

**REQUIREMENTS AND PROCEDURE FOR CHANGE OF USE OR OCCUPANCY OF A BUILDING**

Buildings and sites are designed and constructed to comply with State and local regulations for their intended use and occupancy. The Planning Department classifies buildings and sites by their “use” in accordance with criteria in the City’s Land Development Ordinance. The NC State Building Code classifies buildings and facilities by their “use and occupancy”. When the use or occupancy of a building or portion thereof changes, it is necessary to bring the building into compliance with codes and ordinances for the new use and/or occupancy.

To determine whether a change of use under the Land Development Ordinance is occurring, and what the requirements are for review and compliance, contact the Planning Coordinator in the Planning Department at 336-412-4340.

The Land Development Ordinance can be found online at <http://www.greensboro-nc.gov/index.aspx?page=3063>

To determine whether a change of use or occupancy is occurring under the NC State Building Code, contact the Inspections Department at (336)373-2155. The NC State Building Code requires that a new Certificate of Compliance (CC) be issued for changes of use or occupancy. Before a new CC can be issued, compliance with the building code must be verified through plan review, permitting and inspection.

This summary is intended to provide an overview of the occupancies defined by the Building Code, and the challenges an owner and/or tenant may face in making the change. The NC Building Code defines ten occupancy groups, some of which have multiple divisions within the group. Each building and each space within a building must be classified in accordance with the use and occupancy it most closely resembles.

The ten occupancy groups are:

- ASSEMBLY (spaces used for gatherings of large groups of people)
- BUSINESS (offices and professional service-type uses)
- EDUCATIONAL (education through the twelfth grade, daycare for children over 2.5 years of age)
- FACTORY (manufacturing)
- HAZARDOUS (Storage or handling of hazardous materials (explosives, flammables, hazardous chemicals)
- INSTITUTIONAL: Occupants incapable of response and evacuation without assistance in an emergency
- MERCANTILE: Display and sale of merchandise
- RESIDENTIAL: Sleeping purposes not classified as Group I or regulated by NC Residential Code
- STORAGE: Storage of materials not classified as Group H hazardous
- UTILITY: Accessory structures and miscellaneous buildings not otherwise classified

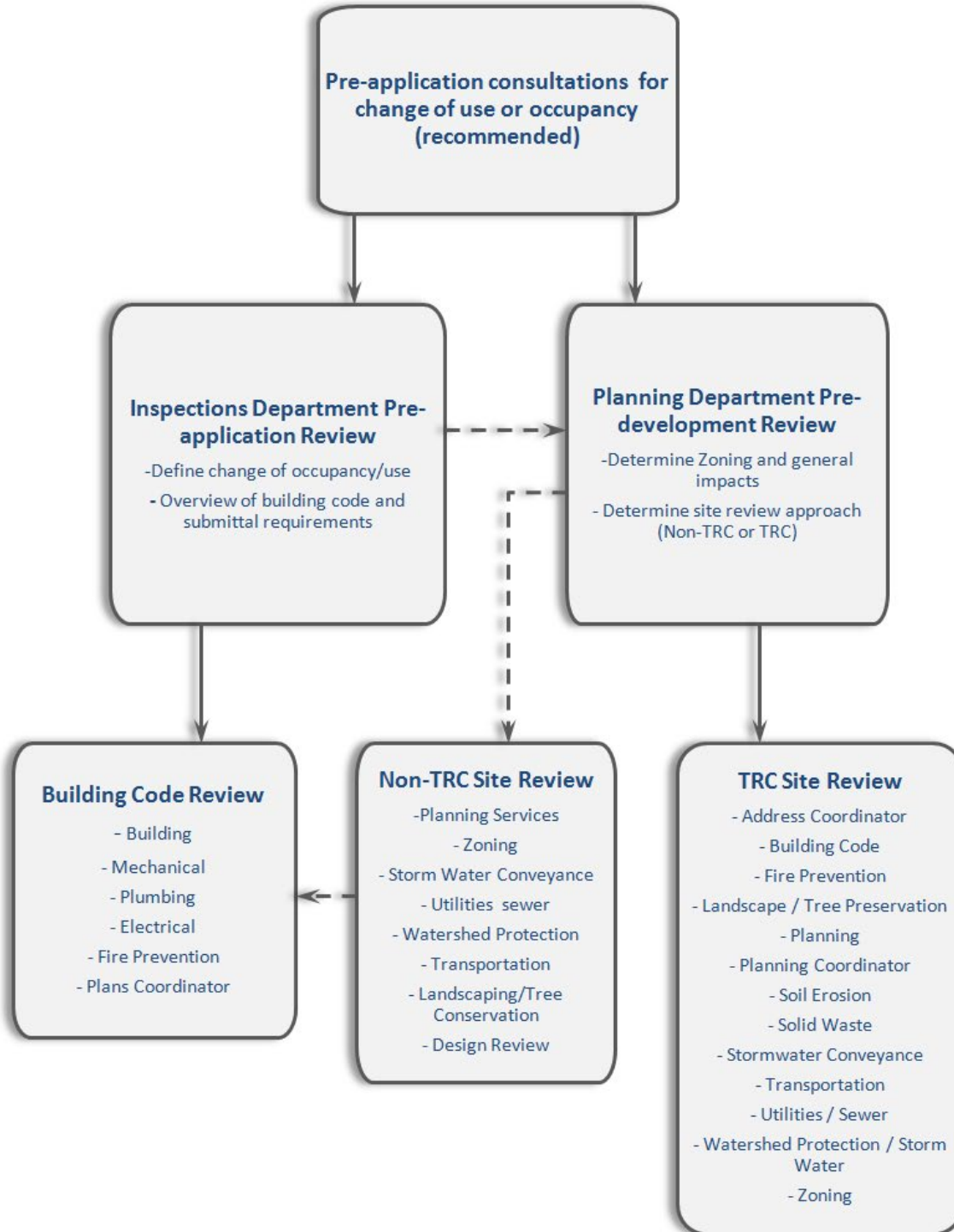
The NC 2015 Existing Building Code– Hazard Categories and Classifications Table, generally reflects the relative difficulty of changes of occupancy. Changes to a higher table value will likely impose significant restrictions. Changes of occupancy to a like or lower value require fewer changes. In any case, specific code requirements for a new occupancy must be met whenever they are more restrictive than requirements for the existing use.

<b>TABLE 1012.2.1</b>	
<b>Relative Hazard</b>	<b>Use Classification</b>
1 (Highest)	H, I, Nightclub
2	A-2, R-1,R-2
3	A-1,A-3
4	F-1,M,S-1
5	A-4,E
6 (Lowest)	B,F-2,R-3,R-4,S-2,U

A commercial permit application form can be found on the Inspections Department website at:

<https://www.greensboro-nc.gov/departments/engineering-inspections/developers-contractors/permits-fees-and-procedures>

## City of Greensboro Change of Occupancy or Use Review Process



# Change of Use or Occupancy to Assembly

**Assembly use and occupancy defined:** Use for gathering of persons for the purpose such as civic, social or religious functions; recreation, food or drink consumption. Any room or space where more than 49 persons will gather.

