

IEBC - Chapter 9, Change of Occupancy - Points to Note

Section 901 - General

901.1 Scope. The provisions of this chapter shall apply where a change of occupancy occurs, as defined in Section 202 including:

- 1. ...occup class is not changed, or*
- 2. ...a change in occup class or group changes.*

Section 901.2 Change in occupancy with no change of occupancy classification

...no change in occupancy that will subject the structure to special provisions of Int'l Codes or 902 – 911 w/o code official approval

Section 901.2.1 Repair and alteration with no change of occupancy classification

...change of occupancy w/o change to occupancy classification...ref. Ch 4 and 902 - 911

Exception...Section 1105 for historic bldgs

Section 901.3 Change of occupancy classification

...change of occupancy classification including within a group...902 through 911 apply

Section 901.3.1 Partial change of occupancy classification

...portion of existing bldg...Section 912 shall apply

Section 902 Special Use and Occupancy

Section 902.1 Compliance with the building code...where existing is changed to one of the following...ref IBC

- 1. Covered mall buildings*
- 2. Atriums*
- 3. Motor vehicle related occupancies*
- 4. Aircraft related occupancies*
- 5. Motion picture projection rooms*
- 6. Stages and platforms*
- 7. Special amusement buildings*

- 8. *Incidental use areas*
- 9. *Hazardous materials*

Section 902.2 Underground buildings

...ref IBC

Section 903 Building Elements and Materials

Section 903.1 General...shall comply with Section 912

Section 904 Fire Protection

Section 904.1 Fire protection requirements of Section 912 shall apply where a building or portions thereof undergo a change of occupancy classification.

Section 905 Means of Egress

Section 905.1 General. Means of egress in portions of buildings undergoing a change of occupancy classification shall comply with Section 912.

Section 906.1 Accessibility

Section 906.1 General. Accessibility in portions of buildings undergoing a change of occupancy classification shall comply with Section 912.8.

Section 907.1 Structural

Section 907.1 Gravity loads...change of occupancy resulting in higher uniform or concentrated loads I/A/W IBC tables 1607.1 and 1607.6 shall comply with IBC

Exception...less than 5% increase

Section 907.2 Snow and wind loads.

...increases based on IBC table 1604.5 subject to IBC

Exception...new occupancy with higher importance factor less than or equal to 10% of the total bldg flr area

Section 907.3 Seismic loads

...change of occup shall comply w/ 907.3.1 and 907.3.2

Section 907.3.1 Compliance with the IBC

...higher seismic occupancy factor based on table 1604.5 or higher hazard category or M changed to A, E, I-1, R-1, R-2 or R-4 w/ 2/3 or more of flr involved in Level 3 alt...bldg shall conform w/ IBC

Exceptions

- 1. ...M to A, E, I-1, R-1, R-2 or R-4, less than 6 stories and Seismic Design Category A, B or C*
- 2. ...acceptable performance and seismic safety I/A/W IBC 507.1.1.3*
- 3. ...less than or equal to 10% of floor area*
- 4. ...unreinforced masonry bearing wall bldg in Occupancy Category III, Seismic Design Category A or B*

Section 907.3.2 Access to Seismic Use Group IV

...change of occup such that compliance w/ 907.3.1 is req'd and seismic use group is Category IV...shall not be through adjacent structures

Exception...where adjacent structure conforms to Seismic Use Group IV...operational access less than 10 feet

Section 908 Electrical

Section 908.1 Special occupancies...change to one of the following special occupancies...ref Comm 16

- 1. Hazardous locations*
- 2. Commercial garages, repair, ad storage*
- 3. Aircraft hangars*
- 4. Gasoline dispensing and service stations*
- 5. Bulk storage plants*
- 6. Spray application, dipping, ad coating processes*
- 7. Health care facilities*
- 8. Places of assembly*
- 9. Theaters, audience areas of motion picture and tv studios & similar*
- 10. Motion picture and tv studios and similar locations*
- 11. Motion picture projectors*
- 12. Agricultural buildings*

Section 908.2 Unsafe conditions

...unsafe conditions based on occupancy change shall be corrected w/o entire upgrade

Section 908.3 Service upgrade

...ref Comm 16

Section 908.4 Number of electrical outlets

...ref Comm 16

Section 909 Mechanical

909.1 Mechanical requirements...change in occupancy I/A/W IMC

Section 910 Plumbing

910.1 Increased demand...

Section 910.2 Food-handling occupancies

...ref Comm 82

Section 910.3 Interceptor required

...ref Comm 82

Section 910.4 Chemical wastes

...new occupancies regarding chemical waste

- 1. ...where piping not compatible...shall be neutralized*
- 2. ...no discharge w/o approval*

