

Building Code - CHAPTER 3 – USE AND OCCUPANCY CLASSIFICATION

Section BC-301. General. This section defines the scope of this chapter as the provisions to control the classification of all buildings, structures, and spaces as to use and occupancy. The equivalent Subchapter 3 of the current code provides similar, but not necessarily identical, classifications.

27-234

Section BC-302. Classification. This section defines the groups in which structures or portions of structures shall be classified. With the exception of “Miscellaneous” Occupancy Group, which appears in the current code, this section uses building group classifications identical to the current code. However, this section assigns the shorthand designation letters for the Occupancy Group classifications to correspond with the first letter of the Occupancy Group name, rather than assigning the arbitrary sequential letter designations found in the current code.

This section provides specific fire separation requirements for defined incidental use areas. The current code does not have a parallel concept. The separation requirements for the defined incidental use areas are, in general, equivalent to similar classifications of spaces found in the current code, though this section tends to be less restrictive in terms of fire-resistance ratings expressed in hours. However, unlike the current code, this section will permit, in some instances, the fire-resistance ratings to be reduced in fully sprinklered buildings.

This section provides the fire-separation requirements for accessory use areas. In general, the current code treats accessory use areas in a similar fashion as far as required fire separations expressed in terms of hours and indexed against use. However, the Proposed Code and the current code differ in their respective approaches to the concept of fire separation, as elaborated upon in the analysis of Chapter 7.

This section provides requirements for the fire separation of mixed occupancies. An equivalent, though not identical, concept is found in the current code, and in general, the required fire separations expressed in terms of hours are similar. However, this section permits fire-resistance rating reductions in fully sprinklered buildings. This is a major departure from the current code with repercussive effects throughout the Proposed Code.

All other provisions of this section are equivalent to the current code.

27-234 – 27-242, 27-341 27-268, RS 3-3

Section BC-303. Assembly Group A. This section provides the definitions and details for the classification of spaces used for assembly. The equivalent appears in the current code.

This section classifies assembly spaces with less than 75 persons as a Group B, Business Occupancy. The equivalent does not appear in the current code.

In general, the provisions of this section are equivalent to the current code. However, this section consolidates under the A-3 classification a number of assembly uses that were treated separately by the current code into F1-b and F-3 occupancy classifications.

27-254 – 27-258, 27-522 – 27-549, RS 3-3

Section BC-304. Business Group B. This section provides the definitions and details for the classification of spaces for typical business uses. The equivalent appears in the current code. However, this section includes educational occupancies above the 12th grade and libraries not associated with Education occupancies in Group B. This is a significant departure from the current code which permits reclassification of adult education spaces from Education into Business occupancy only at the discretion of the commissioner. This departure will have repercussions for higher-education institutions throughout the proposed code. Furthermore, this section permits non-production laboratories to be classified as Business Group provided that the facility complies with the special occupancy provisions found in Chapter 4. The equivalent is not addressed by the current code which requires all laboratories to be classified as an Industrial occupancy.

27-253, RS 3-3, 3RCNY 10-01

Section BC-305. Education Group E. This section provides the definitions and details for the classification of spaces for educational uses. The equivalent scope is addressed by the current code. However, this section differs from the current code in that spaces may be classified as education only through grade 12, including day care facilities of a certain size. The current code classifies all educational uses, including colleges, universities, and libraries in the education use group unless a specific request is made to the commissioner for an exemption to be considered as business occupancy.

All other provisions of this section are equivalent to the current code.

27-259, RS 3-3

Section BC-306. Factory Group F. This section provides the definitions and details for the classification of spaces used for assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair, cleaning, laundering or processing operations that are not classified as a Group H hazardous occupancy. This section is, in general, equivalent to the current code, except that laboratories conducting research and testing are excluded from Group F and, instead, are classified as Group B.

27-244, 27-249 – 27-252, RS 3-3

Section BC-307. High-hazard Group H. This section provides the details for the classification of spaces used for the manufacturing, processing, generation or storage of materials that constitute a physical or health hazard. This section is equivalent to the current code in that the classification of hazardous occupancies is based upon quantity and type of hazardous materials utilized and stored.

This section provides the criteria for the classification of semiconductor fabrication facilities and similar research and development areas. The equivalent does not appear in the current code.

27-243

Section BC-308. Institutional Group I. This section provides the details for the classification of spaces used for supervised residential purposes as a care, treatment, or correctional facility. This section is substantively similar to the current code. However the sub-categorical organization of this section differs from the current code and this section provides more detailed requirements for the classification of spaces. The sub-categorical organization of the current code distinguishes Institutional uses based upon whether or not the occupants are under restraint, whereas this Section bases the distinctions upon occupants' capacity for self-preservation.

This section also permits assisted living facilities of a certain size to be classified as Group R occupancy. The current code does not have an equivalent provision; however, a Departmental Memorandum offers similar guidelines.

27-260 – 27-262, RS 3-3, Departmental Memorandum March 10, 1980, page 1701

Section BC-309. Mercantile Group M. This section provides the definitions and details for the classification of spaces used for general retail purposes. This section is for the most part equivalent to the current code, except that this group includes motor fuel dispensing facilities, whereas the current code classifies such facilities as Business occupancy.

27-248, RS 3-3

Section BC-310. Residential Group R. This section provides the definitions and details for the classification of spaces used for dwelling or sleeping purposes. This section is in general equivalent to the current code. However, this section classifies student dormitories as R-1, whereas the current code classifies such occupancy as J-2 (equivalent to IBC R-2).

This section provides definitions for terms to be used throughout this chapter. Though many of the terms are found in the current code, the majority of the terms defined in this section are not explicitly defined in the current code. This section provides explicit definitions, not found in the current code, that clarify the issues of vagueness that often characterize terminology for apartments, dwelling units, dormitories, and family.

27-263 – 27-266, RS 3-3

Section BC-311. Storage Group S. This section provides the definitions and details for the classification of spaces used for non-hazardous warehousing, storage, and freight distribution. This section is substantively equivalent to the current code.

27-245 – 27-247, RS 3-3

Section BC-312. Utility and Miscellaneous Group U. This section provides the definitions and details for the classification of structures of an accessory character and miscellaneous structures not classified in any specific occupancy. This section is substantively equivalent to the current code.

27-267, RS 3-3