**Examples of Assembly use are:** Restaurants, banquet halls, bars, night clubs, gyms, churches, community centers, theaters, lecture halls, dance halls, recreation facilities, etc.

**Square foot/Height limit (base/no modifications):** (Theater/concert halls, TV/Radio studios)  
8,500/2 story(non-combustible bldg./non-com bldg. exterior).  
5,500/1 story(combustible building)

(All Other Assemblies)  
9,500/2 story(non-combustible bldg./non-com bldg. exterior).  
6,000/1 story(combustible building)

NOTE: A sprinkler system may triple floor area of a one story.  
A sprinkler system may double floor area of a multi story.

**Calculating Occ. Count (person/s.f.):** Per # of fixed seats (movie theaters, dining booths/counters)  
1/5 for standing space  
1/7 for open areas and concentrated portable seating (bar, dance floor, lecture hall, church)  
1/11 Gaming/sweepstakes  
1/15 Open areas with table/chair setup (banquet halls, conference rooms, lounges)  
1/50 Exercise rooms

**Exit requirements:** 2 exits req'd with >49 persons. Separated by  $\frac{1}{2}$  the diagonal of area/bldg. served (1/3 if building is sprinklered)  
3 exits req'd with >500 occupants.  
4 exits req'd with >1000.  
200' (250' if sprinklered) max. travel distance to exit door.  
75' max travel to a point where there are 2 choices of exit direction.  
Corridors to be 1hr. rated with >30(in non-sprinklered building)  
Doors shall swing in direction of exit travel and have panic hardware if >49 occupants.

**H.C. Accessibility:** Any new work is to comply with H.C. requirements. Existing building accessibility upgrades are not required to exceed 20% of the cost of renovations. Existing exits can be used as is.

**Fire separation requirements:** Separation of Assembly to all occupancies requires 1hr. when sprinklered except: Hospitals/Nursing homes/Child care require 2hrs.  
Hazard occupancy requires 2-3hrs. No separation required to Factory and Storage with non-combustible materials.  
Add 1hr for unsprinklered buildings.

**Sprinkler Requirement:** Fire areas of assemblies(except banquet halls, night clubs, restaurant, taverns/bars) >12,000sq.ft. or with  $\geq 300$  occupants or on upper floors are required to be sprinklered. *Exception: Uses for worship with fixed seating or a single multipurpose room.*

Banquet Halls, Night Clubs, Restaurant Taverns/Bars >5000sq.ft. or  $\geq 300$  occupants (100 for nightclubs) or located on upper floors are required to be sprinklered.

*Note: Night Clubs are defined as an establishment exceeding 1/15sqft occ load, having live/recorded entertainment and serving alcoholic beverages.*

**Fire Alarms:** Required for all assemblies  $\geq 300$  occupants. Emergency voice/alarm communication system with  $\geq 1000$ .

**Plumbing requirement:** The minimum number of plumbing fixtures shall be provided as shown in Table 403.1 of the NC Plumbing Code

TABLE 403.1								
OCCUPANCY	DESCRIPTION	WATER CLOSETS		LAVATORIES		BATHTUB/ SHOWER	DRINKING FOUNTAIN	OTHER
		MALE	FEMALE	MALE	FEMALE			
A-1 <sup>d</sup>	Theaters usually with fixed seats and other buildings for the performing arts and motion pictures	1 per 125	1 per 65	1 per 200		-	1 per 500	-
	Theaters in K-12 schools <sup>i</sup>	1 per 125	1 per 100	1 per 200		-	1 per 500	1 service sink
A-2 <sup>d</sup>	Nightclubs, bars, taverns, dance halls and buildings for similar purposes	1 per 40	1 per 40	1 per 75		-	1 per 500	-
	Restaurants, banquet halls and food courts	1 per 75	1 per 75	1 per 200		-	1 per 500	1 service sink
	Cafeterias in K-12 schools <sup>i</sup>	1 per 125	1 per 125	1 per 200		-	1 per 500	1 service sink
A-3 <sup>d</sup>	Auditoriums without permanent seating, art galleries, exhibition hall, museums, lecture halls, libraries, arcades and gymnasiums	1 per 125	1 per 65	1 per 200		-	1 per 500	1 service sink-
	Gymnasiums in K-12 schools <sup>i</sup>	1 per 125	1 per 100	1 per 200		-	1 per 500	1 service sink
	Passenger terminals and transportation facilities	1 per 500	1 per 500	1 per 750		-	1 per 1,000	1 service sink
	Places of worship and other religious services. Churches without assembly halls <sup>e</sup>	1 per 150	1 per 75	1 per 200		-	1 per 1,000	1 service sink-
A-4	Coliseums, arenas, skating rinks, pools and tennis courts for indoor sporting events and activities	1 per 75 for the first 1,500 and 1 per 120 for the remainder	1 per 40 for the first 1,520 and 1 per 60 for the remainder	1 per 200	1 per 150	-	1 per 150	1 service sink-
A-5	Stadiums, amusement parks, bleachers and grandstands for outdoor sporting events and activities <sup>k</sup>	1 per 75 for the first 1,500 and 1 per 120 for the remainder	1 per 40 for the first 1,520 and 1 per 60 for the remainder	1 per 200	1 per 150	-	1 per 150	1 service sink-
	K-12 stadiums, bleachers and grandstands for outdoor sporting events and activities <sup>i,k</sup>	1 per 125	1 per 100	1 per 250	1 per 200	-	1 per 1,000	-

e. The number of fixtures shall be based on either the capacity of the church sanctuary or the church educational building, whichever is larger and within 300 feet.

i. See Section 403.9 of NC Plumbing Code for additional information on plumbing fixtures for schools.

k. For baseball stadiums, the number of fixtures shall be reduced by 50 percent.

**Separate facilities:** Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customer, of 25 or less.

**Backflow prevention:** Reduced pressure backflow preventer required at outlet side of meter within 10 feet of the meter connection in above ground enclosure. Contact Water Resources Department at (336) 373-2055.

**Grease interceptor:** City of Greensboro Fats, Oils and Grease Control Policy requires a minimum 1000 gallon grease interceptor on all "Food Service Establishments" that discharge wastewater containing grease to the City of Greensboro Sanitary Sewer System. Any other size or variance must be approved by Ignatius Chukwu in Water Resources (336) 373-3264.

**Mechanical requirements:** Interior space intended for human occupancy shall be provided with active or passive space-heating systems capable of maintaining a minimum indoor temperature of 68° F at a point 3 feet above floor on the design heating day.

**Exception:** Interior spaces where the primary purpose is not associated with human comfort.

**Ventilation:** Every occupied space shall be ventilated by natural means or mechanical means. Plans need to show new required outdoor ventilation air and calculations in accordance with Section 403.3 of NC Mechanical Code.

**Natural ventilation:** Shall be through windows, doors, louvers or other opening to the outdoors. The minimum area to the outdoors shall be 4 percent of the floor area being ventilated.

