



---

---

---

---

---

---

---

---

### Description

- This course provides an overview of the 2015 IBC Section 508 provisions for the application of code requirements addressing mixed occupancy buildings.
  - Other code provisions applicable to an understanding of mixed occupancies will also be addressed.

2015 IBC Mixed Occupancies 2

---

---

---

---

---

---

---

---

### Goal

- This seminar is designed to familiarize and assist code officials in locating, describing and applying IBC requirements regarding mixed occupancies.

2015 IBC Mixed Occupancies 3

---

---

---

---

---

---


---

---

## Objectives

After completing this seminar, you will be able to:

- Define the concept for addressing mixed-occupancy buildings.
- Identify and apply the three options that are available for regulating mixed-occupancy buildings.
- Describe the relationship of occupancy classification, allowable height, allowable area and occupancy separation to mixed-occupancy buildings.
- Identify incidental uses and understand how they differ from mixed-occupancy conditions.



2015 IBC Mixed Occupancies 4

---

---

---

---

---


---

---

---

## Course Overview

- Module 1 – Concept of Mixed Occupancies
- Module 2 – Occupancy Classification
- Module 3 – Incidental Uses
- Module 4 – Foundations of the IBC for Mixed Occupancies
- Module 5 – Application of the Mixed Occupancy Methods
- Module 6 – Nonseparated Occupancies
- Module 7 – Separated Occupancies
- Module 8 – Accessory Occupancies
- Module 9 – Allowable Height and Area for Multistory Buildings
- Module 10 – Miscellaneous Applications



2015 IBC Mixed Occupancies 5

---

---

---

---

---

---

---

---



Module 1  
**Concept of Mixed Occupancies**

6

---

---

---

---

---

---

---

---

**KEY LEARNING**

## Definition

- A mixed-occupancy condition occurs where two or more distinct occupancy classifications are determined to exist in the same building.
- Under such circumstances, the designer has available several different methodologies in Section 508 to address the mixed-occupancy building.
- Compliance with at least one of the methods is mandatory.

2015 IBC Mixed Occupancies 7

---

---

---

---

---

---

---

---

---

---

## Mixed Use and Occupancy Scope

- The provisions of Section 508 address specific mixed-occupancy requirements that are to be applied in addition to the applicable provisions established throughout the IBC.
- The provisions of Section 509 address incidental uses as identified in Table 509.
- There is no relationship between the mixed-occupancy provisions of Section 508 and those addressing incidental uses in Section 509.
  - It is important to identify the scope of each of the two concepts in order to recognize the differences in their applications.

2015 IBC Mixed Occupancies 8

---

---

---

---

---

---

---

---

---

---

## Use vs. Occupancy

- "Use" and "Occupancy" are terms that differ in meaning and application within the IBC.
- "Use" describes the activity that occurs within the space, room or building.
  - "Use" is seldom utilized in the IBC as the scoping mechanism.
  - Examples include occupant load calculation and incidental uses.
- "Occupancy" describes the specific classification a "use" is assigned when applying the code to a space, room or building.
  - Almost all code provisions with application only to a limited number of situations are regulated by "Occupancy".
  - Primary examples include allowable height and area, fire protection features and means of egress requirements.

2015 IBC Mixed Occupancies 9

---

---

---

---

---

---

---


---

---

---

**Section 508.1 – General**

- Three options established in Section 508 to address mixed-occupancy buildings include:
  - Accessory Occupancies.
  - Nonseparated Occupancies.
  - Separated Occupancies.
- Methods for determining maximum allowable size, height and area and separations are identified for each option.
- One of the three options must be applied to a mixed-occupancy condition.



2015 IBC Mixed Occupancies 10

---

---

---

---

---


---

---

---

**Section 508.1 – General**

- Occupancy Classification
  - Proper occupancy classifications determined - Section 302.
  - Two or more different occupancies - Section 508.
- Allowable Building Height and Area
  - Final analysis for allowable building height and area cannot be done until one of the three mixed-occupancy options has been chosen.
- Separation
  - Separation is not required between occupancies; or
  - Some degree of fire-resistance-rated separation is mandated to isolate one occupancy from another.



2015 IBC Mixed Occupancies 11

---

---

---

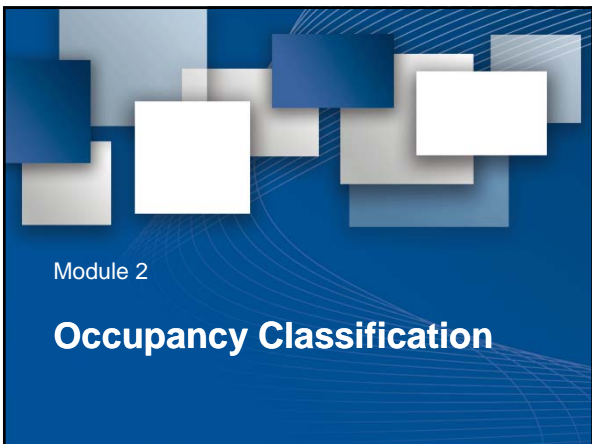
---

---

---

---

---



Module 2

**Occupancy Classification**

---

---

---

---

---


---

---

---

**Section 302**  
**Classification of Occupancies**

- Classification is essential to the proper application of the IBC.
- Structure to be classified according to the function or functions for which it is intended.
- Buildings to be classified prior to the application of Section 508 regulating mixed-occupancy conditions.



2015 IBC Mixed Occupancies 13

---

---

---

---

---


---

---

---

**Classification of Occupancies**  
**Section 302**

- Chapter 3 provides an extensive listing of various uses and their corresponding occupancy classifications.
- There are many special cases and exceptions.
- Unsure of classification? Ask for more information.
- If two or more distinct occupancy groups are present, the provisions of Section 508 will apply.



2015 IBC Mixed Occupancies 14

---

---

---

---

---


---

---

---

**Section 302.1 – General**

- Structures are classified into one or more occupancies in accordance with their intended uses.
- If the use is not specifically identified in Chapter 3, it must be classified with the occupancy it most nearly resembles.



2015 IBC Mixed Occupancies 15

---

---

---

---

---

---

---

---

### Chapter 3 Occupancy Groups

<b>A</b>	Assembly	Section 303
<b>B</b>	Business	Section 304
<b>E</b>	Educational	Section 305
<b>F</b>	Factory and Industrial	Section 306
<b>H</b>	High-hazard	Section 307
<b>I</b>	Institutional	Section 308
<b>M</b>	Mercantile	Section 309
<b>R</b>	Residential	Section 310
<b>S</b>	Storage	Section 311
<b>U</b>	Utility and Miscellaneous	Section 312

2015 IBC Mixed Occupancies 16

---

---

---

---

---

---

---

---

---

---

- ### Occupancy Classification Overview
- Multiple uses do not necessarily create multiple occupancies.
  - General occupancy classification is intended to include related support areas such as corridors, stairways, restrooms, mechanical equipment rooms, small storage areas, etc.
  - Support areas of higher hazard are often regulated as incidental uses.
- 2015 IBC Mixed Occupancies 17

---

---

---

---

---

---

---

---

---

---

Module 3  
**Incidental Uses**

---

---

---

---

---

---

---

---

---

---

### Incidental Uses – Section 509

- Rooms or spaces that pose risks which aren't addressed by the provisions specific to a general occupancy group:
  - Presence of combustible or hazardous material.
  - Presence of a hazardous activity or equipment.
- Limited to those found in Table 509.
- Regulated according to their hazard level.
- Regulated as part of primary occupancy.
- Not regulated as accessory occupancy.
- Not regulated under mixed occupancy provisions.

2015 IBC Mixed Occupancies 19

---

---

---

---

---

---

---

---

---

---

### Incidental Uses Identification

Uses are those listed in Table 509, including:

- Furnace rooms where any piece of equipment exceeds a 400,000-Btu per hour input rating.
- Paint shops (where located in other than a Group F occupancy, and not when Group H occupancy).
- Laboratories in Group E occupancies.
- Vocational shops located in Group E occupancies.
- Laundry rooms over 100 square feet.
- Physical plant maintenance shops in Group I-2 occupancies.

2015 IBC Mixed Occupancies 20

---

---

---

---

---

---

---

---

---

---

**FOR EXAMPLE**

### Incidental Uses Classification

- Occupancy classification is consistent with the general classification of the area of the building in which the incidental use is located.
  - A chemistry lab/classroom in a high school building. Classified as Group E occupancy.
  - A physical plant maintenance shop in a hospital. Classified as Group I-2 occupancy.

