

BCAC occupancy WG-Item 7 – revised 4-26-2023

303.1.2 Small assembly spaces. The following rooms and spaces shall not be classified as Assembly occupancies:

1. A room or space used for assembly purposes with an occupant load of less than 50 persons ~~and accessory to another occupancy~~ shall be classified as a Group B occupancy or as part of ~~that the main~~ occupancy.
2. A room or space used for assembly purposes that is less than 750 square feet (70 m²) in area ~~and accessory to another occupancy~~ shall be classified as a Group B occupancy or as part of ~~that the main~~ occupancy.

Suggestion from Allison Cook:

303.1.2 Small assembly spaces. The following rooms and spaces shall not be classified as Assembly occupancies:

1. A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy regardless of the size of the other occupancy.
2. A room or space used for assembly purposes that is less than 750 square feet (70 m²) in area and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy regardless of the size of the other occupancy.

Suggestion for Kevin Scott –

303.1.2 Small assembly spaces. The following rooms and spaces associated within another occupancy shall not be classified as Assembly occupancies:

1. A room or space used for assembly purposes with an *occupant load* of less than 50 persons ~~and accessory to another occupancy~~ shall be classified as a Group B occupancy or as part of ~~that the main~~ occupancy.
2. A room or space used for assembly purposes that is less than 750 square feet (70 m²) in area ~~and accessory to another occupancy~~ shall be classified as a Group B occupancy or as part of ~~that the main~~ occupancy.

Suggestion to look at all subsections for same issue

303.1.1 Small buildings and tenant spaces. A building or tenant space used for assembly purposes with an *occupant load* of less than 50 persons shall be classified as a Group B occupancy.

303.1.2 Small assembly spaces. The following rooms and spaces shall not be classified as Assembly occupancies:

1. A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.

2. A room or space used for assembly purposes that is less than 750 square feet (70 m²) in area and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.

303.1.3 Associated with Group E occupancies. A room or space used for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy.

303.1.4 Accessory to places of religious worship.

Accessory religious educational rooms and religious auditoriums with *occupant loads* of less than 100 per room or space are not considered separate occupancies.

Reason Statement: The change will clarify the intent of the provision is that the assembly space is a support space for the main occupancy, such as conference rooms in office buildings and fitness rooms in residential buildings. Some jurisdictions use the 10 percent of the area of the story threshold of Section 508.2 when applying this provision because the word “accessory” is used. The misinterpretation unnecessarily limits the size of conference rooms in small office buildings.

Cost impact: The change would not increase the cost of construction because it is clarifying that the code permits small assembly spaces in smaller buildings.

Staff note: May want to change last line –“ or as part of ~~that~~ a main occupancy of the building.”