**Mechanical ventilation:** Shall be provided by a method of supply air and return or exhaust air. Show that existing HVAC units are able and will be set at minimum required outdoor ventilation air.

**Electrical requirements:** All electrical work must comply with the National Electrical Code edition currently adopted by the State of North Carolina Building Code Council.

**NOTE:** It must be noted that these are just general requirements that are found in a change of use to Assembly. It is highly advisable (or may be required) that a North Carolina professional designer be retained to determine specific compliance to the North Carolina Building Codes.

# Change of Use or Occupancy to Business

**Business Use defined:** Use for office, professional or service-type transactions, including storage of records and accounts.

**Examples of Business use are:** Banks, barber/beauty shops, labs, print shops, clinics, professional services like architects, doctors, lawyers, education above the 12th grade, ambulatory health care facilities, etc.

**Square foot/Height limit(base/no modifications):** 23,000/3 story (non-combustible Bldg.)  
 19,000/3 story (noncombustible bldg. exterior).  
 9,000/2 story (combustible building)

NOTE: A sprinkler system may triple floor area of a one story.  
 A sprinkler system may double floor area of a multi story.

**Calculating Occ. Count (person/sq.ft.):** 1/100

**Exit requirements:** 2 exit door with >49 persons. Separated by 1/2 the diagonal of area/bldg served. (1/3 if building is sprinklered) 200' (300' if sprinklered) max. travel distance to exit door.  
 75' max travel to a point where there are 2 choices of exit direction.  
 Corridors to be 1hr. rated with >30 (in non-sprinklered building). No rating required on any single tenant floor or space when 1hr. separation to other tenants and floors is provided.  
 Doors shall swing in direction of exit travel if >49 occupants.

**H.C. Accessibility:** Any new work is to comply with H.C. requirements. Existing building accessibility upgrades are not required to exceed 20% of the cost of renovations. Existing exits can be used as is.

**Fire separation requirements:** Separation of Business to all occupancies requires 1hr. when sprinklered except:  
 Factory(combustible), and Storage(combustible) requires 2hrs.  
 Hospitals/Nursing homes/Child requires 2hrs.  
 Hazardous(deflagration/accelerated burning) requires 1-2hrs.  
 Add 1hr for unsprinklered buildings.

**Sprinkler Requirement:** Not required except in an ambulatory health care facility with 4 or more care recipients if incapable of self-preservation or on a level other than the level of exit discharge.

**Fire Alarms:** Required for all Businesses ≥500 occupants or 100 on level other than the level of exit discharge or Ambulatory health care facility. Not required for buildings that are sprinklered with a notification system .

**Plumbing requirements:** Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 403.1.

OCCUPANCY	DESCRIPTION	WATER CLOSETS		LAVATORIES		BATHTUB/ SHOWER	DRINKING FOUNTAIN	OTHER
		MALE	FEMALE	MALE	FEMALE			
B	Buildings for the transaction of business, professional service, other services involving merchandise, office buildings, bands, light industrial and similar uses	1 per 30 for first 30 occupants and 1 per 50 for remaining occupants exceeding 30		1 per 40 for first 80 occupants and 1 per 80 for remaining occupants exceeding 80		-	1 per 100	1 service sink -

O..For business and mercantile occupancies with an occupant load of 25 or fewer, service sinks shall not be required

**Separate facilities:** Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customer, of 30 or less.

**Backflow prevention:** Reduced pressure backflow preventer required at outlet side of meter within 10 feet of the meter connection in above ground enclosure. Contact Water Resources Department at (336) 373-2055.

**Mechanical requirements:** Interior space intended for human occupancy shall be provided with active or passive space-heating systems capable of maintaining a minimum indoor temperature of 68° F at a point 3 feet above floor on the design heating day.

**Exception:** Interior spaces where the primary purpose is not associated with human comfort.

**Ventilation:** Every occupied space shall be ventilated by natural means or mechanical means. Plans need to show required outdoor ventilation air and calculations in accordance with Section 403.3 of NC Mechanical Code

**Natural ventilation:** Shall be through windows, doors, louvers or other opening to the outdoors. The minimum area to the outdoors shall be 4 percent of the floor area being ventilated.

**Mechanical ventilation:** Shall be provided by a method of supply air and return or exhaust air. Show that existing HVAC units are able and will be set at minimum required outdoor ventilation air.

**Electrical requirements:** All electrical work must comply with the National Electrical Code edition currently adopted by the State of North Carolina Building Code Council.

**NOTE:** It must be noted that these are just general requirements that are found in a change of use to Business. It is highly advisable (or may be required) that a North Carolina professional designer be retained to determine specific compliance to the North Carolina Building Codes.

# Change of Use to Education Use (Occupancy)

**Education Use defined:** Use of a building or space by six or more persons at any one time for educational purposes through the 12th grade. Use of a building for Daycare with 5 or more children older than 2 ½ years. Any educational rooms which are accessory to places of religious worship are classified as Assembly.

**Examples of Education use are:** Elementary, Middle, High School, Daycares

**Square foot/Height limit(base/no modifications):** 14,500/2 story(non-combustible bldg./non-com bldg. exterior).  
9,500/1 story(combustible buildings)

NOTE: A sprinkler system may triple floor area of a one story.  
A sprinkler system may double floor area of a multi story.

**Calculating Occ. Count(number of people/per sq.ft.):** 1/20 Classroom area 1/50 Shop and other vocational room areas 1/35  
Daycare

**Exiting requirements:** 2 exit doors with >49 persons.  
Separated by ½ the diagonal of area/bldg served.(1/3 if building is sprinklered)  
2 exit doors with >10 specifically for Daycares.  
200(250' if sprinklered) max. travel distance to exit door.  
75' max travel to a point where there are 2 choices of exit direction.  
Corridors to be 1hr. rated with >30occ. (unless a door opens directly to exterior)  
or in all Daycares regardless of #(in unsprinklered building)  
Doors shall swing in direction of exit travel and have panic hardware if >49 occupants.  
Emergency escape and rescue widow/door required directly to the exterior.

**H.C. Accessibility:** Any new work is to comply with H.C. requirements. Existing building accessibility upgrades are not required to exceed 20% of the cost of renovations. Existing exits can be used as is.

**Fire separation requirements:** Separation of Education to all occupancies requires 1hr. when sprinklered except:  
Hospitals/Nursing homes/Child care require 2hrs.  
Hazardous occupancy requires 2-3hrs.  
No separation req'd to Factory and Storage with non-combustible materials.  
Add 1hr for unsprinklered buildings.

**Sprinkler Requirement:** Fire areas of Education >12,000sq.ft to be sprinklered.  
Areas below level of discharge to be sprinklered unless a door leads directly to the exterior.

