

SPECIAL USE AND OCCUPANCY

Special Use and Occupancy

Building types that require additional provisions are covered in Chapter 4. Building occupancy should be still determined through provisions in Chapter 3 but Chapter 4 deals with special characteristics. Sometimes you will encounter a special condition that is not yet covered by code in which case you will need to work directly with your Building Official.

SECTION 402 COVERED MALL BUILDINGS

402.1 Scope.

The provisions of this section shall apply to buildings or structures defined herein as covered mall buildings not exceeding three floor levels at any point nor more than three stories above grade plane. Except as specifically required by this section, covered mall buildings shall meet applicable provisions of this code.

Exceptions:

1. Foyers and lobbies of Groups B, R-1 and R-2 are not required to comply with this section.
2. Buildings need not comply with the provisions of this section when they totally comply with other applicable provisions of this code.

402.2 Definitions.

COVERED MALL BUILDING. A single building enclosing a number of tenants and occupants such as retail stores, drinking and dining establishments, entertainment and amusement facilities, passenger transportation terminals, offices, and other similar uses wherein two or more tenants have a main entrance into one or more malls. For the purpose of this chapter, anchor buildings shall not be considered as a part of the covered mall building.

SECTION 403 HIGH-RISE BUILDINGS AND GROUP I-2 OCCUPANCIES HAVING OCCUPIED FLOORS LOCATED MORE THAN 75 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS

403.1 Applicability.

The provisions of this section shall apply to new Group I-2 occupancies having occupied floors located more than 75 feet above the lowest level of fire department vehicle access and new high-rise buildings.

Exception: The provisions of this section shall not apply to the following buildings and structures:

1. Airport traffic control towers in accordance with [Section 412](#).
2. Open parking garages in accordance with [Section 406.3](#).
3. Buildings with an occupancy in Group A-5 in accordance with [Section 303.1](#).
4. Low-hazard special industrial occupancies in accordance with [Section 503.1.1](#).
5. Buildings with an occupancy in Group H-1, H-2 or H-3 in accordance with [Section 415](#).
6. Buildings such as power plants, lookout towers, steeples, grain houses and similar structures with noncontinuous human occupancy, when so determined by the enforcing agency.

For existing high-rise buildings, see [Section 3412](#) for R occupancies and see [Section 3411.13](#).

For the purpose of this section, in determining the level from which the highest occupied floor is to be measured, the enforcing agency should exercise reasonable judgment, including consideration of overall accessibility to the building by fire department personnel and vehicular equipment. When a building is located on sloping terrain and there is building access on more than one level, the enforcing agency may select the level that provides the most logical and adequate fire department access. [SFM]

403.1.1 Definitions. [SFM]

HIGH-RISE BUILDINGS. [SFM] In other than Group I-2 occupancies "high-rise buildings" as used in this code:

1. "Existing high-rise structure" means a high-rise structure, the construction of which is commenced or completed prior to July 1, 1974.
2. "High-rise structure" means every building of any type of construction or occupancy having floors used for human occupancy located more than 75 feet above the lowest floor

level having building access (see Section 403.1.2), except buildings used as hospitals as defined in Health and Safety Code Section 1250.

3. "New high-rise structure" means a high-rise structure, the construction of which is commenced on or after July 1, 1974.

SECTION 404 ATRIUMS

404.1 General.

In other than Group H occupancies, and where permitted by Exception 5 in [Section 707.2](#), the provisions of this section shall apply to buildings or structures containing vertical openings defined herein as "Atriums."

404.1.1 Definition.

ATRIUM. An opening connecting two or more stories other than enclosed stairways, elevators, hoistways, escalators, plumbing, electrical, air-conditioning or other equipment, which is closed at the top and not defined as a mall. Stories, as used in this definition, do not include balconies within assembly groups or mezzanines that comply with [Section 505](#)

SECTION 405 UNDERGROUND BUILDINGS

405.1 General.

The provisions of this section apply to building spaces having a floor level used for human occupancy more than 30 feet (9144 mm) below the lowest level of exit discharge.

Exceptions:

1. One- and two-family dwellings, sprinklered in accordance with [Section 903.3.1.3](#).
2. Parking garages with automatic sprinkler systems in compliance with [Section 405.3](#).
3. Fixed guideway transit systems.
4. Grandstands, bleachers, stadiums, arenas and similar facilities.
5. Where the lowest story is the only story that would qualify the building as an underground building and has an area not exceeding 1,500 square feet (139 m²) and has an occupant load less than 10.
6. *[SFM] Winery caves having a floor level used for human occupancy 30 feet (9144 mm) or less below the lowest level of exit discharge.*

SECTION 406 MOTOR-VEHICLE-RELATED OCCUPANCIES

406.1 Private garages and carports.

406.1.1 Classification.

Buildings or parts of buildings classified as Group U occupancies because of the use or character of the occupancy shall not exceed 1,000 square feet (93 m²) in area or one story in height except as provided in [Section 406.1.2](#). Any building or portion thereof that exceeds the limitations specified in this section shall be classified in the occupancy group other than Group U that it most nearly resembles.