2015 IBC Mixed Occupancies 21

---

---

---

---

---

---

---

---

---

---

**FOR EXAMPLE**

### Incidental Uses Classification

Separated or Protected per Table 509

Group E Chemistry Classroom

Group E High School

Separated or Protected per Table 509

220 square feet Group R-1 Laundry Room

Group R-1 Hotel

2015 IBC Mixed Occupancies 22

---

---

---

---

---

---

---

---

---

---

### Incidental Uses Separation and Protection

- Intent is to isolate incidental use hazard from remainder of building, typically through use of:
  - Fire-resistance-rated separation; or
  - Smoke-resistant separation plus automatic sprinkler system.
- Under certain conditions, sprinkler option cannot be substituted for fire-resistance-rated separation.
- Both fire-resistance-rated separation and automatic sprinkler system protection are mandated in limited cases.

2015 IBC Mixed Occupancies 23

---

---

---

---

---

---

---

---

---

---

### Incidental Uses: Separation and Protection

Incinerator Room

Protected by automatic sprinkler system

Minimum 2-hour fire barrier

Group F-1 Factory

Physical Plant Maintenance Shop

Minimum 1-hour fire barrier

Group I-2 Nursing Home

2015 IBC Mixed Occupancies 24

---

---

---

---

---

---

---

---

---

---



REFER TO  
2015 IBC CODE BOOK  
Table 509,  
Page 109

ROOM OR AREA	SEPARATION AND/OR PROTECTION
Furnace rooms where any piece of equipment is over 400,000 Btu per hour input	1 hour or provide automatic sprinkler system
Rooms with boilers where the largest piece of equipment is over 15 psi and 10 horsepower	1 hour or provide automatic sprinkler system
Refrigerant machinery rooms	1 hour or provide automatic sprinkler system
Hydrogen fuel gas rooms, not classified as Group H	1 hour in Group H, F, M, S and U occupancies; 2 hours in Group A, E, I and R occupancies
Incinerator rooms	2 hours and provide automatic sprinkler system
Paint shops, not classified as Group H, located in occupancies other than Group F	2 hours, or 1 hour and provide automatic sprinkler system
In Group E occupancies, laboratories and vocational shops not classified as Group H	1 hour or provide automatic sprinkler system
In Group I-2 occupancies, laboratories not classified as Group H	1 hour and provide automatic sprinkler system
In ambulatory care facilities, laboratories not classified in Group H	1 hour or provide automatic sprinkler system
Laundry rooms over 100 square feet	1 hour or provide automatic sprinkler system
In Group I-2, laundry room over 100 square feet	1 hour
In Group I-3 cells and Group I-2 patient rooms equipped with padded surfaces	1 hour
In Group I-2, physical plant maintenance shops	1 hour
In ambulatory care facilities or Group I-2 occupancies, waste and linen collection rooms with containers that have an aggregate volume of 10 cubic feet or greater	1 hour
In other than ambulatory care facilities and Group I-2 occupancies, waste and linen collection rooms over 100 square feet	1 hour or provide automatic sprinkler system
In ambulatory care facilities or Group I-2 occupancies, storage rooms greater than 100 square feet	1 hour
Stationary storage battery systems having a liquid electrolyte capacity of more than 50 gallons for flooded lead-acid, nickel cadmium or VRLA, or more than 1,000 pounds for lithium-ion and lithium metal polymer used for facility standby power, emergency power or uninterruptible power supplies	1 hour in Group H, F, M, S and U occupancies; 2 hours in Group A, E, I and R occupancies.

2015 IBC Mixed Occupancies 25

---

---

---

---

---

---

---

---

---

---

---

---

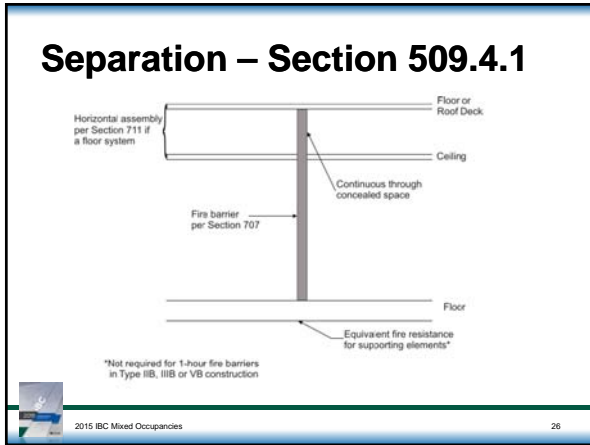
---

---

---

---

---




---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

- ### Section 509.4.2 – Fire Protection
- Table 509 allows for the installation of an automatic sprinkler system provided the incidental use:
    - Is separated by construction capable of resisting passage of smoke.
    - Has doors that are automatic or self closing (no openings).
    - Has smoke dampers on air transfer openings in walls.
  - Other:
    - Need not be fire-resistance rated.
    - Not required to be built as smoke partition (Section 710).
- 2015 IBC Mixed Occupancies 27

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

**Incidental Uses:  
Protection - Section 509.4.2**

Floor or roof deck

Walls to extend tight to deck or rated assembly

Floor

Fire-resistance-rated floor/ceiling or roof/ceiling assembly

Walls to be constructed to resist passage of smoke

Note: Doors shall:

- Be self-closing or automatic closing by smoke.
- Have no air transfer openings.
- Have no excessive undercuts.

2015 IBC Mixed Occupancies 28

---

---

---

---

---

---

---

---

---

---

Module 4

**Foundations of the IBC for Mixed Occupancies**

---

---

---

---

---

---

---

---

---

---

**Foundation: Classification, Height, Area and Separations**

- Application of mixed-occupancy provisions rely on appropriate application of:
  - Occupancy Classification (Chapter 3).
  - Allowable Building Height (Chapter 5).
  - Allowable Building Area (Chapter 5).
  - Construction of fire-resistant separations (Chapter 7).

2015 IBC Mixed Occupancies 30

---

---

---

---

---

---

---


---

---

---

**Occupancy Classification  
Chapter 3**

- As previously addressed, occupancy classification is first required.
- Mixed-occupancy conditions occur where two or more distinct occupancy classifications occur in a building.
- Occupancy classification for all three mixed-occupancy methods is based on individual classification per Section 302.1.



2015 IBC Mixed Occupancies 31

---

---

---

---

---


---

---

---

**Building Heights and Areas  
Chapter 5**

- Chapter 5 provides basic limits for each building:
  - Maximum height.
  - Maximum number of stories.
  - Allowable area.
- Limits are set according to type of construction and the occupancy.
  - Tables 504.3, 504.4 and 506.2.
  - Allowable increases.
- Allowable height and area cannot be determined until choice of mixed occupancy method is first determined.



2015 IBC Mixed Occupancies 32

---

---

---

---

---


---

---

---

**Separation:  
Fire Barriers - Section 707**

- Section 508 specifies requirements.
- Not required for:
  - Accessory occupancies.
  - Nonseparated occupancies.
  - Certain combinations under separated occupancies.
- Required for:
  - Group H occupancies in mixed-occupancy buildings.
  - Certain combinations under separated occupancies as specified in Table 508.4.



2015 IBC Mixed Occupancies 33

---

---

---

---

---

---

---

---

**KEY LEARNING**

### Separation: Fire Barriers – Section 707 Horizontal Assemblies – Section 711

- Separations, where required, must be:
  - Fire barriers constructed in accordance with Section 707. Provisions of Section 707 address:
    - Continuity.
    - Openings.
    - Penetrations.
    - Joints.
    - Ducts and air transfer openings.
    - Supporting construction.
  - Horizontal assemblies constructed in accordance with Section 711.

2015 IBC Mixed Occupancies 34

---

---

---

---

---

---

---

---

---

---

Module 5

## Application of the Mixed Occupancy Methods

---

---

---

---

---

---

---

---

---

---

### Mixed Occupancies: Overview Section 508.1

- There are four key components that regulate mixed-occupancy buildings:
  - Occupancy classification.
  - Allowable height.
  - Allowable area.
  - Separation.
- The three mixed-occupancy options differ from each other based on one or more of these four components.

2015 IBC Mixed Occupancies 36

---

---

---

---

---

---

---

---

---

---

### Mixed Occupancies: Three Options - Section 508.1

- Section 508.1 mandates that one of the three options must be applied where a mixed occupancy exists.
  - Determination of the option depends on the owner/designer.
    - Building function.
    - Construction costs.
    - Design flexibility.
  - Compliance with at least one of the three options to be verified by building official.




---

---

---

---

---

---

---

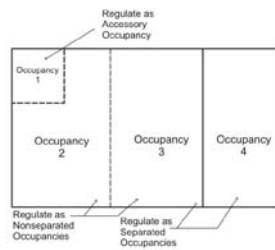
---

---

---

### Mixed Occupancies: Use of Multiple Options, Section 508.1

- Owner/designer may choose to use more than one option within same building.
- Under separated occupancies option, relationship between multiple pairs of occupancies should be individually analyzed.




---

---

---

---

---

---

---

---

---

---

### Mixed Occupancies: Section 508.1, Exceptions

- There are three conditions under which the provisions of Section 508 do not apply:
  - Occupancies regulated under the special provisions height and area provisions of Section 510.
  - Group H-1, H-2 and H-3 occupancies where required to be in a detached building by Table 415.6.2.
  - Uses within live/work units in accordance with Section 419 (not considered as separate occupancies).