**Fire Alarms:** Required for Education occupancies with >49 occupants. Required in all Daycare regardless of #s.

**Plumbing requirements:** Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 403.1.

TABLE 403.1								
OCCUPAN CY	DESCRIPTION	WATER CLOSETS		LAVATORIES		BATHTU B/ SHOWER	DRINKIN G FOUNTAI N	OTHE R
		MALE	FEMALE	MAL E	FEMA LE			
E <sup>b,i</sup>	K-8	1 per 25	1 per 25	1 per 60		-	1 per 100	-
	9 through 12	1 per 30	1 per 25	1 per 100				
	Teacher/Staff	1 per 30	1 per 25	1 per 100				
	Child care <sup>i</sup>	1 per 15		1 per 25		-	1 per 100	-
	Employees	1 per 25		1 per 35				

b. Toilet facilities for employees shall be separate from facilities for students.

i. See Section 403.9 of NC Plumbing Code for additional information on plumbing fixtures for schools.



**Separate facilities:** Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customer, of 25 or less.

**Backflow prevention:** Reduced pressure backflow preventer required at outlet side of meter within 10 feet of the meter connection in above ground enclosure.  
Contact Water Resources Department at 336-373-2055.

**Mechanical requirements:** Interior space intended for human occupancy shall be provided with active or passive space-heating systems capable of maintaining a minimum indoor temperature of 68° F at a point 3 feet above floor on the design heating day.

**Exception:** Interior spaces where the primary purpose is not associated with human comfort.

**Ventilation:** Every occupied space shall be ventilated by natural means or mechanical means. Plans need to show new required outdoor ventilation air and calculations in accordance with Section 403.3 of NC Mechanical Code.

**Natural ventilation:** Shall be through windows, doors, louvers or other opening to the outdoors. The minimum area to the outdoors shall be 4 percent of the floor area being ventilated.

**Mechanical ventilation:** Shall be provided by a method of supply air and return or exhaust air. Show that existing HVAC units are able and will be set at minimum required outdoor ventilation air.

**Electrical requirements:** All electrical work must comply with the National Electrical Code edition currently adopted by the State of North Carolina Building Code Council.

**NOTE:** It must be noted that these are just general requirements that are found in a change of use to Education. It is highly advisable (or may be required) that a North Carolina professional designer be retained to determine specific compliance to the North Carolina Building Codes.

## Change of Use to /Factory(Industrial) Use(Occupancy)

**Factory Use defined:** Use for assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations, etc. Two sub classifications are F-1(Moderate-hazard) and F-2(Low-hazard)

**Examples of Factory use are:** F-1 are Bakeries, manufacturing and processing of a variety of *combustible goods* such as appliances, electronics, engines, cars/boats, furniture, clothing, leather, etc. Dry cleaners, laundries, generation plants. F-2 are manufacturing and processing of a variety of *non-combustible goods* such as masonry, ceramics, foundries, glass, metal, ice, beverages up to 16% alcohol content, etc.

**Square foot/Height limit(base/no modifications):**

- 15,000/2 story(F-1/non-combustible)
- 12,000/2 story(F-1/non-combustible building exterior)
- 8,500/1 story(F-1 Combustible)
- 23,000/2 story(F-2/non-combustible)
- 18,000/2 story(F-2/non-combustible building exterior)
- 13,000/1 story(F-2 Combustible)

NOTE: A sprinkler system may triple floor area of a one story.  
A sprinkler system may double floor area of a multi-story.

**Calculating Occ. Count(number of people/per sq.ft.):** 1/100

**Exiting requirements:** 2 exit door with >49 persons. Separated by  $\frac{1}{2}$  the diagonal of area/bldg served. (1/3 if building is sprinklered)  
200(250' F-1 if sprinklered) max. travel distance to exit door.  
300(400' F-2 if sprinklered) max. travel distance to exit door.  
75' max travel to a point where there are 2 choices of exit direction. (100' if sprinklered)  
Corridors to be 1hr. rated with >30 (in unsprinklered building).  
44" min. corridor width(36" with < 50 occupants)(Minimum width per total occupant count multiplied by required factor will also apply)  
Doors shall swing in direction of exit travel and have panic hardware if >49 occupants.

**H.C. Accessibility:** Any new work is to comply with H.C. requirements. Existing building accessibility upgrades are not required to exceed 20% of the cost of renovations. Existing exits can be used as is.

**Fire separation requirements:** Separation of Factory F-1 to all occupancies is 1hr. when sprinklered except:  
Business, Mercantile, Storage(combustible), Hospitals/Nursing req's 2hr.  
Hazardous requires 1-2hrs.

Separation of Factory F-2 to all occupancies is 1hr. when sprinklered except:  
Hospitals/Nursing req's 2hr.  
Hazardous requires 2-3hrs.  
None required to Assembly or Education.

Add 1hr for unsprinklered buildings.

**Sprinkler Requirement:** Fire areas of F-1 Factory >12,000sq.ft to be sprinklered(or more than 3 story above grade).  
When all F-1 Factory fire areas exceed 24,000 sq.ft.  
Woodworking operations generating fine wastes/dusts in excess of 2,500 sq. ft.  
None required in F-1 Factory.

**Manual Fire Alarms:** Required for all Factory occupancies 2 or more stories in height *or* with  $\geq 500$  occupants on a level other than the level of exit discharge.  
Not required when sprinklered with a notification system.

**Plumbing requirements:** Plumbing fixtures shall be provided for the type of occupancy and in the minimum numbers shown in Table 403.1.

TABLE 403.1								
OCCUPANCY	DESCRIPTION	WATER CLOSETS		LAVATORIES		BATHTUB/ SHOWER	DRINKING FOUNTAIN	OTHER
		MALE	FEMALE	MALE	FEMALE			
F-1 F-2	Structures in which occupants are engaged in work fabricating, assembly or processing of products or materials	1 per 100   1 per 100					1 per 400	1 service sink-

**Separate facilities:** Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customer, of 25 or less.

**Backflow prevention:** Reduced pressure backflow preventer required at outlet side of meter within 10 feet of the meter connection in above ground enclosure.  
Contact Water Resources Department at 336-373-2055.

**Mechanical requirements:** Interior space intended for human occupancy shall be provided with active or passive space-heating systems capable of maintaining a minimum indoor temperature of 68°F at a point 3 feet above floor on the design heating day.

**Exception:** Interior spaces where the primary purpose is not associated with human comfort.

**Ventilation:** Every occupied space shall be ventilated by natural means or mechanical means. Plans need to show new required outdoor ventilation air and calculations in accordance with Section 403.3 of NC Mechanical Code

**Natural ventilation:** Shall be through windows, doors, louvers or other opening to the outdoors. The minimum area to the outdoors shall be 4 percent of the floor area being ventilated.

**Mechanical ventilation:** Shall be provided by a method of supply air and return or exhaust air. Show that existing HVAC units are able and will be set at minimum required outdoor ventilation air.

**Electrical requirements:** All electrical work must comply with the National Electrical Code edition currently adopted by the State of North Carolina Building Code Council.

**NOTE:** It must be noted that these are just general requirements that are found in a change of use to Factory. It is highly advisable (or may be required) that a North Carolina professional designer be retained to determine specific compliance to the North Carolina Building Codes.

