

Mecklenburg County Common Code Defects

IBC CHAPTER 3 USE AND OCCUPANCY

How to determine the separation requirements?

- Seeing what Occupancy classification you have
- Verify the minimum construction type allowable for occupancy classification and building size, design and location (Section 5037601)
- Looking at major factors to consider in occupancy classification
- Multiple Occupancy (Section 302)

MAJOR FACTORS TO CONSIDER IN OCCUPANCY CLASSIFICATION

Listed below are the six most important factors to consider in occupancy classifications. Other minor factors (Not listed) may also be considered.

- Amount of combustible materials
- High flammability, explosive, or health hazard contents
- Occupant load (Density)
- Familiarity of the Building
- Mobility of the occupants
- Alertness of the Occupants

See example on page 2 for a typical problem in working separation requirements.

OCCUPANCY CLASSIFICATION

- Section 303 (A-1 to A-5)
- Group B – Business Section 304
- Group E – Educational Section 305
- Group F – Factory /Industrial Section 305
- Group H – Freight hazard Section 307 (H-1 to H-6)
- Group I – Institutional Section 3 BDR (F-1 to I-4)
- Group M – Mercantile Section 309
- Group R – Residential Section 310 (R-1 to R-4)
- Group S – Storage Section 311 (S-1 and S-2)
- Group U – Utility and Miscellaneous Section 312

MULTIPLE OCCUPANCIES CLASSIFICATION

- Incidental Use Areas – Governed by Table 302.1.1 – exception within B dwelling unit
- Accessory Use Areas – Except for Group H and Exclusive of Incidental use areas as defined in Table 302.1.1 – 10% of the floor area and not governed by the height and area limitations in Chapter 5 except for the primary occupancy of the building or structure.
- Mixed Occupancies – Except for Group H – governed by Table 302.1.1 and the provisions in Section 508.
- Non-Separated Use – the entire building must meet the height restrictive of the requirements as to height, area, type of construction and fire protection system for every portion of the building classified as to use.

Separated Uses – Every portion of the building shall be individually classified as to use and shall be completely separated from adjacent areas by fire barrier wall or horizontal assemblies where applicable with a rating as per table 302.3.3. Each fire area shall comply with the Code based on the ??? of that space. For each floor the fire area shall be limited to the ratio of the floor area of each user divided by the allowable area for each use. This ratio shall not exceed ???. Exceptions: for residential occupancies and garages and is restriction of the fire resistance required in Table 302.3.3 for automatic sprinkler systems.

Mecklenburg County Common Code Defects

IBC CHAPTER 3 USE AND OCCUPANCY

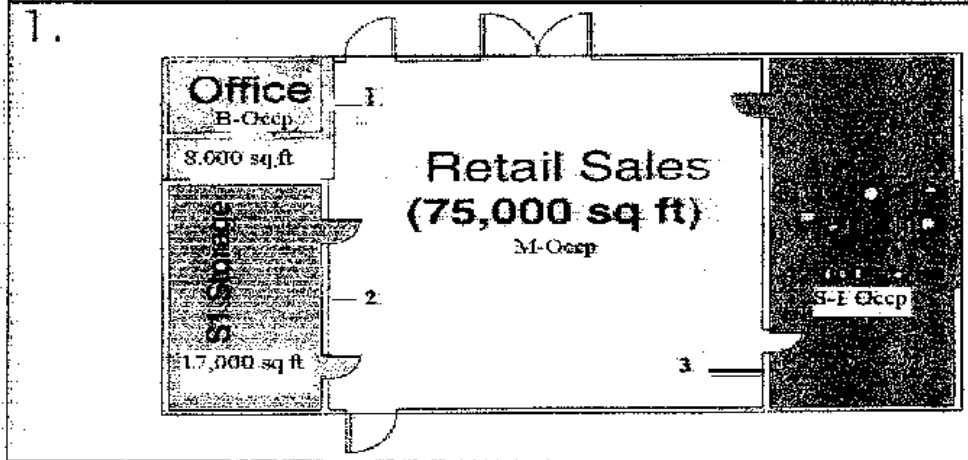
EXAMPLE 1.

SEPARATION REQUIREMENTS FOR EACH USE

• TOTAL BLDG SQ. FT. 142,000

• CONSTRUCTION TYPE— 1-B SPRINKLED

1. 0 HOUR REQUIRED PER SECTION 302.2
2. 3 HOUR REQUIRED FROM TABLE 302.3.3. WITH EXCEPTION (1) FOR SPRINKLER, 302.3.3 WHICH WOULD REDUCE IT TO 2 HOUR SEPARATION
3. 3 HOUR REQUIRED FROM TABLE 302.3.3. WITH EXCEPTION (1) FOR SPRINKLER, 302.3.3. WHICH WOULD REDUCE TO 2 HOUR SEPARATION.



Published in cooperation with:

Southern Building Code Congress International, Inc.
(SBCCI)

Disclaimer: *There may be other ways to comply with the Code. If so, you are not required to use this method to comply with the Code. You may want to investigate other options, or consult with a design professional identifying an equally code compliant solution.*

End Notes North Carolina State Building Code

Commercial Code 2002 Edition

Publication Date: September 2001

Copyright 2001 by International Code Council