---

---

---

---

---

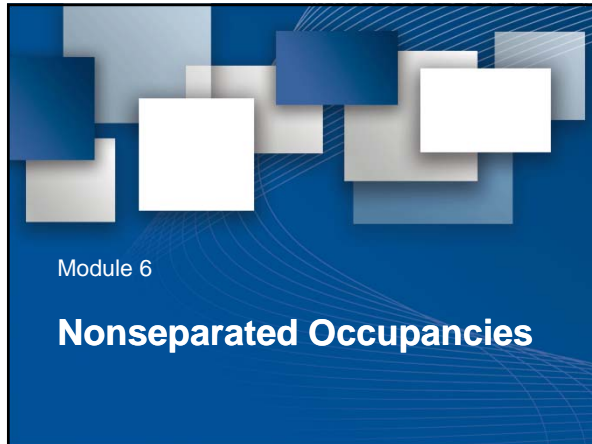
---

---

---

---

---




---

---

---

---

---

---

---

---

---

---

**Nonseparated Occupancies Overview**

- “Nonseparated occupancies” method considers most restrictive requirements for fire protection and allowable height/area for occupancies involved
- This method beneficial to designer due to:
  - No requirement to separate occupancies
  - Flexibility allowed by application of “worst-case” approach to fire protection and building size.
- No requirements for a fire-resistance-rated separation between adjacent occupancies.
- Nonseparated occupancies method is most common of methods utilized.

2015 IBC Mixed Occupancies 41

---

---

---

---

---

---

---

---

---

---

**Nonseparated Occupancies Section 508.3**

No physical or fire-resistive separation required.

- Minimum type of construction based upon the most restrictive allowable heights and areas of Occupancies 1 and 2.
- Most restrictive fire protection requirements of Chapter 9 for Occupancies 1 and 2 applied to entire building.

2015 IBC Mixed Occupancies 42

---

---

---

---

---

---

---

---

---

---

### Nonseparated Occupancies: Classifications – Section 508.3.1

- Occupancy classification based on the general provisions of Section 302.1.
- Individually classified based on the use of space.
- Most restrictive applicable provisions of Chapter 9 regulating fire-protection systems apply to the entire building, not just the specific occupancy:
  - Automatic sprinkler systems.
  - Fire alarms.




---

---

---

---

---

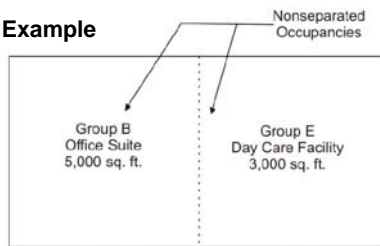
---

---

---

### Nonseparated Occupancies: Fire Protection – Section 508.3.1

#### Example



• Manual fire alarm system required in Group E occupancy by Section 907.2.3 required throughout entire building.




---

---

---

---

---

---

---

---

### Nonseparated Occupancies: Allowable Area and Height – Section 508.3.2

- The maximum allowable height and area of building is based on the most restrictive allowances for the occupancy groups under consideration.
- The most restrictive allowable area is applied to the entire building.
- Same limitation is applied to the building's height.




---

---

---

---

---

---

---

---

### Nonseparated Occupancies: Allowable Area and Height – Section 508.3.2

Example: Building is to be multistory, fully sprinklered and of Type VB construction. Frontage increase of 30 percent available. 1st story contains Group M and A-2 occupancies as shown with Group B occupancy above.

For SI: 1 square foot = 0.0929 m<sup>2</sup>.

2015 IBC Mixed Occupancies 46

---

---

---

---

---

---

---

---

---

---

### Nonseparated Occupancies: Allowable Area and Height – Section 508.3.2

	Group M	Group A-2	Group B
Allowable Area (square feet)	29,700	19,800	29,700
Allowable Height (number of stories)	2	2	3

**Result: Building is limited to 2 stories and 19,800 sf per story to comply with Nonseparated Occupancies method**

2015 IBC Mixed Occupancies 47

---

---

---

---

---

---

---

---

---

---

### Nonseparated Occupancies: Separations - Section 508.3.3

- Application of this option will result in no physical or fire-resistance-rated separation between the nonseparated occupancies.

2015 IBC Mixed Occupancies 48

---

---

---

---

---

---

---

---


---

---



**Nonseparated Occupancies  
Section 508.3.3, Exceptions**

- Group H-2, H-3, H-4 and H-5 occupancies must be separated from all other occupancies per Section 508.4 (separated occupancies).
- Group I-1, R-1, R-2 and R-3 dwelling units and sleeping units must be separated from each other and from all other occupancies contiguous to them per Section 420.



2015 IBC Mixed Occupancies 49

---

---

---

---

---

---


---

---

**KEY LEARNING**

**Nonseparated Occupancies:  
A Four-Step Process**

1. Determine the occupancies present in the building.
2. Determine the maximum allowable height and area for each occupancy. Apply the most restrictive to the entire building.
3. Apply the most restrictive fire protection requirements of Chapter 9 to the entire building.
4. Apply all other code requirements to each portion of the building based on the occupancy classification of that portion.



2015 IBC Mixed Occupancies 50

---

---

---

---

---

---


---

---

**FOR EXAMPLE**

**Nonseparated Occupancies:  
Applying the Process**

- **Given:** A three-story, Type IIB building containing assembly, business and mercantile uses. The building is fully sprinklered and does not qualify for any frontage increase for allowable area purposes. Each story is 24,000 square feet in floor area.



2015 IBC Mixed Occupancies 51

---

---

---

---

---

---

---

---

**FOR EXAMPLE**

### Nonseparated Occupancies: Applying the Process

- Determine:** Does the building comply with the nonseparated mixed occupancy option?

Restaurant 5,800 sq. ft.      Offices 18,200 sq. ft.

Offices 24,000 sq. ft.

Offices 5,800 sq. ft.      Retail Sales 14,000 sq. ft.      Restaurant 4,200 sq. ft.

For SI: 1 square foot = 0.0929 m<sup>2</sup>.

2015 IBC Mixed Occupancies 52

---

---

---

---

---

---

---

---

---

---

**FOR EXAMPLE**

### Nonseparated Occupancies: Applying the Process

- Solution:**
  - Determine the occupancies in the building.
    - Group A-2
    - Group B
    - Group M
  - Determine the maximum allowable height and area for each occupancy. Apply the most restrictive to the entire building.
    - (see next slide)

2015 IBC Mixed Occupancies 53

---

---

---

---

---

---

---

---

---

---

**ACTIVITY**

### Nonseparated Occupancies: Applying the Process

	Group A-2	Group B	Group M
Allowable Height (number of stories)	3	4	3
Allowable Area per Story (square feet)	28,500	69,000	37,500
Allowable Building Area (square feet)	85,500	207,000	112,500

**Building limited to:**

- 3 stories
- 28,500 sf per story
- 85,500 sf per building

2015 IBC Mixed Occupancies 54

---

---

---

---

---

---

---

---

---

---

**ACTIVITY**

### Nonseparated Occupancies: Applying the Process

- Apply the most restrictive fire protection requirements of Chapter 9 to the entire building.
  - Building to be fully sprinklered due to Group A-2 occupancy located above the level of exit discharge.
  - Building to be provided throughout with manual fire alarm system due to more than 100 persons in Group B above the level of exit discharge.
- Apply all other code requirements to each portion of the building based on the occupancy classification of that portion.  
 Apply all other provisions based on the specific occupancy as applicable.

2015 IBC Mixed Occupancies 55

---

---

---

---

---

---

---

---

---

---

---

---

**ACTIVITY**

### Mixed Occupancies Practice 2

- Given:** A two-story district fire station contains Group B, R-2 and S-1 occupancies as shown. The building is fully sprinklered, constructed of Type VB construction and has open frontage allowing for a 75-percent as redundant area increase.

2015 IBC Mixed Occupancies 56

---

---

---

---

---

---

---

---

---

---

---

---

**ACTIVITY**

### Mixed Occupancies Practice 2

- Determine:** Can the building be constructed under the nonseparated occupancies provisions for mixed-occupancy buildings?

Type VB Construction, Fire Station

For SI: 1 square foot = 0.0929 m<sup>2</sup>.

2015 IBC Mixed Occupancies 57

---

---

---

---

---

---

---

---

---

---

---

---

**ACTIVITY**

## Solution

<b>Classification of Occupancies</b>	B – Offices R-2 - Dormitory S-1 – Vehicle Area
<b>Identify maximum allowable height</b>	Given: Type VB construction – fully sprinklered R-2 – $2 + 1 = 3$ S-1 – $1 + 1 = 2$ B – $2 + 1 = 3$ Most restrictive is <b>Group S-1</b> for 2 stories
<b>Identify maximum allowable area</b>	Given: Type VB; fully sprinklered; 75% increase for frontage From Table 503: R-2 – 7,000 square feet allowable S-1 – 9,000 square feet B – 9,000 square feet <b>Group R-2</b> is the most restrictive tabular value Equation 5-1: $A_a = 21,000 + (0.75 \times 7,000)$ $A_a = 26,250$ sq. ft. per story allowed.