## Change of Use to Hazardous Use (Occupancy)

**Hazardous Use defined:** Use that involves the manufacturing, processing, generation or storage of materials that constitute a physical or health hazard in quantities that exceed thresholds established by the Code. Hazardous materials occupancies are classified by the Fire Department based on the NC Fire Prevention Code, based on the materials involved.

**Examples of Hazardous use are:**

- Group H-1: Detonation hazards (explosives).
- Group H-2: Deflagration hazards (accelerated burning).
- Group H-3: Combustion or physical hazards (combustible liquids or fibers, flammable solids, oxidizers, oxidizing gases, unstable materials, water-reactive materials).
- Group H-4: Health Hazards (corrosives, toxic or highly toxic materials)
- Group H-5: Hazardous production materials (semiconductor fabrication and other research and development that uses hazardous materials to produce non-hazardous products).

**Square foot/Height limit(base/no modifications):**

- H-1: 7,000 s.f. x 1 story in non-combustible buildings.  
Not permitted in combustible buildings.
- H-2: 7,000 s.f. x 1 story in non-combustible buildings.  
3,000 s.f. x 1 story in combustible buildings.
- H-3: 14,000 s.f. x 2 story in non-combustible buildings.  
5,000 s.f. x 1 story in combustible buildings.
- H-4: 17,500 s.f. x 3 story in non-combustible buildings.  
6,500 s.f. x 2 story in combustible buildings.
- H-5: 23,000 s.f. x 3 story in non-combustible buildings.  
9,000 s.f. x 2 story in combustible buildings.

**Calculating Occ. Count (number of s.f./person):**

- Warehouses: 500 s.f./person (gross).
- Industrial areas: 100 s.f./person (gross).
- H-5 fabrication and manufacturing: 200 s.f./person (gross).
- Business areas: 100 s.f./person (gross).

**Exit requirements:**

- 2 exit door locations req'd: >3 persons in H-1, H-2, H-3; >10 persons in H-4 or H-5. Separated by 1/3 the diagonal of area/bldg. served (sprinklered).
- 3 exit door locations req'd with >500 occupants. 4 exit door locations req'd with >1000.
- Maximum travel distance to exit: 75 ft.(H-1), 100 ft.(H-2), 150 ft.(H-3), 175 ft.(H-4), 200 ft.(H-5).
- 25' max travel to a point where there are 2 choices of exit direction (75' in H-4 or H-5).
- Corridors to be 1 hr. rated.
- Panic hardware and swing in direction of travel required at all egress doors.

**H.C. Accessibility:** Any new work is to comply with H.C. requirements. Existing building accessibility upgrades are not required to exceed 20% of the cost of renovations. Existing exits can be used as is.

**Fire separation requirements:** Detached buildings may be required for Group H-1, H-2 and H-3 buildings.

- H-1: No other separated occupancies are allowed within the building.
- H-2: 1 hr. @ H; ... 2 hr. @ B, F-1, M, S-1; ... 3 hr. @ A, E, F-2, I, R, S-2, U; Add 1 hr. if adjacent occupancy is not sprinklered NFPA 13.
- H-3, H-4 & H-5: 1 hr. @ B, F-1, H, M, S-1; ... 2 hr. @ A, E, F-2, I, R, S-2, U; Add 1 hr. if adjacent occupancy is not sprinklered NFPA 13.

**Sprinkler Requirement:** All Group H occupancies are required to be sprinklered.

**Fire Alarms:** Manual fire alarm system required for H-5 occupancies. Automatic smoke detection and occupant notification required for highly toxic gases, organic peroxides, and oxidizers (Fire Prevention Code Section 907).

**Plumbing requirements:** Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 403.1. Hazardous materials occupancies are classified based on the materials involved. Plumbing fixtures are based on the type of occupancy.

TABLE 403.1								
OCCUPANCY	DESCRIPTION	WATER CLOSETS		LAVATORIES		BATHTUB/ SHOWER	DRINKING FOUNTAIN	OTHER
		MALE	FEMALE	MALE	FEMALE			
S-1 S-2	Structures for the storage of goods, warehouses, storehouse and freight depots, low and moderate hazard <sup>m,n</sup>	1 per 100		1 per 100		-	-	-
F-1 F-2	Structures in which occupants are engaged in work fabricating, assembly or processing of products or materials	1 per 100		1 per 100			1 per 400	1 service sink -

m. Self-service mini-storage facilities without an office area are exempt.

n. Unheated storage buildings which are used periodically are not required to have toilet rooms.

**Separate facilities:** Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customer, of 25 or less.

**Backflow prevention:** Reduced pressure backflow preventer required at outlet side of meter within 10 feet of the meter connection in above ground enclosure.  
Contact Water Resources Department at (336) 373-2055.

**Mechanical requirements:** Interior space intended for human occupancy shall be provided with active or passive spaceheating systems capable of maintaining a minimum indoor temperature of 68° F at a point 3 feet above floor on the design heating day.

**Exception:** Interior spaces where the primary purpose is not associated with human comfort.

**Hazardous materials:** Exhaust ventilation systems for structures containing hazardous materials shall be provided as required in Section 502.8 of the NC Mechanical Code.

**Ventilation:** Every occupied space shall be ventilated by natural means or mechanical means. Plans need to show new required outdoor ventilation air and calculations in accordance with Section 403.3 of NC Mechanical Code.

**Natural ventilation:** Shall be through windows, doors, louvers or other opening to the outdoors. The minimum area to the outdoors shall be 4 percent of the floor area being ventilated.

**Mechanical ventilation:** Shall be provided by a method of supply air and return or exhaust air. Show that existing HVAC units are able and will be set at minimum required outdoor ventilation air.

**Electrical requirements:** All electrical work must comply with the National Electrical Code edition currently adopted by the State of North Carolina Building Code Council.

**NOTE:** It must be noted that these are just general requirements that are found in a change of use to Assembly. It is highly advisable (or may be required) that a North Carolina professional designer be retained to determine specific compliance to the North Carolina Building Codes.

## Change of Use to Institutional Use (Occupancy)

**Institutional Use defined:** The use of a building or structure, or a portion thereof, in which people are cared for or live in a supervised environment, generally on a 24 hour basis, under physical limitations or penal restraint, such that assistance is required to respond and evacuate in an emergency.

**Examples of Institutional uses are:** Group I-1: alcohol and drug centers, assisted living, convalescence, group homes, halfway houses, etc..  
Group I-2: hospitals, mental hospitals, nursing homes, detox facilities, and child-care facilities.  
Group I-3: prisons, jails, detention centers, etc..  
Group I-4: day care facilities for adults or for children 2.5 years of age and younger.

**Square foot/Height limit (base/no modifications):** Group I-1: 10,000/3 story (non-combustible buildings) 4,500/2 story (combustible buildings)  
Group I-2: 11,000/1 story (non-combustible buildings) not permitted in combustible buildings  
Group I-3: 10,000/1 story (non-combustible buildings) 5,000/1 story (combustible buildings – rarely used)  
Group I-4: 13,000/2 story (non-combustible buildings) 9,000/1 story (combustible buildings)

NOTE: An NFPA-13 sprinkler system may allow 200% area increase for multi-story buildings or 300% area increase for single story.

