** N/A

**Separated From:** N/A

**Floor Assignment:** N/A

#### **4.5 Special Consideration**

Ensure privacy and sound insulation for administrative functions.

### **5. Office Space 3**

#### **5.1 Description of Space**

Private office intended for administrative use.

#### **5.2 Occupancy Classification**

**IBC Classification:** Business (Group B) (IBC 2021, Chapter 3, Section 302.1)

**NFPA Classification:** Business (NFPA 101 2021, Chapter 38)

### **5.3 Area and Occupant Load**

**Area:** 150 sq ft

**Occupant Load:** 150 sq ft ÷ 100 sq ft/person = 2 people (IBC 2021, Chapter 10, Table 1004.5)

### **5.4 Spatial Relationships**

**Adjacent To:** N/A

**Same Floor As:** N/A

**Separated From:** N/A

**Floor Assignment:** N/A

### **5.5 Special Consideration**

Ensure privacy and sound insulation for administrative functions.

## **6. Gymnasium**

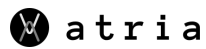
### **6.1 Description of Space**

A recreational space designed for activities with limited spectator seating.

### **6.2 Occupancy Classification**



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**IBC Classification:** Assembly (Group A-3) (IBC 2021, Chapter 3, Section 302.1)

**NFPA Classification:** Assembly (NFPA 101 2021, Chapter 12)

### **6.3 Area and Occupant Load**

**Area:** N/A (Size not provided)

**Occupant Load:** 50 people (provided)

### **6.4 Spatial Relationships**

**Adjacent To:** N/A

**Same Floor As:** N/A

**Separated From:** N/A

**Floor Assignment:** N/A

### **6.5 Special Consideration**

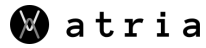
Ensure compliance with spectator seating regulations and egress requirements.

## **7. Restroom 1**

### **7.1 Description of Space**

Public restrooms designed to be accessible.

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## 7.2 Occupancy Classification

**IBC Classification:** Utility and Miscellaneous (Group U) (IBC 2021, Chapter 3, Section 302.1)

**NFPA Classification:** Utility (NFPA 101 2021, Chapter 43)

## 7.3 Area and Occupant Load

**Area:** N/A (Size not provided)

**Occupant Load:** 2 people (provided)

## 7.4 Spatial Relationships

**Adjacent To:** Assembly Hall

**Same Floor As:** N/A

**Separated From:** N/A

**Floor Assignment:** N/A

## 7.5 Special Consideration

Ensure compliance with accessibility standards.

## 8. Restroom 2

### **8.1 Description of Space**

Public restrooms designed to be accessible.

### **8.2 Occupancy Classification**

**IBC Classification:** Utility and Miscellaneous (Group U) (IBC 2021, Chapter 3, Section 302.1)

**NFPA Classification:** Utility (NFPA 101 2021, Chapter 43)

### **8.3 Area and Occupant Load**

**Area:** N/A (Size not provided)

**Occupant Load:** 2 people (provided)

### **8.4 Spatial Relationships**

**Adjacent To:** Classroom

**Same Floor As:** N/A

**Separated From:** N/A

**Floor Assignment:** N/A

### **8.5 Special Consideration**

Ensure compliance with accessibility standards.

## 9. Restroom 3

### 9.1 Description of Space

Public restrooms designed to be accessible.

### 9.2 Occupancy Classification

**IBC Classification:** Utility and Miscellaneous (Group U) (IBC 2021, Chapter 3, Section 302.1)

**NFPA Classification:** Utility (NFPA 101 2021, Chapter 43)

### 9.3 Area and Occupant Load

**Area:** N/A (Size not provided)

**Occupant Load:** 2 people (provided)

### 9.4 Spatial Relationships

**Adjacent To:** N/A

**Same Floor As:** N/A

**Separated From:** N/A

**Floor Assignment:** N/A

### 9.5 Special Consideration

Ensure compliance with accessibility standards.

## 10. Storage Room

### 10.1 Description of Space

A storage room designed to house equipment, including combustible materials.

### 10.2 Occupancy Classification

**IBC Classification:** Storage (Group S-1) (IBC 2021, Chapter 3, Section 302.1)

**NFPA Classification:** Storage (NFPA 101 2021, Chapter 42)

### 10.3 Area and Occupant Load

**Area:** 300 sq ft

**Occupant Load:**  $300 \text{ sq ft} \div 300 \text{ sq ft/person} = 1 \text{ person}$  (IBC 2021, Chapter 10, Table 1004.5)

### 10.4 Spatial Relationships

**Adjacent To:** N/A

**Same Floor As:** N/A

**Separated From:** N/A

**Floor Assignment:** N/A

### 10.5 Special Consideration

Ensure compliance with fire safety regulations for storage of combustible materials.

### SUMMARY OF OCCUPANCY CLASSIFICATIONS

Space	IBC Classification	NFPA Classification
Assembly Hall	A-3	Assembly
Classroom	E	Educational
Office Space 1	B	Business
Office Space 2	B	Business
Office Space 3	B	Business
Gymnasium	A-3	Assembly
Restroom 1	U	Utility
Restroom 2	U	Utility
Restroom 3	U	Utility
Storage Room	S-1	Storage

## **ADDITIONAL SPACES**

### **- Electrical Room**

**Description:** A dedicated space for electrical panels and equipment, ensuring compliance with electrical codes and providing safe access for maintenance.

## **ISSUES**

### **1. Classroom**

Based on the area of 0 square feet, the capacity of 20 people, and the occupant load factor of 20 square feet per person as required by the International Building Code (IBC) for this room type, the inputs are incompatible. To meet compliance, you would need to either adjust the area to at least 400 square feet or reduce the capacity to no more than 20 people.

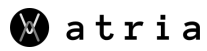
### **2. Gymnasium**

Based on the area of 0 square feet, the capacity of 50 people, and the occupant load factor of 15 square feet per person as required by the International Building Code (IBC) for this room type, the inputs are incompatible. To meet compliance, you would need to either adjust the area to at least 750 square feet or reduce the capacity to no more than 50 people.

## **REFERENCES**

- International Building Code (IBC) 2021

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- National Fire Protection Association (NFPA) 101 2021
- IBC 2021, Chapter 3 - Occupancy Classification and Use
- IBC 2021, Chapter 10 - Means of Egress
- NFPA 101 2021, Chapter 12 - Assembly Occupancies
- NFPA 101 2021, Chapter 14 - Educational Occupancies
- NFPA 101 2021, Chapter 38 - Business Occupancies
- NFPA 101 2021, Chapter 42 - Storage Occupancies
- NFPA 101 2021, Chapter 43 - Utility and Miscellaneous Occupancies