2015 IBC Mixed Occupancies 58

---

---

---

---

---

---

---

---

---

---

---

---

**ACTIVITY**

## Solution

<b>Verify most restrictive fire protection features</b>	Given: Fully sprinklered. Fire Alarms: R-2 – Manual fire alarm – not required; smoke alarms required S-1 – No specific requirement B – Manual fire alarm where occupant load in excess of 500
<b>Solution</b>	Most restrictive provisions: S-1 – 2 stories maximum – complies R-2 – 26,250 maximum floor area – complies Fully sprinklered – complies Alarms – smoke alarms required in Group R-2 only

2015 IBC Mixed Occupancies 59

---

---

---

---

---

---

---

---

---

---

---

---

Module 8

## Separated Occupancies

---

---

---

---

---

---

---

---

---


---

---

---

**Separated Occupancies Overview**

- “Separated occupancies” method uses a balanced approach to regulating mixed occupancy conditions.
- This method is typically applied where nonseparated occupancies method is impractical, undesirable or unavailable.
- Separated occupancies method must be applied to Group H-2, H-3, H-4 and H-5 occupancies.



2015 IBC Mixed Occupancies 61

---

---

---

---

---

---

---


---

---

---

**Separated Occupancies Section 508.4**

- Only one of the three options where a fire-resistance-rated occupancy separation is required under mixed-occupancy conditions.
- Table 508.4 is referenced to determine the degree of fire resistance that is mandated for separations.
- Separations may not be required where occupancies are considered to be of same level of hazard.



2015 IBC Mixed Occupancies 62

---

---

---

---

---

---

---

---


---

---

**KEY LEARNING**

**Separated Occupancies Section 508.4**

- This option differs from the other options in three ways:
  - The fire protection requirements of Chapter 9 are to be applied individually in each portion of the building based on the occupancies in each portion.
  - The allowable height for each occupancy within the building is based on Section 503.1.
  - The allowable area of the building is based on the sum of the ratios where the actual floor area of each occupancy divided by the allowable floor area of each occupancy is not to exceed 1.0 (unity formula).



2015 IBC Mixed Occupancies 63

---

---

---

---

---

---

---

---

---

---

### Separated Occupancies: Occupancy Classifications – Section 508.4.1

- This option requires that the occupancies be classified individually based on their specific functions.
- Requirements for means of egress, automatic sprinkler systems, fire alarm systems, plumbing facilities and all other provisions are to be applied individually to the various occupancies in the building.




---

---

---

---

---

---

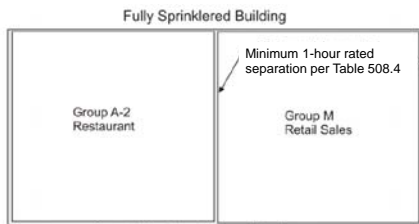
---

---

---

---

### Separated Occupancies: Occupancy Classifications - Section 508.4.1



- Group A-2 portion to be regulated by Group A-2 requirements.
- Group M portion to be regulated by Group M requirements.




---

---

---

---

---

---

---

---

---

---

### Separated Occupancies: Allowable Area - Section 508.4.2

- When a mixed-occupancy building is regulated under the provisions of Section 508.4 for separated occupancies, the unity formula is used in the determination of allowable area per story.
- Compliance for allowable area can only be achieved where the sum of the ratios of actual floor area divided by allowable floor areas for each of the occupancies involved does not exceed 1.




---

---

---

---

---

---

---


---

---

---

### Separated Occupancies: Allowable Area - Section 508.4.2

- The formula can be expressed as:
 
$$\frac{a_1}{A_1} + \frac{a_2}{A_2} + \frac{a_3}{A_3} + \dots \leq 1.0$$
  - $a_1, a_2$  and  $a_3$  represent the actual floor areas for the individual occupancies.
  - $A_1, A_2$  and  $A_3$  represent the maximum allowable areas for the same respective occupancies.
- Calculation applied regardless of any required separation.
- Applicable frontage increase for entire building applied to each of the occupancies.
- Sprinkler increase applied on a "per occupancy" basis.



2015 IBC Mixed Occupancies 67

---

---

---

---

---

---

---

---

---

---


---

---

**FOR EXAMPLE**

### Separated Occupancies: Allowable Area - Section 508.4.2

- Given:** A one-story, 78,000-square-foot, fully sprinklered building with three occupancy groups as shown. The building is of Type IIB construction and adjoins two public ways that qualify for a 25-percent frontage increase.
- Determine:** Does the building comply with the allowable area limitations based on separated occupancies?

$$\frac{a_B}{A_B} + \frac{a_M}{A_M} + \frac{a_{A-2}}{A_{A-2}} \leq 1.0?$$


2015 IBC Mixed Occupancies 68

---

---

---

---

---

---

---

---

---


---

---

---

**FOR EXAMPLE**

### Separated Occupancies: Allowable Area - Section 508.4.2



Group B  
Offices  
46,000 sq. ft.


Group M  
Retail Sales  
26,000 sq. ft.

Group A-2  
Restaurant  
6,000 sq. ft.

40' Street

40' Street

For SI: 1 square foot = 0.0929 m<sup>2</sup>.



2015 IBC Mixed Occupancies 69

---

---

---

---

---

---

---

---

---

---

---

---

**FOR EXAMPLE**

### Separated Occupancies: Allowable Area - Section 508.4.2

▪ Solution:

$$a_B = 46,000 \quad A_B = 92,000 + 0.25(23,000) = 97,750$$

$$a_M = 26,000 \quad A_M = 50,000 + 0.25(12,500) = 53,125$$

$$a_{A-2} = 6,000 \quad A_{A-2} = 38,000 + 0.25(9,500) = 40,375$$

$$\frac{46,000}{97,750} + \frac{26,000}{53,125} + \frac{6,000}{40,375} \leq 1.0??$$

$$0.47 + 0.49 + 0.15 = 1.11 > 1.0$$

Conclusion: Building area exceeds allowable area as shown ❌

2015 IBC Mixed Occupancies 70

---

---

---

---

---

---

---

---

---

---

---

---

### Separated Occupancies: Allowable Height - Section 508.4.3

- Each individual occupancy in a multiple-story, mixed-occupancy building is regulated for height independently based on Section 503.1.
- Maximum height for each occupancy is limited by the type of construction in Section 503.1.
  - Measured from the grade plane.
  - If a building has an automatic sprinkler system, an increase of one story and 20 feet is selectively available as reflected in Tables 504.3 and 504.4.
- Based on type of construction.

2015 IBC Mixed Occupancies 71

---

---

---

---

---

---

---

---

---

---

---

---

### Separated Occupancies: Allowable Height - Section 508.4.3

2015 IBC Mixed Occupancies 72

---

---

---

---

---

---

---

---

---

---

---

---



### Separated Occupancies: Allowable Height - Section 508.4.3

Sprinklered building  
Type VA construction

4th  
3rd  
2nd  
1st story  
Grade plane

Group B  
Group A-3  
Group E

2015 IBC Mixed Occupancies 73

---

---

---

---

---

---

---

---

---

---

---

---

### Separated Occupancies: Separations – Section 508.4.4

- The requirements for a fire-resistance-rated separation between adjacent occupancies vary.
- The requirements are established in Table 508.4.
- Fire barriers and horizontal assemblies are to be utilized in the complete separation of adjacent occupancies with different levels of hazard.
- Table 508.4 allows for some occupancy pairs to be adjacent with no required fire-resistive or physical separation.

