

## **ENB-15.12 - Existing Group B Assembly Occupancies - UBC/3/#2**

### **EXISTING GROUP B ASSEMBLY OCCUPANCIES**

*Administrative Rule Adopted by Bureau Pursuant to Rule-Making Authority*

ARB-ENB-15.12

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**TOPIC:** Assembly Occupancies - UBC/3/#2

**CODE:** Structural Specialty Code: 1998 Edition

**REVISED:** March 1, 1999

**REFERENCE:** Sections 304 and 303, Chapter 34 "Structural Specialty Code"

**SUBJECT:** Existing Group B Assembly Occupancies

**QUESTION:** Prior to 1979 the building code classifies small assembly occupancies (with occupant loads less than 100) as Group B, Division 2 occupancies. The 1979 code changed that threshold to less than 50 occupants, thereby classifying those between 50 and 100 occupancies as Group A, Division. In 1996, Group B, Division 2 occupancies were revised again to be simply Group B occupancies.

How are existing assembly occupancies with an occupant load between 50 and 100 regulated? When is a change of occupancy required?

**RESPONSE:** This Code Guide shall apply to Group B assembly occupancies with an occupant load between 50 and 100 which existed on or before July 1, 1980.

#### **Maintenance**

Existing Group B assembly occupancies may remain and be maintained including normal repair work, without requiring a change of occupancy. These businesses can remain classified as a Group B, and no change of occupancy will be required. Group B exit hardware will be allowed in these instances.

#### **Alteration and Additions**

##### **A. Without increases in occupant load**

Existing Group B assembly occupancies may be altered or added to, without requiring a full change of occupancy provided:

1. The exit hardware, signs and lighting are brought into compliance with Group A, Division 3 requirements;
2. Any change or expansion of the floor construction be designed to carry the Code required design loads for Group A, Division 3 occupancy;
3. Altered elements shall comply with accessibility requirements of Section 1113.1. In addition, the path of travel to altered areas must be improved, however, the costs to improve the path need not exceed 25% of the costs of the remodel. (For more details see also Code Guide UBC/11/#7)
4. Permit applications for such occupancies shall include the designation of Group B occupancy and shall include a seating layout noting the number of occupants and designated exits. A note is to be included which states this occupancy is classified as a Group B based on the occupancy being established prior to July 1, 1980.

##### **B. Increases in occupant load.**

Existing Group B assembly occupancies may be expanded to a maximum of 100 occupants without requiring a full change of occupancy provided:

1. All exiting requirements be brought into compliance with Group A, Division 3 requirements;
2. Any change or expansion of the floor construction be designed to carry the Code required design loads for Group A, Division 3 requirements;
3. Accessibility for persons with disabilities shall be improved to comply with requirements of Chapter 11, to the greatest extent feasible, but expenditures to eliminate architectural barriers need not exceed 25% of the total cost of the renovation in accordance with Section 1113.1.1 (For more details see also Code Guide UBC/11/#7);
4. The number of toilet fixtures is brought into compliance with Table A- 29- A; and
5. Permit applications for such occupancies shall include the designation of Group B occupancy and shall include a seating layout noting the number of occupants and designated exits. A note is to be included which states this

occupancy is classified as a Group B based on the occupancy being established prior to July 1, 1980.

### **Changes of Occupancy**

A full change of occupancy will be required to expand any existing Group B assembly occupancy to permit more than 100 occupants.

Where a tenant space is currently classified as a Group B, but is not currently used as a dining or drinking establishment, a full change of occupancy will be required to establish any dining and drinking establishment with an occupant load of 50 or more.

Conference rooms and employee lunch rooms associated with Group B occupancies may be considered as accessory to the Group B occupancy and be classified in the same category.

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### **HISTORY**

Updates July 1, 1996 edition

Replaces Code Guide UBC/6/#1 which replaced  
Policy & Procedure # D-48.

Revised March 1, 1999.

Filed for inclusion in PPD September 29, 2004.