**Calculating Occ. Count(number of s.f./per person):**Sleeping areas: 120 s.f. (gross)/person  
Inpatient treatment: 240 s.f. (gross)/person  
Outpatient areas: 100 s.f. (gross)/person  
Day care: 35 s.f. (net)/person  
Offices: 100 s.f. (gross)/person  
Assembly: 7 s.f. (net)/person or 15 s.f. (net)/person

**Exiting requirements:** 2 exits req'd except I-1, I-3, I-4 > 10 persons. Separated by 1/3 the diagonal of area/bldg served (sprinklered).  
3 exits req'd >500 persons. 4 exits req'd >1000 persons.  
250' (sprink)max. travel distance to exit door.  
75' max travel to a point where there are 2 choices of exit direction.  
I-2 and I-4: Corridors not req'd to be rated.  
I-1 and I-3: Corridors to be 1hr. rated.  
Doors shall swing in direction of exit travel and have panic hardware if >49 occupants.

**H.C. Accessibility:** Any new work is to comply with H.C. requirements. Existing building accessibility upgrades are not required to exceed 20% of the cost of renovations. Existing exits can be used as is.

**Fire separation requirements:** Group I-1: 1 hour separation from sprinklered Groups A, B, E F, I-3, I-4, M, R, S & U; add 1 hour if any occupancy is not sprinklered with NFPA-13 system.  
2 hour separation from Groups H-3, H-4, H-5, I-1 & I-2  
3 hour separation from Group H-2.  
Group I-2: Note: NFPA-13 Sprinkler system required throughout building.  
2 hour separation from all occupancies, except group H-2  
3 hour separation from Group H-2.  
Group I-3: 1 hour separation from sprinklered Groups A, B, E F, I-1, I-4, M, R, S & U; add 1 hour if any occupancy is not sprinklered with NFPA-13 system.  
2 hour separation from Groups H-3, H-4, H-5, I-2 & I-3.  
Group I-4: 1 hour separation from sprinklered Groups A, B, E F, I-1, I-3, M, R, S & U; add 1 hour if any occupancy is not sprinklered with NFPA-13 system.  
2 hour separation from Groups H-3, H-4, H-5, I-2 & I-4.  
3 hour separation from Group H-2.

**Smoke compartment requirement:** Group I-2: on patient floors or in any story with 50 or more occupants, area not to exceed 22,500 s.f.; all areas to be within 200 ft. travel distance of a smoke barrier door.

Group I-3: on resident floors or in any story with 50 or more occupants, area not to exceed 200 residents; all areas to be within 200 ft. travel distance of a smoke barrier door.

**Sprinkler requirement:** Sprinklers are required in all Group I occupancies.

**Fire alarms:** Manual fire alarms and smoke detection required in Group I-1, I-2 and I-3.  
Smoke detectors required in Group I-2 corridors.

**Plumbing requirements:** Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 403.1.

TABLE 403.1								
OCCUPANCY	DESCRIPTION	WATER CLOSETS		LAVATORIES		BATHTUB/ SHOWER	DRINKING FOUNTAIN	OTHER
		MALE	FEMALE	MALE	FEMALE			
I-1	Residential care	1 per 10		1 per 10		1 per 8	-	-
I-2	Hospitals and other health-care facilities	Fixture requirements are regulated and enforced by State licensing and certification jurisdictions only.						
	Employees	1 per 25		1 per 35		-	1 per 100	-
	Visitors	1 per 75		1 per 100		-	1 per 500	-
I-3	Prisonsb	Fixture requirements are regulated and enforced by State licensing and certification jurisdictions only.						
	Reformatories, Detention centers, and correctional centersb	Fixture requirements are regulated and enforced by State licensing and certification jurisdictions only.						
	Employees	1 per 25		1 per 35			1 per 100	
	Visitors	1 per 75		1 per 100			1 per 500	
I-4	Adult day care	Fixture requirements are regulated and enforced by State licensing and certification jurisdictions only.						
	Child careb	1 per 15		1 per 25		-	-	-
	Employees	1 per 25		1 per 35		-	1 per 100	
	Visitors	1 per 75		1 per 75			1 per 500	

b. Toilet facilities for employees shall be separate from facilities for inmates, students or patients

c. A single-occupant toilet room with one water closet and one lavatory serving not more than two adjacent patient rooms shall be permitted where such room is provided with direct access from each patient room and with provisions for privacy.

**Separate facilities:** Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customer, of 25 or less.

**Backflow prevention:** Reduced pressure backflow preventer required at outlet side of meter within 10 feet of the meter connection in above ground enclosure.  
Contact Water Resources Department at (336) 373-2055.

**Mechanical requirements:** Interior space intended for human occupancy shall be provided with active or passive space-heating systems capable of maintaining a minimum indoor temperature of 68° F at a point 3 feet above floor on the design heating day.

**Exception:** Interior spaces where the primary purpose is not associated with human comfort.

**Ventilation:** Every occupied space shall be ventilated by natural means or mechanical means. Plans need to show new required outdoor ventilation air and calculations in accordance with Section 403.3 of NC Mechanical Code.

**Natural ventilation:** Shall be through windows, doors, louvers or other opening to the outdoors. The minimum area to the outdoors shall be 4 percent of the floor area being ventilated.

**Mechanical ventilation:** Shall be provided by a method of supply air and return or exhaust air. Show that existing HVAC units are able and will be set at minimum required outdoor ventilation air.

**Electrical requirements:** All electrical work must comply with the National Electrical Code edition currently adopted by the State of North Carolina Building Code Council.

**NOTE: It must be noted that these are just general requirements that are found in a change of use to Assembly. It is highly advisable (or may be required) that a North Carolina professional designer be retained to determine specific compliance to the North Carolina Building Codes.**



# Change of Use to Mercantile Use (Occupancy)

**Mercantile Use defined:** Use of building for display and sale of merchandise and involves stocks of goods, wares or merchandise accessible to the public.

**Examples of Mercantile use are:** Department stores, Drug stores, Markets, Motor fuel-dispensing facilities, Retail/wholesale stores, Sale rooms.

**Square foot/Height limit(base/no modifications):** 12,500/2 story(non-combustible/non-com bldg. exterior). 9,000/1 story(combustible buildings)

NOTE: A sprinkler system may triple floor area of a one story. A sprinkler system may double floor area of a multi-story.

**Calculating Occ. Count(number of people/per sq.ft.):** 1/30 Basement/grade floors  
1/60 Areas on other floors  
1/300 Storage/Stock areas

**Exiting requirements:** 2 exit doors with >49 persons. Separated by 1/2 the diagonal of area/bldg served:  
(1/3 if building is sprinklered)  
200(250' if sprinklered)max. travel distance to exit door.  
75' max travel to a point where there are 2 choices of exit direction.  
Corridors to be 1hr. rated with >30 occupants.  
Doors shall swing in direction of exit travel.  
Exiting allowed through stock rooms when specific requirements are met.

