

SUBJECT: **Group U Occupancies, Attached and Detached Walk-in Coolers and Freezers**

REVISED DATE: October 25, 2010

INTERPRETATION NUMBER: ADM – 1.0312.1.2

SEE ALSO: 2006 IBC – Section 312.1, BL – 66

INTERPRETATION SUMMARY

Staff has been able to confirm from a survey of other communities that almost all of them require building permits for these types of structures. One exception is a community that requires mechanical permits in lieu of building permits, but requires all of the same drawings and had all of the same setback, foundation and anchoring requirements that would have been required by a building permit. It is therefore our policy that a building permit is required for all such structures, whether attached or detached and that the use precludes the exception for buildings less than 120 square feet as enumerated in IBC section 105.2 Item #1. A certified survey will not be required for detached structures of 120 sq. ft. or less.

It is our determination that any such structure will be classified as an S-1 occupancy, and, when attached, will be subject to the appropriate construction type, allowable area, sprinkling requirements, etc. as the rest of the building. Drawings sealed by an architect will be required to be submitted. If the structure is designed to be attached only by elastometric means or flashings and is less than 400 square feet, footings extending below frost will not be required. Appropriate anchorage to prevent wind uplift as required by the Building Code and as approved by the manufacturer must be provided.

It is our interpretation that detached structures will be classified as S1 occupancies of Type VN construction. However, we will not require plans to be prepared by an architect for these structures that are less than 1,000 square feet, unless proximity to other structures or property lines would require fire-resistive construction. Architectural plans will be required for structures of a 1,000 square feet or more since the building code section 1015.4 requires refrigerated rooms of this size to be provided with at least two exits. A licensed engineer will still be required to submit plans to document wind and snow load designs, as well as foundation and anchorage requirements. If the structure is pre-assembled in a factory and delivered on-site, we will accept the stamp of an out-of-state engineer. Structures less than 400 square feet will not require footings that extend below the frost line. Appropriate anchorage to prevent wind uplift as required by the Building Code and as approved by the manufacturer must be provided for all structures.