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Code/Section	2018 International Building Code
Approved:	Technical Review Team

**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).

For more information or for a copy of this publication in an alternate format, contact Planning & Development at 602-262-7811 voice or TTY use 7-1-1.