

BCAC occupancy WG-Item 7

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

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

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.

Comments:

305.2.1, 305.2.2, 308.5.2 and 308.5.3 for rooms and spaces within a place of religious worship or for small care facilities all use "as part of the primary occupancy".