**H.C. Accessibility:** Any new work is to comply with H.C. requirements. Existing building accessibility upgrades are not required to exceed 20% of the cost of renovations. Existing exits can be used as is.

**Fire separation requirements:** Separation of Mercantile to all occupancies requires 1hr. except:  
Factories and Storage (with combustibles) requires 2hrs.  
Hospitals/Nursing homes/Child require 1hr.  
Hazard occupancies require 1-2 hrs.

Add 1hr for unsprinklered buildings.

**Sprinkler Requirement:** Fire areas of Mercantile >12,000sq.ft to be sprinklered(or more than 3 story above grade).\ When all Mercantile fire areas exceed 24,000 sq.ft. When high-piled storage is provided.

**Fire Alarms:** Required when total occupant load of all floors is 500 or more persons(or >100 persons on floors above and below level of exit discharge).

**Plumbing requirements:** Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 403.1.

TABLE 403.1								
OCCUPANCY	DESCRIPTION	WATER CLOSETS		LAVATORIES		BATHTUB/ SHOWER	DRINKING FOUNTAIN	OTHER
		MALE	FEMALE	MALE	FEMALE			
M	Retail stores, service stations, shops, salesrooms, markets and shopping centers	1 per 500		1 per 750		-	100-1,000:1 greater than 1,000 require 1 more for each additional 1,000	-

**Separate facilities:** Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or less.

**Backflow prevention:** Reduced pressure backflow preventer required at outlet side of meter within 10 feet of the meter connection in above ground enclosure.

Contact Water Resources Department at (336) 373-2055.

**Mechanical requirements:** Interior space intended for human occupancy shall be provided with active or passive space-heating systems capable of maintaining a minimum indoor temperature of 68° F at a point 3 feet above floor on the design heating day.

**Exception:** Interior spaces where the primary purpose is not associated with human comfort.

**Ventilation:** Every occupied space shall be ventilated by natural means or mechanical means. Plans need to show new required outdoor ventilation air and calculations in accordance with Section 403.3 of NC Mechanical Code.

**Natural ventilation:** Shall be through windows, doors, louvers or other opening to the outdoors. The minimum area to the outdoors shall be 4 percent of the floor area being ventilated.

**Mechanical ventilation:** Shall be provided by a method of supply air and return or exhaust air. Show that existing HVAC units are able and will be set at minimum required outdoor ventilation air.

**Electrical requirements:** All electrical work must comply with the National Electrical Code edition currently adopted by the State of North Carolina Building Code Council.

**NOTE:** It must be noted that these are just general requirements that are found in a change of use to Mercantile. It is highly advisable (or may be required) that a North Carolina professional designer be retained to determine specific compliance to the North Carolina Building Codes.

# Change of Use to Residential Use (Occupancy)

**Residential Use defined:** The use of a building or structure, or a portion thereof, for sleeping purposes when not classified as Group I and not regulated by the NC Residential Building Code.

**Examples of Residential use are:**

- Group R-1: transient occupancy (< 30 days) such as boarding houses, hotels and motels.
- Group R-2: permanent occupancy (>30 days) with sleeping rooms or multiple dwelling units in a building.
- Group R-3: buildings that contain no more than 2 dwelling units and certain limited capacity adult care, child care, and congregate care facilities.
- Group R-4: certain small capacity residential care/assisted living facilities and adult and child daycares occupied as a home by the caregiver.

**Square foot/Height limit (base/no modifications):** 16,000 s.f. x 4 stories in non-combustible buildings.  
7,000 s.f. x 2 stories in combustible buildings.

NOTE: An NFPA-13 sprinkler system may allow 200% area increase for multi-story buildings or 300% area increase for single story.

**Calculating Occ. Count(number of people/per sq.ft.):** 200 s.f./person gross

**Exiting requirements:**

- 2 exit door with > 10 persons. Separated by 1/3 the diagonal of area/bldg. served (sprinklered).
- 2 exits @ upper floors of apt. or condo with > 4 units or 50' travel distance to exit.
- 200' (250' sprinklered) max. travel distance to exit door.
- 75' max travel to a point where there are 2 choices of exit direction. (125' in R-2 sprinklered)
- Corridors to be ½ hr. rated with > 10 (sprinklered)
- Doors shall swing in direction of exit travel if > 49 occupants.

**H.C. Accessibility:** Any new work is to comply with H.C. requirements. Existing building accessibility upgrades are not required to exceed 20% of the cost of renovations. Existing exits can be used as is.

**Fire separation requirements:**

- 2 hour req'd where adjacent occupancies are not sprinklered.
- 1 hour req'd adjacent to sprinklered Groups A,B,E,F-1,F-1,I-1,I-3,I-4,M,S-1,S-2 & U.
- 2 hour req'd adjacent to sprinklered Groups H-3,H-4,H-5 & I-2.
- 3 hour req'd adjacent to sprinklered Group H-3.
- 1 hour req'd between dwelling/sleeping units and adjacent units and other occupancies.
- ½ hour between dwelling/sleeping units in type IIB, IIIB & VB construction.

**Sprinkler Requirement:** NFPA 13 or 13R system is required in all Group R fire areas except existing R-3 and R-4 occupancies and R-1 temporary overflow shelters.

**Fire Alarms:** Fire alarms generally required. Manual or triggered by sprinkler flow.

Smoke alarms required in sleeping rooms, in every room in the path of egress, outside each sleeping area in the immediate vicinity of bedrooms, and in each story within a dwelling unit. Powered by house electrical system with battery backup, interconnected within dwelling/sleeping unit.

**NOTE:** It must be noted that these are just general requirements that are found in a change of use to Storage. It is highly advisable (or may be required) that a North Carolina professional designer be retained to determine specific compliance to the North Carolina Building Codes.

# Change of Use to Storage Use (Occupancy)

**Storage Use defined:** The use of a building or structure, or portion thereof, for storage that is not classified as a hazardous occupancy.

**Examples of Storage use are:** Group S-1, Moderate-hazard storage includes storage of materials that are combustible, motor vehicle repair garages, and other storage not classified as Group S-2. Group S-2 Low-hazard storage includes parking and storage garages, and noncombustible materials, generally allowing products to be in combustible packaging and have a negligible amount of plastic trim, knobs, handles or wrapping.

**Square foot/Height limit (base/no modifications):** (Group S-1 moderate-hazard storage)  
 17,500 s.f. x 2 story (non-combustible bldgs).  
 9,000 s.f. x 1 story (combustible building)

(Group S-2 low-hazard storage)  
 26,000 s.f. x 2 story (non-combustible bldgs).  
 13,500 s.f. x 1 story (combustible building)

NOTE: An NFPA-13 sprinkler system may allow 200% area increase for multi-story buildings or 300% area increase for single story.

