

COMMERCIAL CONVERSION FROM A RESIDENCE GENERAL REQUIREMENTS

Requirements vary depending on the proposed use of the building. Below are very general requirements. Additional requirements specific to the use will also apply.

1. The number of required exits, exit widths, and whether the doors may swing in or out are determined by the size of the building and the occupant load (which is based on the square footage). Measure all floors and each room separately and indicate dimensions and use of each room on the plan, the locations and widths of doorways, and direction of swing of doors.
2. Exit doors shall be openable from the INSIDE without the use of a key or any special knowledge (front doors only are exempted from this requirement in most occupancy groups if a sign is placed over the door reading "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". Sliding doors cannot be used as a required exit when the occupant load exceeds 10.
3. One entrance/exit shall comply with accessibility requirements (for persons with disabilities) such as door width, thresholds, ramps, door hardware, etc.
4. There shall be a landing on each side of a door with a minimum dimension of 44" in the direction of travel. Larger landings may be required to meet accessibility requirements depending on the direction of the door swing and direction of approach. Landings on each side of the door shall not be less than ½" lower than the top of the threshold of the door (exceptions for some F, S, or U occupancy groups).
5. Stairways with one or more risers (including exterior) shall have handrails 34"-38" above the nosing of the tread and risers shall comply with current code (7" max. rise and 11" min. run) A landing is required at the top and bottom of all stairways.
6. Interior changes of elevations of LESS than 12" along the path of exit travel shall be by ramps (handrails are required where the slope exceeds 5%; exceptions).
7. Attic, under-floor and concealed spaces used for combustible storage shall be protected by one-hour fire resistive construction and shall be separated by one-hour fire resistive construction and a solid core or metal self-closing door. IBC 413
8. Landings, porches, balconies, stairways, etc. that are more than 30" above grade shall be protected by a guardrail complying with current code.
9. Illuminated exit signs and emergency lights may be required (based on square footage and occupant load).
10. The number of required off-street parking spaces is based upon the occupant load, type of business, and the location of the business. An appropriately dimensioned

handicapped parking space and access aisle complying with ICC/ASNI A117.1 is required, along with the applicable sign.

11. Fire extinguishers shall be provided.
12. Restroom facilities shall comply with accessibility requirements for persons with disabilities.
13. The number of toilet room fixtures is based on the occupant load.
14. Toilet room floors shall have a smooth, hard nonabsorbent surface. The intersections of the floors with walls shall have a smooth, hard, **nonabsorbent** vertical base that extends upward onto the wall not less than 4".
15. Toilet rooms shall have walls within 2' of the front and sides of toilets and urinals finished with a smooth, hard non-absorbent surface to a height of 4'.
16. A 1-hour wall is required when the exterior wall is less than 10' to the property line (unless the wall fronts on a public street or alley); no openings are allowed less than 3' to the property line; limited or protected openings are allowed 3'-10' from the property line.
17. Where an exterior wall is less than 10' to a property line and a 1-hour wall is required, a parapet is required on the exterior wall unless the building has an area of not more than 1,000 s.f. per floor; or the framing elements supporting the roof/ceiling assembly are as specified in IBC 705.11.
18. Any fire, life, and/or safety violations must be corrected.
19. A "Knox Box" is required.
20. The address must be posted on site, visible from the street, and at least street 6" high minimum when posted 0'-50' from the street; 8" high minimum when posted up to 250' from the street. 12" high minimum, when posted over 250' from the street.
21. If multiple tenants occupy one building, other requirements may apply.
22. Developer is to contact the Planning and Zoning Dept. to determine if the property is zoned for the proposed business.

NOTE: When a building undergoes a change of occupancy (i.e. converted from residential to commercial) it must comply with all current code requirements for the new use. Therefore, once a residence has been converted to commercial use it may not be converted back to residential (another change of occupancy) without meeting all current code requirements for a residence (any residential grandfathered use is lost once it converts to commercial).