Section 910.5 Group I-2

...ref Comm 82

Section 911 Other Requirements

911.1 Light and ventilation. Light and ventilation shall comply with the requirements of the IBC for the new occupancy.

Section 912 Change of Occupancy Classification

912.1 General...change of occupancy class and within group

Section 912.1.1 Compliance with Chapter 8

...based on separation conditions in 912.1.1.1 and 912.1.1.2

Section 912.1.1.1 Change of occupancy classification without separation

...change of occupancy w/o separation I/A/W IBC entire bldg shall comply with Chapter 8...most restrictive

Section 912.1.1.2 Change of occupancy classification with separation

...change of occupancy w/ separation...new occupancy shall comply with Chapter 8

Section 912.1.2 Fire protection and interior finish

...912.2 and 912.3 shall apply to all bldgs undergoing change of occupancy classification

Section 912.1.3 Change of occupancy classification based on hazard category

...hazard classification based on tables 912.4, 912.5 and 912.6...basis for application of 912.4 through 912.7

Section 912.2 Fire protection systems

...ref 912.2.1 and 912.2.2

Section 912.2.1 Fire sprinkler system

...where change of occupancy req's based on Ch. 9 IBC...shall be provided throughout area of change

Section 912.2.2 Fire alarm and detection system

...where change of occupancy req's based on Ch. 9 IBC...shall be provided throughout area of change

Section 912.3 Interior finish

...ref IBC

Section 912.4 Means of egress, general

...ref Hazard Category table 912.4

Section 912.4.1 Means of egress for change to higher hazard category

*...change to higher Hazard Category per table 912.4 ref Chapter 10 IBC
Exceptions*

- 1. ...enclose stairways I/A/W 803.1*
- 2. ...exist'g stairways and handrails I/A/W Ch 8...cont use per official*
- 3. ...exist'g conditions re stair rise and run*
- 4. ...exist'g wood lath and plaster*

5. *...exist't corr door and transoms, 705.5.1, 705.5.2 and 705.5.3*
6. *...exist'g dead-end corr, 705.6*
7. *...exist'g windows w/ min sizes for emergency escape*

Section 912.4.2 Means of egress for change of use to equal or lower hazard category

...comply with 805 and new I/A/W IBC

Exception...exist'g stairways where pitch or slope cannot be altered

Section 912.4.3 Egress capacity

...ref IBC

Section 912.4.4 Handrails

...ref Section 705.9

Section 912.4.5 Guards

...ref Section 705.10

Section 912.5 Heights and areas

...ref Table 912.5

Section 912.5.1 Height and area for change to higher hazard category

...higher Hazard Category ref IBC Chapter 5

Section 912.5.2 Height and area for change to equal or lesser hazard category

...lesser Hazard Category...existing deemed acceptable

Section 912.5.3 Fire barriers

...fire barriers in separated mixed use...I/A/W IBC

Exception...1-hour separation, ½" lath and plaster acceptable

Section 912.6 Exterior wall fire-resistance ratings

...Hazard Category ref Table 912.6

Section 912.6.1 Exterior wall rating for change of occupancy classification to a higher hazard category

*...higher Hazard Category...ref IBC for exterior wall
Exception...2-hour fire-resistance rating allowed where less than 3 stories,
A-2, A-3 occ load less than 300, B, F, M or S*

Section 912.6.2 Exterior wall rating for change of occupancy classification to an equal or lesser hazard category.

...lesser Hazard Category...existing deemed acceptable

Section 912.6.3 Opening protectives

...ref IBC, 50% max flr area at each story

Exceptions

- 1. IBC permits openings in excess of 50%*
- 2. ...Group R less than 3 stories, not less than 3 feet from property line*
- 3. ...sprinkler substitute for opening protection*
- 4. ...equal or lesser hazard classification*

Section 912.7 Enclosure of vertical shafts

I/A/W...912.7.1 through 912.7.4

Section 912.7.1 Minimum requirements

...vertical shafts per IBC for atriums or this section

Section 912.7.2 Stairways

...higher hazard classification per table 912.4...enclose per IBC

Exceptions

- 1. ...other than group I, not req'd if one flr and no corr or stairways to other floors*
- 2. ...unenclosed exist'g need not be enclosed...each story 1-hour sep and sprinklered...*
- 3. ...penetrations protected I/A/W IBC*

Section 912.7.3 Other vertical shafts

...higher Hazard Category enclose I/A/W IBC

Exceptions

- 1. ...exist'g 1-hour accepted*
- 2. ...other than group I...less than 6 stories...if sprinklered*

Section 912.7.4 Openings

...into existing vertical shaft enclosures not less than 1-hour, self-closing or automatic closing...existing fusible link-type permitted except stairways if link rating does not exceed 135F

Section 912.8 Accessibility

...shall have the following accessible features

- 1. ...at least one entrance***
- 2. ...at least one accessible route from entrance to primary function***
- 3. ...signage***
- 4. ...parking***
- 5. ...passenger loading***
- 6. ...route from parking, loading zone to entrance***

Exception...Type B dwelling units...IBC 1107, not required I existing buildings and facilities