**Calculating Occ. Count(number of people/per sq.ft.):** 500 s.f./person gross in storage warehouses  
 300 s.f./person gross in storage accessory to other occupancies  
 200 s.f./person gross in parking garages

**Exiting requirements:** 2 exit door with > 29 persons. Separated by 1/2 the diagonal of area/bldg served(1/3 if spk bldg)  
 Group S-1: 200/250'(sprink)max. travel distance to exit door.  
 Group S-2: 300/400'(sprink)max. travel distance to exit door.  
 75' max travel to a point where there are 2 choices of exit direction. (100' below 30 occupants or in sprinklered building).  
 Corridors: 1hr. rated above 30 occupants (unsprinklered); not rated in sprinklered building.  
 Doors shall swing in direction of exit travel if >49 occupants.

**H.C. Accessibility:** Any new work is to comply with H.C. requirements. Existing building accessibility upgrades are not required to exceed 20% of the cost of renovations. Existing exits can be used as is.

**Fire separation requirements:** S-1 Storage from all occupancies except groups B, F-1, H-2, I-2 and M requires a 1hr fire barrier when sprinklered; 2hr fire barrier when unsprinklered. Add 1hr for groups B, F-1, H-2, I-2 and M.

**Sprinkler Requirement:** S-1 fire areas exceeding 12,000 s.f.; or located > 3 stories above grade; or combined fire areas > 24,000 s.f.; or fire areas > 5000 s.f. for repair or storage of commercial trucks and buses; or repair garages in basements; or 2 story repair garage fire areas above 10,000 s.f.

S-2 enclosed parking garages with fire areas exceeding 12,000 s.f., or located beneath other occupancy groups.

**Fire Alarms:** Not required based on occupancy. Special conditions may trigger.

**Plumbing requirements:** Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 403.1.

OCCUPANCY	DESCRIPTION	WATER CLOSETS		LAVATORIES		BATHTUB/ SHOWER	DRINKING FOUNTAIN	OTHER
		MALE	FEMALE	MALE	FEMALE			
S-1 S-2	Structures for the storage of goods, warehouses, storehouse and freight depots, low and moderate hazard <sup>m,n</sup>	1 per 100		1 per 100		-	-	-

m. Self-service mini-storage facilities without an office area are exempt.

n. Unheated storage buildings which are used periodically are not required to have toilet rooms.

**Separate facilities:** Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customer, of 25 or less.

**Backflow prevention:** Reduced pressure backflow preventer required at outlet side of meter within 10 feet of the meter connection in above ground enclosure.  
Contact Water Resources Department at (336) 373-2055.

**Mechanical requirements:** Interior space intended for human occupancy shall be provided with active or passive space-heating systems capable of maintaining a minimum indoor temperature of 68° F at a point 3 feet above floor on the design heating day. **Exception:** Interior spaces where the primary purpose is not associated with human comfort.

**Ventilation:** Every occupied space shall be ventilated by natural means or mechanical means. Plans need to show new required outdoor ventilation air and calculations in accordance with Section 403.3 of NC Mechanical Code.

**Natural ventilation:** Shall be through windows, doors, louvers or other opening to the outdoors. The minimum area to the outdoors shall be 4 percent of the floor area being ventilated.

**Mechanical ventilation:** Shall be provided by a method of supply air and return or exhaust air. Show that existing HVAC units are able and will be set at minimum required outdoor ventilation air.

**Electrical requirements:** All electrical work must comply with the National Electrical Code edition currently adopted by the State of North Carolina Building Code Council.

**NOTE:** It must be noted that these are just general requirements that are found in a change of use to Storage. It is highly advisable (or may be required) that a North Carolina professional designer be retained to determine specific compliance to the North Carolina Building Codes.

## Change of Use to Utility & Miscellaneous Use (Occupancy)

**Utility & Miscellaneous use defined:** Buildings and structures of an accessory character and miscellaneous structures not otherwise classified.

**Examples of Utility and Miscellaneous use are:** Agricultural buildings, aircraft hangers accessory to residences, barns, carports (detached), fences greater than 6 feet high, grain silos accessory to residences, greenhouses, livestock shelters, private garages (accessory to residences), retaining walls, sheds, stables, tanks, towers, etc.

**Square foot/Height limit (base/no modifications):** 8,500/2 story(non-combustible/noncombustible exterior bldgs).  
5,500/1 story(combustible building)

NOTE: An NFPA-13 sprinkler system may allow 200% area increase for multi-story buildings or 300% area increase for single story.

**Calculating Occ. Count(number of people/per sq.ft.):** Applicable only for spaces occupiable by humans.  
1/300 gross – Accessory storage, Mech equipment rooms, Agricultural buildings  
1/500 gross – Aircraft hangars, Warehouses  
1/200 gross – Parking garages

**Exiting requirements:** 2 exit door with >49 persons. Separated by ½ the diagonal of area/bldg served(1/3 if spk bldg)  
300/400'(sprink) max. travel distance to exit door.  
75' max. travel to a point where there are 2 choices of exit direction (100' if < 30 occupants & sprinklered).  
Corridors to be 1hr. rated with >30 (unsprinklered building); non-rated in sprinklered building.  
Doors shall swing in direction of exit travel if >49 occupants.

**H.C. Accessibility:** Exempt except work areas and areas open to the public in agricultural buildings; private garages or carports that contain required accessible parking.

**Fire separation requirements:** Separation of Utility and Miscellaneous to all occupancies except for Assembly, Educational, Hazardous, and I-2 (hospitals, residential treatment centers) requires a 2hr fire barrier when not sprinklered.  
Requires 1hr at Assembly and Educational, 3-4hr at Hazardous.  
Reduce rating 1hr for sprinklered buildings.  
Not permitted adjacent to H-1 explosive hazards.  
Requires sprinklers and 2hr separation adjacent to I-2.

**Sprinkler Requirement:** Not required based on U occupancy.

**Fire Alarms:** Not required based on U occupancy.

**Plumbing requirements:** Unheated storage building which are used periodically are not required to have toilet rooms.

**Mechanical requirements:** Interior space intended for human occupancy shall be provided with active or passive space-heating systems capable of maintaining a minimum indoor temperature of 68° F at a point 3 feet above floor on the design heating day.

**Exception:** Interior spaces where the primary purpose is not associated with human comfort.

**Ventilation:** Every occupied space shall be ventilated by natural means or mechanical means. Plans need to show new required outdoor ventilation air and calculations in accordance with Section 403.3 of NC Mechanical Code.

**Natural ventilation:** Shall be through windows, doors, louvers or other opening to the outdoors. The minimum area to the outdoors shall be 4 percent of the floor area being ventilated.

**Mechanical ventilation:** Shall be provided by a method of supply air and return or exhaust air. Show that existing HVAC units are able and will be set at minimum required outdoor ventilation air.

**Electrical requirements:** All electrical work must comply with the National Electrical Code edition currently adopted by the State of North Carolina Building Code Council.

**NOTE:** It must be noted that these are just general requirements that are found in a change of use to Utility and Miscellaneous. It is highly advisable (or may be required) that a North Carolina professional designer be retained to determine specific compliance to the North Carolina Building Codes.