2015 IBC Mixed Occupancies 74

---

---

---

---

---

---

---

---

---

---

---

---

REFER TO  
IBC  
CODE BOOK

### Separated Occupancies: Separations – Section 508.4.4

Table 508.4, Page 108

OCCUPANCY	A, E	S, I, I-1, I-2, I-3, I-4	R-2	R-1	R-1.5	F-1, F-2, U	B, F-1, M, S-1	H-1	H-2	H-3, H-4	H-5										
A, E	N	N	1	2	2	NP	1	2	N	1	1	2	NP	NP	3	4	2	3	2	2	NP
I-1, I-3, I-4	---	N	N	2	NP	1	NP	1	2	1	2	NP	NP	3	NP	2	NP	2	2	NP	
I-2	---	---	N	N	2	NP	2	NP	2	NP	NP	NP	3	NP	2	NP	2	NP	2	NP	
R-1	---	---	---	N	N	1	2	1	2	NP	NP	3	NP	2	NP	2	NP	2	NP		
F-2, S-2, U	---	---	---	---	---	N	N	1	2	NP	NP	3	4	2	3	2	NP	2	NP		
B, F-1, M, S-1	---	---	---	---	---	---	N	N	NP	2	3	1	2	1	NP	---	---	---	---	---	
H-1	---	---	---	---	---	---	---	N	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
H-2	---	---	---	---	---	---	---	---	N	NP	1	NP	1	NP	---	---	---	---	---	---	
H-3, H-4	---	---	---	---	---	---	---	---	---	N	NP	1	NP	1	NP	---	---	---	---	---	
H-5	---	---	---	---	---	---	---	---	---	---	N	NP	1	NP	---	---	---	---	---	---	

S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.1.1.  
 NS = Buildings not equipped throughout with an automatic sprinkler system installed in accordance with Section 903.1.1.  
 N = No separation requirement.  
 NP = Not permitted.  
 a. See Section 420.  
 b. The required separation from areas used only for private or pleasure vehicles shall be reduced by 1 hour but not to less than 1 hour.  
 c. See Section 409.3.4.  
 d. Separation is not required between occupancies of the same classification.  
 e. See Section 422.2 for ambulatory care facilities.

2015 IBC Mixed Occupancies 75

---

---

---

---

---

---

---

---

---

---

---

---

**KEY LEARNING**

### Separated Occupancies: A Five-Step Process

1. Determine the various occupancies that occur within the building.
2. Determine the minimum required fire-resistance rating between adjacent occupancies.
3. Verify that the building does not exceed the maximum allowable area for the type of construction involved.
4. Verify that the locations of the occupancies do not exceed their maximum allowable height based on the building's type of construction.
5. Apply all other code requirements to each portion of the building based on the occupancy of that portion.

2015 IBC Mixed Occupancies 76

---

---

---

---

---

---

---

---

---

---

**FOR EXAMPLE**

### Separated Occupancies: Applying the Process

- **Given:** A 30,000-square-foot, one-story building of Type VB construction contains offices, manufacturing operations and flammable gas storage rooms (Group H-2) as shown on the following slide. The building is fully sprinklered and qualifies for a 50-percent allowable area increase for frontage. There is no fire-resistant separation between the office area and the manufacturing area. 1-hour fire barriers separate the hazardous storage rooms from other areas of the building.

2015 IBC Mixed Occupancies 77

---

---

---

---

---

---

---

---

---

---

**FOR EXAMPLE**

### Separated Occupancies: Applying the Process

- **Determine:** Does the building comply with the provisions for separated occupancies?

2015 IBC Mixed Occupancies 78

---

---

---

---

---

---

---

---

---

---

**FOR EXAMPLE**

### Separated Occupancies: Applying the Process

▪ Solution:

1. Determine the various occupancies that occur within the building.

Offices	Group B
Manufacturing Area	Group F-1
Flammable Gas Storage Rooms	Group H-2

2015 IBC Mixed Occupancies 79

---

---

---

---

---

---

---

---

**FOR EXAMPLE**

### Separated Occupancies: Applying the Process

2. Determine the minimum required fire-resistance rating between adjacent occupancies.

F-1/H-2	2 hours (only 1-hour shown)
B/F-1	no separation required
B/H-2	not applicable

2015 IBC Mixed Occupancies 80

---

---

---

---

---

---

---

---

**FOR EXAMPLE**

### Separated Occupancies: Applying the Process

3. Verify that the building does not exceed the maximum allowable area for the type of construction involved.

(see analysis on next slide)

2015 IBC Mixed Occupancies 81

---

---

---

---

---

---

---

---

**FOR EXAMPLE**

### Separated Occupancies: Applying the Process

$$\frac{a_{F-1}}{A_{F-1}} + \frac{a_B}{A_B} + \frac{a_{H-2}}{A_{H-2}} \leq 1.0?$$

$a_{F-1} = 24,000$ $a_B = 5,000$ $a_{H-2} = 1,000$	$A_{H-2} = 3,000$ T506.2 $+ 1,500$ Frontage $= 4,500$ Total Allowable	
$A_{F-1} = 34,000$ T506.2 $+ 4,250$ Frontage $= 38,250$ Total Allowable	$A_B = 36,000$ T506.2 $+ 4,500$ Frontage $= 40,500$ Total Allowable	

$$\frac{24,000}{38,250} + \frac{5,000}{40,500} + \frac{1,000}{4,500} \leq 1.0?$$

0.63 + 0.12 + 0.22 = 0.97 < 1.0 **OK**

2015 IBC Mixed Occupancies 82

---

---

---

---

---

---

---

---

---

---

---

---

**FOR EXAMPLE**

### Separated Occupancies: Applying the Process

- Verify that the location of the occupancies do not exceed their maximum allowable height based on the building's type of construction.  
All one-story buildings comply.
- Apply all other code requirements to each portion of the building based on the occupancy of that portion.  
Applicable provisions to be applied based on the specific occupancy involved.

2015 IBC Mixed Occupancies 83

---

---

---

---

---

---

---

---

---

---

---

---

**ACTIVITY**

### Mixed Occupancies Practice 3

- Given:** A one-story, multiple-tenant retail center containing Group A-2, A-3, B and M occupancies as shown. The 52,000-square-foot building is fully sprinklered, of Type IIB construction and has adequate frontage for a 60-percent allowable area increase.

2015 IBC Mixed Occupancies 84

---

---

---

---

---

---

---

---

---

---

---

---

**ACTIVITY**

## Mixed Occupancies Practice 3

- Determine:** Does this building comply with Section 508.4 for separated occupancies?

Type IIB construction  
Fully sprinklered, Retail Center

Group A-2 6,000 square feet	Group M 10,000 square feet	Group M 10,000 square feet	Group B 10,000 square feet	Group A-3 10,000 square feet
Group A-2 6,000 square feet				

For SI: 1 square foot = 0.0929 m<sup>2</sup>. One-hour fire barriers provide separation between all tenant spaces

2015 IBC Mixed Occupancies 85

---

---

---

---

---

---

---

---

---

---

---

---

**ACTIVITY**

## Mixed Occupancies Practice 3 Solution

<b>Minimum occupancy separation</b>	Since building is fully sprinklered: A-2 /A-2 none required A-2 /M: 1-hour M/M: none required M/B: none required B/A-3 1-hour <b>All OK</b>
<b>Allowable Height</b>	Building is single story. <b>OK</b>
<b>Allowable Area</b>	A-2: 38,000 + 5,700 = 43,700 sf A-3: same as A-2 B: 92,000 + 13,800 = 105,800 sf M: 50,000 + 7,500 = 57,500 sf  $12,000/43,700 + 10,000/43,700 + 10,000/105,800 + 20,000/57,500 \leq 1$ $0.27 + 0.23 + 0.09 + 0.35 = 0.94$ <b>OK</b>

2015 IBC Mixed Occupancies 86

---

---

---

---

---

---

---

---

---

---

---

---

Module 8

## Accessory Occupancies

---

---

---

---

---

---

---

---

---


---

---

---

**Accessory Occupancies Overview**

- “Accessory occupancies” method is only applicable where support occupancies are relatively small compared to major occupancy.
- This method beneficial to designer due to:
  - No requirement to separate accessory occupancies from major occupancy.
  - In determination of allowable building area, allowable area based considering accessory occupancy as part of major occupancy.
- Accessory occupancies method has limited application.



2015 IBC Mixed Occupancies 88

---

---

---

---

---

---

---

---


---

---

**KEY LEARNING**

**Accessory Occupancies Section 508.2**

- Must be subsidiary to the main occupancy of the building or to a portion of the building.
  - Examples of occupancies that may be considered as subsidiary to the main occupancy:
    - Group A-2 employee lunchroom within a Group S-1 warehouse.
    - Group A-3 training room in a Group B office building.
    - Group M showroom within a Group F-1 manufacturing building.
    - Group R-3 manager’s dwelling unit within a Group S-1 self-storage facility.



2015 IBC Mixed Occupancies 89

---

---

---

---

---

---

---


---

---

---

**Accessory Occupancies: Occupancy Classification - Section 508.2.1**

- Must be assigned to an occupancy group established in Chapter 3 based on unique characteristics.
- The spaces of the building considered as accessory occupancies must meet all code requirements applicable to the specific to the accessory occupancy classification, not that of the main occupancy, including:
  - Means of egress requirements.
  - Fire protection requirements.



2015 IBC Mixed Occupancies 90

---

---

---

---

---

---

---

---

---

---

### Accessory Occupancies: Allowable Building Height - Section 508.2.2

- Allowable height and number of stories are limited to that set forth in Section 504 for the main occupancy.

Assume building is fully sprinklered and of Type VB construction.

Considered as Accessory Occupancy (or could also be located on the 2<sup>nd</sup> story and/or 3<sup>rd</sup> story)

Group A-3 conference room is permitted to be located on any story per Table 504.4 based on the building's main occupancy (Group B).

