



TOPIC: Assembly Occupancies - IBC/3/#2

CODE: Structural Specialty Code: 2010 Edition

REVISED: January 16, 2013 [Paul L. Scarlett], Director

REFERENCE: Structural Specialty Code, Chapters 3 and 34

SUBJECT: Assembly Uses in Group B Occupancies Established Prior to 1979

QUESTION: Prior to 1979 the Building Code classified 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 3. Occupancies with less than 50 occupants were still classified as Group B, Division 2 occupancies. In 1996, Group B, Division 2 occupancies were revised again to be simply Group B occupancies. The 2010 edition of the Oregon Structural Specialty Code (OSSC) now states that a building or tenant space used for assembly purposes by less than 50 persons shall be classified as a B occupancy.

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 that existed on or before July 1, 1979. Such pre-existing status must be clearly documented by existing permit records.

Maintenance

Existing Group B assembly occupancies with an occupant load between 50 and 100 may remain classified as Group B occupancies and be maintained including normal repair work, without requiring a change of occupancy. Group B exit hardware will be allowed in these instances.

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Alteration and Additions

Existing Group B assembly occupancies with an occupant load between 50 and 100 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 2 requirements;
2. The alteration or addition does not increase the occupant load of the occupancy to more than 100 persons including staff and customers;
3. Any change or expansion of the floor construction is designed to carry the required design loads prescribed in Chapter 16;
4. Altered elements shall comply with accessibility requirements of Section 3411 of the OSSC; 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 in the City permit tracking system which states this occupancy is classified as a Group B based on the occupancy being established prior to July 1, 1979.

Changes of Occupancy

A full change of occupancy will be required to expand any existing Group B assembly occupancy to accommodate more than 100 occupants, including staff and customers.

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, employee lunch rooms or other similar rooms or areas used for assembly type purposes that are accessory to another occupancy may be considered part of that occupancy as specified in the Structural Specialty Code.

Updates August 22, 2007 edition

Updates July 14, 2006 edition

Updates March 1, 1999 edition

Updates July 1, 1996 edition

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