



Code/Sections:	2012 IBC Chapter 3, Use and Occupancy Classification
TRT Approved:	July 8, 2013
Developed by:	Julie Belyeu, Building Official

May 5th, 2020

Please defer to TRT document 00418, "Marijuana Facilities," for any and all occupancies associated with Medical Marijuana, Cannabis, and Industrial Hemp.

Issue:

Traditionally, crops are grown outdoors and, therefore, are exempt from building codes. And buildings that are accessory to outdoor crops, along with greenhouses, are traditionally classified as U occupancies. The interpretation herein does not change any of these givens.

However, indoor farming *in buildings other than greenhouses* is an emerging trend driven by dynamics like:

- An upswing in sustainable and local food production,
- Crops grown for medical and research uses, and
- Abundance of available buildings.

Existing buildings, especially in large urban areas, are being repurposed to accommodate businesses that are responding to these market needs. Such repurposing might include businesses that supply everything from crop growing and storage to processing and product manufacturing; packaging to retail sales of finished products.

The following table is for identifying suitable occupancy classifications for indoor agricultural uses in both new and existing construction. The list may be updated if further information becomes available.

OCCUPANCY CLASSIFICATIONS FOR INDOOR AGRICULTURAL FACILITIES

	Function	Occupancy Classification
1	Growing Areas	U Agricultural, or F-1 Factory Industrial Moderate-hazard
2	Processing, packaging, infusion	F-1 Factory Industrial Moderate-hazard
3	Retail Sales	M Mercantile