2015 IBC Mixed Occupancies 91

---

---

---

---

---

---

---

---

---

---

### Accessory Occupancies: Allowable Building Area - Section 508.2.3

- Allowable area of building is based on the main occupancy.
- Combined area of the main occupancy and accessory occupancy cannot exceed that permitted by Section 503.1 for the main occupancy.

2015 IBC Mixed Occupancies 92

---

---

---

---

---

---

---

---

---

---

### Accessory Occupancies: Allowable Building Area-Section 508.2.3

Considered as Accessory Occupancy

Assume building is fully sprinklered and qualifies for a 25 percent frontage increase.

It is of Type IIB construction and one story in height.

Maximum floor area of building is based totally upon that of the Group B occupancy.

92,000	Table 506.2
5,750	Frontage increase
97,750	Total allowable area in square feet

2015 IBC Mixed Occupancies 93

---

---

---

---

---

---

---

---

---

---

### Accessory Occupancies: Allowable Building Area - Section 508.2.3

- Limited to 10 percent of the floor area of the story located.
  - When more than one accessory occupancy is under consideration, the aggregate area of such occupancies are used to determine compliance.
- Floor area cannot exceed the tabular values for nonsprinklered buildings established by Table 506.2 for each accessory occupancy.



2015 IBC Mixed Occupancies

94

---

---

---

---

---

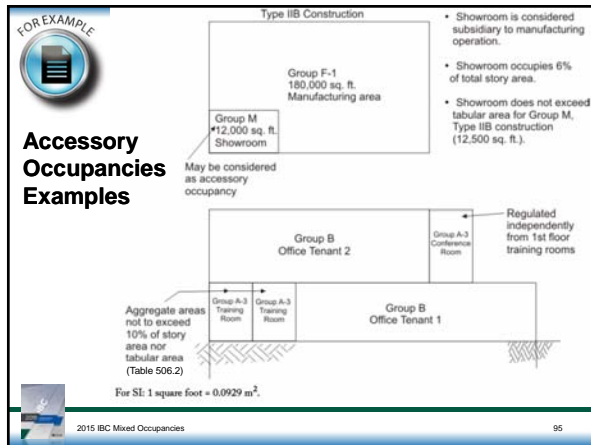
---

---

---

---

---




---

---

---

---

---

---

---

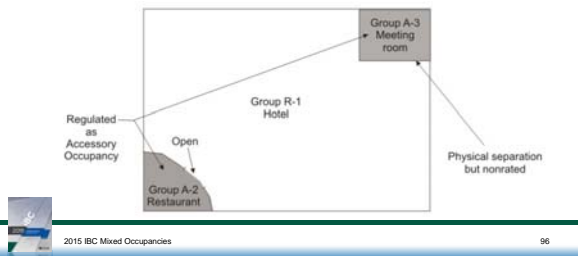
---

---

---

### Accessory Occupancies: Separation - Section 508.2.4

- Application of the accessory occupancy option will result in no physical or fire-resistance-rated separation being mandated.




---

---

---

---

---

---

---

---


---

---



**Accessory Occupancies: Section 508.2.4, Exceptions**

- Group H-2, H-3, H-4 and H-5 occupancies to be separated from all other occupancies per Section 508.4 (separated occupancies).
- Group I-1, R-1, R-2 and R-3 dwelling units and sleeping units to be separated from each other and from accessory occupancies contiguous to them per Section 420.



2015 IBC Mixed Occupancies 97

---

---

---

---

---

---


---

---

**KEY LEARNING**

**Accessory Occupancies: A Seven-Step Process**

1. Determine the various occupancy classifications that are found within the building.
2. Verify that any occupancy group under consideration as an accessory occupancy is subsidiary to the major occupancy of the building.
3. Verify that the floor area of the accessory occupancy does not exceed 10 percent of the floor area of the story in which it is located.



2015 IBC Mixed Occupancies 98

---

---

---

---

---

---


---

---

**KEY LEARNING**

**Accessory Occupancies: A Seven-Step Process**

4. Verify that the floor area of the accessory occupancy does not exceed the tabular values for nonsprinklered buildings set forth in Table 506.2 for the building's type of construction.
5. Limit the building's floor area to the allowable floor area based on the allowable area for the main occupancy.



2015 IBC Mixed Occupancies 99

---

---

---

---

---

---

---

---

**KEY LEARNING**

### Accessory Occupancies: A Seven-Step Process

- Limit the maximum allowable height of the occupancy based on Section 504.
- Apply all other code requirements to each portion of the building based on the individual occupancy classification of the space.

2015 IBC Mixed Occupancies 100

---

---

---

---

---

---

---

---

**FOR EXAMPLE**

### Accessory Occupancies: Applying the Process

- Given:** A four-story office building with a large meeting room (occupant load of 78) on the second floor. The building is fully sprinklered; is Type IIB construction and qualifies for a 75 percent frontage increase for allowable area. Each story of the building contains 45,000 square feet and the floor area of the meeting room is 1,170 square feet. It is intended that no fire-resistant occupancy separation be provided between the meeting room and the remainder of the building.

2015 IBC Mixed Occupancies 101

---

---

---

---

---

---

---

---

**FOR EXAMPLE**

### Accessory Occupancies: Applying the Process

- Determine:** Do the mixed-occupancy conditions comply with the requirements for accessory occupancies?

2015 IBC Mixed Occupancies 102

---

---

---

---

---


---

---

---

**Accessory Occupancies:  
Applying the Process**

- **Solution:**
  1. Determine the various occupancy classifications that are found within the building.  
**Offices:                   Group B**  
**Meeting Room:        Group A-3**
  2. Verify that any occupancy group under consideration as an accessory occupancy is subsidiary to the occupancy of the building.  
**The meeting room use is directly related to the function of the office environment.**



2015 IBC Mixed Occupancies 103

---

---

---

---

---

---

---


---

---

---

**Accessory Occupancies:  
Applying the Process**

3. Verify that the floor area of the accessory occupancy does not exceed 10 percent of the floor area of the story in which it is located.  
**Floor area of meeting room is 1,170 square feet, approximately 3 percent of the floor area of the 2<sup>nd</sup> story.**



2015 IBC Mixed Occupancies 104

---

---

---

---

---

---

---


---

---

---

**Accessory Occupancies:  
Applying the Process**

4. Verify that the floor area of the accessory occupancy does not exceed the tabular floor area (without area increases of Section 506) set forth in Table 503 for the building's type of construction.  
**Floor area of 1,170 square feet does not exceed tabular area of 9,500 square feet for Group A-3 in Type IIB construction**



2015 IBC Mixed Occupancies 105

---

---

---

---

---

---

---

---


---

---

### Accessory Occupancies: Applying the Process

5. Limit the building's floor area to the allowable floor area based on the allowable area for the main occupancy.

Tabular area	69,000 sf	Based on all Group B
Frontage increase	17,250 sf	75% increase
Total per story	86,250 sf	
Total for building	258,000 sf	3x allowable/story



2015 IBC Mixed Occupancies 106

---

---

---

---

---

---

---

---


---

---

### Accessory Occupancies: Applying the Process

6. Limit the maximum allowable height of the accessory occupancy based on Section 504.  
*Group A-2 occupancy limited to 1<sup>st</sup>, 2<sup>nd</sup> and/or 3<sup>rd</sup> stories.*

7. Apply all other code requirements to each portion of the building based on the individual occupancy classification of the space.  
*Means of egress, fire protection and other requirements based on individual occupancies.*



2015 IBC Mixed Occupancies 107

---

---

---

---

---

---

---

---


---

---

**ACTIVITY**

### Practice Exercise 1

- Given:** A 10,250-square-foot, single-story musical instrument manufacturing building with storage room and offices. The storage room is 700 square feet. The offices are 300 square feet. The building is not sprinklered, but has open frontage allowing 25-percent increase in allowable area. The building is of Type VB construction.



2015 IBC Mixed Occupancies 108

---

---

---

---

---

---

---

---

---

---

**ACTIVITY**

## Practice Exercise 1

- Determine:** Do the mixed occupancy conditions comply with the requirements for accessory occupancies?

