

SUBJECT: **Occupancy Classification for Open-Sided Structures**

EFFECTIVE DATE: October 25, 2010

INTERPRETATION NUMBER: ADM – 1.0312.1.1

SEE ALSO: 2006 IBC – Section 312.1, and BL – 68

INTERPRETATION SUMMARY

This interpretation deals with two questions with regard to open-sided structures. First, is an architect required to design the structure and secondly, into what occupancy classification do they fall.

As to the latter, it is our interpretation that these structures will generally be classified as U occupancies unless intended for human occupancy in which case they will be classified as A-3. For the purpose of determining occupant load for exiting, if the structure is intended for sheltering people and not chattel, an assembly load factor of 15 shall be used.

As to the former, the applicable state statute says that every new building or structure is to be designed by an architect who is licensed in the state of Kansas, with the exceptions of one and two family dwellings, structures accessory to one-and-two family dwellings and agricultural buildings. Obviously, except for those structures accessory to one-and-two family dwellings, these structures do not fall into those exceptions. However, it is our understanding from discussions with a member of the State Board of Technical Review that due to the relatively low hazard of these structures that are less than a 1000 square feet (the maximum square footage permitted for a U-1 occupancy in the 1997 UBC), architecturally stamped drawings, in most cases, would not be required. An architect would be required to stamp drawings if there are any fire-resistive requirements based on distance to real or assumed property lines, or if the floor of the structure will be more than 30” above the surrounding grade. We will still require footing and structural drawings that are stamped by an engineer licensed by the state of Kansas for any of these structures regardless of size. A certified survey will be required for all structures.

For purposes of zoning certification, in other than public parks, structures 1000 square feet and less shall meet the requirements for accessory buildings for lot coverage and setbacks. Only one such structure shall be permitted per zoning lot.