406.2 Parking garages.

406.2.1 Classification.

Parking garages shall be classified as either open, as defined in [Section 406.3](#), or enclosed and shall meet the appropriate criteria in [Section 406.4](#). Also see [Section 509](#) for special provisions for parking garages.

406.3 Open parking garages

406.3.2 Definitions.

The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

MECHANICAL-ACCESS OPEN PARKING GARAGES. Open parking garages employing parking machines, lifts, elevators or other mechanical devices for vehicles moving from and to street level and in which public occupancy is prohibited above the street level.

OPEN PARKING GARAGE. A structure or portion of a structure with the openings as described in [Section 406.3.3.1](#) on two or more sides that is used for the parking or storage of private motor vehicles as described in [Section 406.3.4](#).

RAMP-ACCESS OPEN PARKING GARAGES. Open parking garages employing a series of continuously rising floors or a series of interconnecting ramps between floors permitting the movement of vehicles under their own power from and to the street level.

406.4 Enclosed parking garages

406.4.1 Heights and areas.

Enclosed vehicle parking garages and portions thereof that do not meet the definition of open parking garages shall be limited to the allowable heights and areas specified in Table 503 as modified by [Sections 504](#), [506](#) and [507](#). Roof parking is permitted.

406.5 Motor fuel-dispensing facilities.

406.6 Repair garages.

406.7 Electric vehicle. [SFM]

SECTION 407 GROUP I-2

SECTION 408 GROUP I-3

SECTION 409 MOTION PICTURE PROJECTION ROOMS

409.1 General.

The provisions of this section shall apply to rooms in which ribbon-type cellulose acetate or other safety film is utilized in conjunction with electric arc, xenon or other light-source projection equipment that develops hazardous gases, dust or radiation. Where cellulose nitrate film is utilized or stored, such rooms shall comply with NFPA 40.

SECTION 410 STAGES AND PLATFORMS

410.1 Applicability.

The provisions of this section shall apply to all parts of buildings and structures that contain stages or platforms and similar appurtenances as herein defined.

SECTION 411 SPECIAL AMUSEMENT BUILDINGS

411.1 General.

Special amusement buildings having an occupant load of 50 or more shall comply with the requirements for the appropriate Group A occupancy and this section. Amusement buildings having an occupant load of less than 50 shall comply with the requirements for a Group B occupancy and this section.

Exception: Amusement buildings or portions thereof that are without walls or a roof and constructed to prevent the accumulation of smoke.

SECTION 412 AIRCRAFT-RELATED OCCUPANCIES

SECTION 413 COMBUSTIBLE STORAGE

SECTION 414 HAZARDOUS MATERIALS

SECTION 415 GROUPS H-1, H-2, H-3, H-4 AND H-5

SECTION 416 APPLICATION OF FLAMMABLE FINISHES

SECTION 417 DRYING ROOMS

SECTION 418 ORGANIC COATINGS

SECTION 419 GROUP I-1, R-1, R-2, R-3, R-3.1, R-4

SECTION 420 HYDROGEN CUTOFF ROOMS

**SECTION 425 SPECIAL PROVISIONS FOR LICENSED 24-HOUR
CARE FACILITIES IN A GROUP I-1, R-3.1 or R-4 OCCUPANCY
[SFM]**

SECTION 426 GROUP I-4 [SFM]

SECTION 430 HORSE RACING STABLES [SFM]

SECTION 431 PET KENNELS [SFM]

**SECTION 432 COMBUSTION ENGINES AND GAS TURBINES
[SFM]**

SECTION 433 FIXED GUIDEWAY TRANSIT SYSTEMS [SFM]

SECTION 434 EXPLOSIVES [SFM]

SECTION 436 WINERY CAVES [SFM]

SECTION 439 PUBLIC LIBRARIES [SL & SFM]

SECTION 440 GROUP C [SFM]

440.1 Group C occupancies defined.

440.1.1 Organized camps.

For the purposes of these regulations, Group C occupancies shall mean “organized camps” as defined in Section 18897, Health and Safety Code.

440.1.1.1 Description.

An organized camp is a site with programs and facilities established for the primary purpose of providing an outdoor group living experience with social, spiritual, educational or recreational objectives, for 5 days or more during one or more seasons of the year.

The term “organized camp” does not include a motel, tourist camp, trailer park, resort, hunting camp, auto court, labor camp, penal or correctional camp, child care institution or home-finding agency nor does it include any charitable or recreational organization which complies with the rules and regulations for recreation trailer parks provided for by Section 18301 (b), Health and Safety Code.

SECTION 442 GROUP E [SFM]

SECTION 443 GROUP L [SFM]

SECTION 445 LARGE-FAMILY DAY CARE HOMES [SFM]

Next week

- Tue 09/06 - Exam 1 – Using the Building Code/Use & Occupancy
- Assignment 1 given
- Building Heights & Areas, pg.47-64
- Thu 09/08 - Types of Construction/Fire-resistive Construction, pg.65-118