Type VB Construction  
Not sprinklered, Factory/Storage Building

Manufacturing Area  
9,250 square feet

Warehouse  
700 square feet

Offices  
300 square feet

25% frontage increase

2015 IBC Mixed Occupancies 109

---

---

---

---

---

---

---

---

---

---

**ACTIVITY**

## Solution

<b>Classification of occupancies</b>	Groups: F-1 manufacturing S-2 storage B offices
<b>Verify accessory occupancies are subsidiary to major occupancy.</b>	Storage is used for holding materials used in the manufacturing process as well as the finished instruments. The offices are for managers, human resources staff, accounting and payroll staff.
<b>Verify accessory occupancies do not exceed 10 percent of floor area.</b>	Storage – 700 sq. ft. – Less than 10% Offices – 300 sq. ft. – Less than 10% Aggregate of accessory areas – 1,000 square feet Maximum allowed accessory area is 10% of 10,250 square feet = 1,025 square feet

2015 IBC Mixed Occupancies 110

---

---

---

---

---

---

---

---

---

---

**ACTIVITY**

## Solution

<b>Verify accessory occupancies do not exceed tabular area per Table 503</b>	Group B – 9,000 sq. ft. Group S-1 – 9,000 sq. ft.
<b>Limit floor area to maximum allowable floor area of building based on main use</b>	Principal use: Group F-1 Allowable area for Type VB building of Group F-1 8,500 sq. ft. (Table 503) 25% increase for frontage: 2,125 sq. ft. Maximum allowable building area: 8,500 + 2,125 = 10,625 sq. ft.
<b>Limit allowable height of accessory occupancies to that of Section 503</b>	Allowed height for Type VB buildings: Group B – 2 stories Group S-1 – 1 story
<b>Apply all other code provisions</b>	As applicable.

2015 IBC Mixed Occupancies 111

---

---

---

---

---

---

---

---

---

---




---

---

---

---

---

---

---

---

**Mixed Occupancies: Allowable Height and Area for Multistory Buildings**

- Application of Section 508 for mixed-occupancy is consistent for both single-story and multiple-story buildings.
- Multiple-story, mixed-occupancy building:
  - All three options available.
  - Evaluation of the mixed-occupancy conditions is expanded.
  - Each story evaluated individually for compliance.

2015 IBC Mixed Occupancies 113

---

---

---

---

---

---

---

---

**Nonseparated Occupancies**

- The maximum allowable height and area of the building will be based on the most restrictive allowances for the occupancies under consideration.
- General height and area limitations of Chapter 5 will apply.

Building height limited to most restrictive of occupancies involved

Area of each story and entire building limited to most restrictive of occupancies involved

2015 IBC Mixed Occupancies 114

---

---

---

---

---


---

---

---

### Separated Occupancies

- An occupancy shall not be located higher than permitted by Tables 504.3 and 504.4.
- A variation of the unity formula of Section 508.4.2 that is applied on a per-story basis is applied to the total building.



2015 IBC Mixed Occupancies 115

---

---

---

---

---


---

---

---

### Separated Occupancies Section 506.2.4

- Where “separated occupancies” building is 3 stories or less in height, if each story complies, then the building complies.
- Where “separated occupancies” building is 4 or more stories in height, then each story must comply for allowable area and entire building must comply.
  - Sum of ratios for all stories above grade plane not to exceed 3.0.



2015 IBC Mixed Occupancies 116

---

---

---

---

---

---


---

---

FOR EXAMPLE

### Separated Occupancies

- **Given:** A fully sprinklered, four-story, Type IIA hotel, containing a Group A-2 restaurant, Group A-3 meeting rooms and Group M retail stores. The floor areas of each occupancy are as shown in the following slide. Inadequate frontage provides for no area increase.
- **Determine:** Does the building comply with the allowable height and area provisions of Chapter 5 using the “separated occupancies” method?



2015 IBC Mixed Occupancies 117

---

---

---

---

---

---

---

---

**FOR EXAMPLE**

## Separated Occupancies

A-2 8,000 square feet	R-1 38,000 square feet		
R-1 46,000 square feet			
R-1 46,000 square feet			
A-3 24,000 square feet	R-1 8,000 square feet	M 14,000 square feet	

Occupancy to be located no higher than allowed by Tables 504.3 and 504.4

For SI: 1 square foot = 0.0929 m<sup>2</sup>.

2015 IBC Mixed Occupancies 118

---

---

---

---

---

---

---

---

---

---

**FOR EXAMPLE**

## Separated Occupancies

**Height Limitations:**  
 Groups A-2 and A-3 3+1 4 stories max.  
 Groups R-1 and M 4+1 5 stories max.  
 Height limits are not exceeded.

**Solution for Total Building Area:**

Allowable Area per Occupancy	Allowable Area per Occupancy Based on Table 506.2
A-2: 8,000 sf	A-2: 46,500 sf
A-3: 24,000 sf	A-3: 46,500 sf
M: 14,000 sf	M: 64,500 sf
R-1: 138,000 sf	R-1: 72,000 sf

2015 IBC Mixed Occupancies 119

---

---

---

---

---

---

---

---

---

---

**FOR EXAMPLE**

## Separated Occupancies

1st story  $24,000/46,500 + 8,000/72,000 + 14,000/64,500 = 0.85$  OK  
 2nd story  $46,000/72,000 = 0.64$  OK  
 3rd story  $46,000/72,000 = 0.64$  OK  
 4th story  $8,000/46,500 + 38,000/72,000 = 0.70$  OK  
 Aggregate for building  $0.85 + 0.64 + 0.64 + 0.70 = 2.83 < 3$  OK

Note: Each floor is analyzed for compliance on a floor-by-floor basis, plus the building as a whole must also comply.

2015 IBC Mixed Occupancies 120

---

---

---

---

---

---

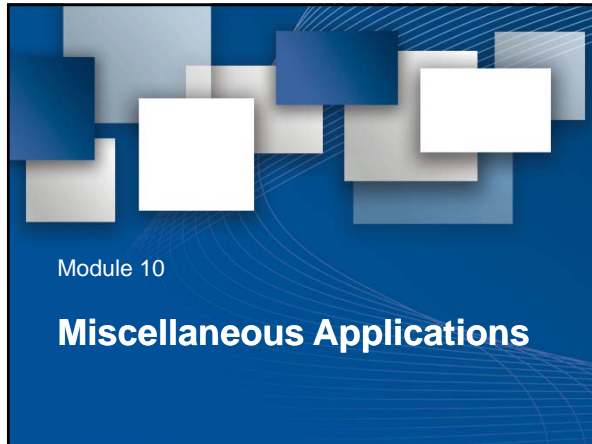
---

---

---

---





---

---

---

---

---

---

---

---

**Discussion Points**

- How are two or all of the mixed-occupancy methods applied within the same building?
- Do occupancy separations establish separate fire areas?
- If one of two separated occupancies requires the installation of automatic sprinklers, does the other occupancy have to be provided with sprinklers?
- If an accessory occupancy requires sprinklers, can the system just cover the accessory occupancy?

2015 IBC Mixed Occupancies 122

---

---

---

---

---

---

---

---

**Discussion Points**

- Can the means of egress pathway continue across a fire barrier separating different occupancies?
  - If it can, do the requirements for the means of egress pathway change?
- How do the provisions for accessory occupancies apply where there are multiple tenant spaces?
- Do mixed occupancy provisions of Section 508 apply to unlimited area buildings in Section 507?

2015 IBC Mixed Occupancies 123

---

---

---

---

---

---

---

---

### Multiple Options Used in a Single Building – Section 508.1

- Section 508.1 allows four combinations:
  1. Accessory and nonseparated occupancies.
  2. Accessory and separated occupancies.
  3. Nonseparated and separated occupancies.
  4. All three options in the same building.




---

---

---

---

---

---

---

---

---

---

### Section 901.7 – Fire Areas

- Based on time-tested approach to limiting the spread of fire in a building.
  - Created through use of fire walls, fire barriers and/or horizontal assemblies.
  - Limited to alternative approach to automatic sprinkler system requirements.
  - Where two occupancies are separated under the separated occupancies method of Section 508.4, fire areas may not necessarily be created in regard to the provisions of Chapter 9.




---

---

---

---

---

---

---

---

---

---

### Fire Areas: Section 901.7

- Fire-resistance rating of fire barriers creating fire areas based on Table 707.3.10.
- Fire-resistance rating of fire barriers used to separate occupancies based on Table 508.4.
- Where both conditions occur, the higher of the two required fire-resistance ratings to be applied.
- For example, where Table 707.3.10 requires greater fire-resistance than Table 508.4, complying with Table 508.4 will not establish separate fire areas.




---

---

---

---

---

---

---

---

---

---

### Fire Areas Section 901.7

No sprinkler system

B 8,000 sq. ft. F-1 10,000 sq. ft.

Minimum 3-hour fire barrier required

- Occupancy separation not required per separated occupancies and Table 508.4.
- Fire area separation of 3 hours required by Section 903.2.4 and Table 707.3.10.

No sprinkler system

S-1 10,000 sq. ft. A-3 3,000 sq. ft.

Minimum 3-hour fire barrier required

- Occupancy separation of 2 hours required per separated occupancies and Table 508.4.
- Fire area separation of 3 hours required by Sections 903.2.1.3 and 903.2.9 and Table 707.3.10.

For SI: 1 square foot = 0.0929 m<sup>2</sup>.

