Adaptive Reuse
B and M Occupancies
Interpretation

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<td>Code/Section</td>
<td>2018 International Building Code</td>
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<td>Approved</td>
<td>Technical Review Team</td>
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**Interpretation to Achieve Occupancy Equivalency**
In Adaptive Reuse Projects for B and M Occupancies

The purpose of this document is to interpret requirements for B and M occupancies used interchangeably under the city of Phoenix Adaptive Reuse Program. This interpretation applies to Tiers 1, 2, 3.

**Allowable Areas**
All B and M occupancies are equivalent in all construction types with regard to basic allowable building height and basic allowable floor areas.

**Exterior Walls**
All B and M occupancies have the same exterior wall rating requirements.

**Exiting**
An exiting analysis shall be provided for all tiers.

**Plumbing Facilities**
Existing plumbing facilities shall be accepted as is in all tiers if owner provides a signed notarized letter stating that existing facilities will adequately service their business/occupancy.

**Accessibility**
Requirements for accessibility compliance shall be based on the extent of alterations impacting the area of primary function. The cost of providing an accessible route is not required to exceed 20% of the cost of the alterations affecting the area of primary function. Section 305.4.2 of the Building Code does not apply to projects eligible for this policy.

**Ventilation**
Ventilation shall be reviewed for all tiers.

**Smoke and Heat Venting**
Same requirements in both occupancies. No additional requirements.

**Sprinklers**
An automatic fire sprinkler system that undergoes a change of occupancy to a Group B or M is not required when all the following requirements are met:
- The fire area containing the occupancy has a total of 5,000 square feet or less, and
- The fire areas are separated by a minimum 2-hour fire resistance rated assemblies, and
- The occupancy does not store, handle or use hazardous materials over the exempt amount, and
- Only one control area is allowed for the building.

**High-Piled Combustible Storage B to M Occupancy**
High-Piled Combustible Storage shall comply with requirements of the current city of Phoenix Fire Code.

**Tier 1:** 5,000 square foot maximum. This can include an addition to the existing building. The addition cannot exceed 50% of the square footage of the existing building and a combined total of 5,000 square feet.

**Tier 2:** Greater than 5,000 square feet to 25,000 square feet.

**Tier 3:** Greater than 25,000 square feet to 100,000 square feet and Large Scale Commercial Retail as defined in the Zoning Ordinance “big box” (Mercantile Occupancy).