MURRAY CITY POLICY
THE CHANGE OF USE OF BUILDINGS

International Building Code Section 3408.1 (as amended by the State of Utah) states, "No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of this code for such division or group of occupancy. Subject to the approval of the building official, the use or occupancy of existing buildings shall be permitted to be changed and the building is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use."

Murray City requires an analysis from a Utah licensed architect assessing the existing structure to identify existing hazards and to determine which components pose a higher relative hazard. A change of use to a higher relative hazard must be upgraded to comply with the all requirements for the new use. In addition, IBC section 3411 requires disabled access to be increased.

The architect's analysis shall include any element thought appropriate by the architect and must specifically address the following:

1. **Means of egress and life safety**. When a change of use is made to a higher hazard category based on the following table, the means of egress and life safety features must comply with Chapter #10 of the International Building Code as for new construction.

RELATIVE HAZARD	OCCUPANCY CLASSIFICATION
1 (Highest Hazard)	H
2	I-2, I-3, I-4
3	A, E, I-1, M, R-1, R-2, R-4
4	B, F-1, R-3, S-1
5 (Lowest Hazard)	F-2, S-2, U

Analyze requirements for:

a. Number of exits.
b. Capacity, width, and continuity of egress system
c. Stairways, ramps, and corridors.
   - Stair rise and run. (assess structural constraints)
   - Handrails.
   - Guards at stairs, landings, etc…
   - Exit enclosure requirements.
d. Exit signs and emergency lighting.
e. Fire sprinklers.
f. Fire alarms.
g. Fire barriers and fire resistant elements.
h. Enclosures of vertical shafts.
i. Interior finishes.

2. **Heights, areas and type of construction**. When a change of use is made to a higher hazard category based on the following table, the height, area, type of construction and special requirements must comply with Chapters 3, 4, 5, and 6 of the International Building Code as for new construction.

RELATIVE HAZARD	OCCUPANCY CLASSIFICATION
1 (Highest Hazard)	H
2	A-1, A-2, A-3, A-4, I, R-1, R-2, R-4
3	E, F-1, S-1, M
4 (Lowest Hazard)	B, F-2, S-2, A-5, R-3, U

Analyze requirements for:

a. Height for type of construction.
b. Area for type of construction.
c. Mixed use.
d. Special requirements.

3. **Exterior wall fire-resistance**. When a change of use is made to a higher hazard category based on the following table, the exterior wall fire-resistance must comply with Chapters 6 and 7 of the International Building Code as for new construction.

RELATIVE HAZARD	OCCUPANCY CLASSIFICATION
1 (Highest Hazard)	H
2	F-1, M, S-1
3	A, B, E, I, R
4 (Lowest Hazard)	F-2, S-2, U

Analyze requirements for:

a. Exterior wall fire-resistance rating.
b. Opening protectives.

4. **Earthquake safety**. When a change of occupancy results in a structure being reclassified to a higher occupancy category based on the following table, or when such change of occupancy results in a design occupant load increase of 100% or more, the structure shall conform to the seismic requirements for a new structure.

RELATIVE HAZARD	CLASSIFICATION
1 (Highest Hazard)	I-2, emergency and essential facilities
2	A with an occupant load > 300, E with an occupant load > 250, I-3
3	Others
4 (Lowest Hazard)	U

If seismic upgrade is indicated, provide recommendations from a Utah licensed structural engineer.

5. **Disabled accessibility**. As per IBC section #3408.4; When a change of use is made, the following features shall comply with Chapter 11 of the International Building Code as for new construction.
   a. At least one accessible building entrance.
   b. At least one accessible route from an accessible building entrance to primary function areas.
   c. Signage complying with IBC Section 1110.
   d. Accessible parking near the accessible entrance.
   e. Accessible passenger loading zone, if a loading zone is provided.
   f. At least one accessible route connecting accessible parking to an accessible entrance.

The architect is to provide recommendations and a detailed plan how any issues identified in the analysis are to be incorporated into the existing building. The Building Inspection Division will review and comment on the analysis and plan. Additional issues may need to be addressed after review.

20% the cost of any remodel must be expended toward increasing disabled access, which may require accessible toilet rooms and/or other accessible features depending on the extent of the remodel.

Note: Permits are required for upgrade work and all new work must comply with current construction codes.