2015 IBC Mixed Occupancies 127

---

---

---

---

---

---

---

---

---

---

### Means of Egress Chapter 10

- Can the means of egress (MOE) path for one occupancy travel through other occupancies in the building?
  - Yes, Section 1016.2 anticipates this to a great extent.
- Where the MOE path travels from one occupancy to another, which occupancy's egress requirements prevail?
  - The requirements for both occupancies should be applied, which typically results in the application of the most stringent provisions.

2015 IBC Mixed Occupancies 128

---

---

---

---

---

---

---

---

---

---

### Means of Egress Chapter 10

- Common occupancy-related MOE requirements:
  - Occupant load factor (function based) – Table 1004.1.2.
  - Common path of travel – Section 1006.2.1.
  - Threshold for two means of egress – Section 1006.2.1.
  - Single-exit stories – Section 1006.3.2.
  - Panic hardware – Section 1010.1.10.
  - Travel distance – Section 1017.2.
  - Corridor construction – Section 1020.1.

2015 IBC Mixed Occupancies 129

---

---

---

---

---

---

---

---

---

---

### Accessory Occupancies and Tenant Spaces

- Accessory occupancy provisions to be applied on a tenant-by-tenant basis.

Tenant Space 1 10,000 sq. ft.  Group M	Tenant Space 2 5,000 sq. ft.  Group A-2	Tenant Space 3 10,000 sq. ft. total  Group B 8,000 sq. ft.  Group S-1 2,000 sq. ft.
---	--	--

FIG 507.1 square foot = 0.0929 m<sup>2</sup>

2015 IBC Mixed Occupancies 130

---

---

---

---

---

---

---

---

---

---

**KEY LEARNING**

### Unlimited Area Buildings (UAB) Section 507

- Unlimited area buildings permitted under the provisions of Section 507 may contain the occupancies and configurations specified in Sections 507.1 through 507.12.
  - Other occupancies are permitted in unlimited area buildings when in compliance with the provisions of Section 508.2 (Accessory Occupancies).
- Any or all of the mixed occupancy methods are permitted subject to the limitations of Section 508.

2015 IBC Mixed Occupancies 131

---

---

---

---

---

---

---

---

---

---

**ACTIVITY**

### Practice Exercise 4

- Given:** A fully-sprinklered, five-story hotel of Type IIA construction contains the following occupancies located as shown:
- First story:** Lobby (Group A-3), Restaurant (Group A-2), Administrative offices (Group B), Retail sales tenants (Group M) and Hotel guest rooms (Group R-1)
- Second story:** Meeting/Conference rooms (Group A-3) and Hotel guest rooms (Group R-1)
- Third and fifth stories:** Hotel guest rooms (Group R-1)
- Fourth story:** Restaurant (Group A-3) and Hotel guest rooms (Group R-1)

2015 IBC Mixed Occupancies 132

---

---

---

---

---

---

---

---

---

---

**ACTIVITY**

## Practice Exercise 4

- The floor areas of each occupancy are as indicated. Other than a 1-hour fire-resistant separation of the hotel guest room portion, no fire-resistant separations are provided between occupancies on the first floor. Streets on two sides provide for a 25-percent frontage increase for allowable area.
- Determine:** Does the building below comply with the provisions of Section 508.1 regulating mixed-occupancy buildings?

2015 IBC Mixed Occupancies 133

---

---

---

---

---

---

---

---

---

---

---

---

**ACTIVITY**

Type IIA Construction  
Fully sprinklered NFPA 13

Group R-1 40,000 square feet				
Group A-2 6,000 square feet	Group R-1 34,000 square feet			
Group R-1 40,000 square feet				
Group A-3 24,000 square feet			Group R-1 16,000 square feet	
Group R-1 20,000 square feet	Group A-3 8,000 square feet	Group M 6,000 square feet	Group B 2,000 square feet	Group A-2 4,000 square feet

For SI: 1 square foot = 0.0929 m<sup>2</sup>.

2015 IBC Mixed Occupancies 134

---

---

---

---

---

---

---

---

---

---

---

---

**ACTIVITY**

## Practice 4 Solution

<b>Nonseparated Occupancies</b>	This method may not be used for the entire building as Group A-2 limits building height to four stories. It may be utilized on the first story without applying to other stories.
<b>Fire Protection</b>	The building is fully sprinklered and has a fire alarm system in accordance with Section 907.2.8.
<b>Allowable Height</b>	Four-story limitation based on Group A-2 is not met for building.
<b>Allowable Area</b>	Groups A-2 and A-3 have the most restrictive allowance of 50,375 square feet (46,500 + 3,875). Since the aggregate building area of all stories is 200,000 square feet (40,000 times five stories) which exceeds the allowable building area of 151,125 square feet (three times 50,375), the building is not in compliance for allowable area.

Building does not comply. Both the allowable height and allowable area provisions must be in compliance, and neither complies.

2015 IBC Mixed Occupancies 135

---

---

---

---

---

---

---

---

---

---

---

---

**ACTIVITY**

## Practice 4 Solution

<b>Separated Occupancies</b>	This method is used throughout the building except for the non-Group-1 portion of the 1 <sup>st</sup> story. There is a minimum 1-hour fire-resistant separation required between the Group R-1 occupancy and all other occupancy groups. The required 1-hour separation is already provided horizontally due to the 1-hour floor construction required in a Type IIA building.
Separation per Table 508.4	
<b>Allowable Height</b>	Group R-1 occupancies are not permitted above the fifth story. Group A-2 and A-3 occupancies shall not be located above the fourth story.
<b>Allowable Area</b>	For allowable area purposes based on individual stories, the various occupancies on the first story, other than the Group R-1, will be evaluated under the nonseparated occupancies provisions of Section 508.3. Stories two through five, as well as the Group R-1 portions of the 1 <sup>st</sup> story, will be evaluated as separated occupancies in accordance with Section 508.4.

2015 IBC Mixed Occupancies 136

---

---

---

---

---

---

---

---

---

---

---

---

**ACTIVITY**

## Practice 4 Solution

Allowable Area per Occupancy:

- A-2 50,375 square feet
- A-3: 50,375 square feet
- B: 121,875 square feet
- M: 69,875 square feet
- R-1: 78,000 square feet

2015 IBC Mixed Occupancies 137

---

---

---

---

---

---

---

---

---

---

---

---

**ACTIVITY**

## Practice 4 Solution

Allowable Area per Occupancy:

- 1st story\*  
 $20,000/50,375 + 20,000/78,000 = 0.66$  **OK**

\*All portions of first story other than Group R-1 regulated as nonseparated occupancies, limited by allowable areas of Group A-2/A-3 occupancies. As a whole including the Group R-2 portion, first story then regulated as separated occupancies.

2015 IBC Mixed Occupancies 138

---

---

---

---

---

---

---

---

---

---

---

---

**ACTIVITY**

### Practice 4 Solution

Allowable Area per Occupancy:

- 2nd story  
 $24,000/50,375 + 16,000/78,000 = 0.69$  **OK**
- 3rd story  
 $40,000/78,000 = 0.51$  **OK**
- 4th story  
 $6,000/50,375 + 34,000/78,000 = 0.56$  **OK**

2015 IBC Mixed Occupancies 139

---

---

---

---

---

---

---

---

**ACTIVITY**

### Practice 4 Solution

Allowable Area per Occupancy:

- 5th story  
 $40,000/78,000 = 0.51$  **OK**
- All stories  
 $0.66 + 0.69 + 0.51 + 0.56 + 0.51 = 2.93$   
 $\leq 3$  **OK**

2015 IBC Mixed Occupancies 140

---

---

---

---

---

---

---

---

**FINAL REFLECTION**

### Final Reflection

This slide will help the learner to reflect on the day and what they will take back to the job and apply.

- **What?** What happened and what was observed in the training?
- **So what?** What did you learn and what difference did this training make?
- **Now what?** How will you do things differently back on the job as a result of this training?

2015 IBC Mixed Occupancies 141

---

---

---

---

---


---

---

---

*International Code Council is a Registered Provider with The American Institute of Architects Continuing Education Systems. Credit earned on completion of this program will be reported to CES Records for AIA members. Certificates of Completion for non-AIA members are available on request.*

This program is registered with the AIA/CES for continuing professional education. As such, it does not include content that may be deemed or construed to be an approval or endorsement by the AIA of any material of construction or any method or manner of handling, using, distributing, or dealing in any material or product. Questions related to specific materials, methods, and services will be addressed at the conclusion of this presentation.




---

---

---

---

---

---


---

---

### Copyright Materials

This presentation is protected by US and International Copyright laws. Reproduction, distribution, display and use of the presentation without written permission of the speaker is prohibited.

© International Code Council 2016



143

---

---

---

---

---

---

---

---

### Thank you for participating

To schedule a seminar, contact:

The ICC Training & Education Department  
1-888-ICC-SAFE (422-7233) Ext. 33818  
or  
E-mail: [icctraining@iccsafe.org](mailto:icctraining@iccsafe.org)



2015 IBC Mixed Occupancies 144

---

---

---

---

---

---

---

---