

**3. Determine the appropriate type of construction for the building.** The permitted types of construction are primarily based upon the occupancy classifications involved, the building's height and the building's floor area. Other conditions may also affect the appropriate construction types, including the building's location on the lot and the intended materials of construction. In buildings with mixed-occupancy conditions, the methods of addressing the relationship between the multiple occupancies indirectly affect construction type.

**Sec. 202 and 502 Calculate actual height of building in both "feet" and "stories above grade plane."** The code specifically describes the method for assigning a building height: measure both in the number of feet and the number of stories above grade plane. The actual height must be compared with the allowable height to determine if the building's type of construction is acceptable.

- Sec. 504 Determine allowable height permitted for both "feet" and "stories"
- Sec. 505 Determine if mezzanine provisions are applicable
- Sec. 504.3 Determine if any rooftop structures are in compliance

**Sec. 502 Calculate actual floor area of each story of building.** The building area is typically the entire floor area that occurs within the surrounding exterior walls. The building area for each individual story must be calculated, as well as for the building as a whole.

- Sec. 507 Determine if building qualifies as an unlimited area building
- Sec. 506 Determine allowable area permitted for building and each story if:
  - Sec. 506 Single-occupancy building
  - Sec. 508.3.1 Multi-occupancy w/accessory occupancies
  - Sec. 508.3.2 Multi-occupancy building w/nonseparated occupancies
  - Sec. 508.3.3 Multi-occupancy building w/separated occupancies
  - Sec. 705.1 Use of fire walls

**Sec. 509 Determine if special provisions are to be applied for height and/or area.** The general requirements for allowable height and area may be modified under limited conditions, typically where a parking garage is located in a building with other occupancies.

**Sec. 602 Verify that the type of materials and degree of fire resistance for the building's major elements comply with Table 601.** Once the acceptable types of construction are determined based upon the building's occupancy, height and floor area, the major building elements must be evaluated for compliance with the required degree of fire resistance and the appropriate materials of construction.

**4. Locate the building on the site.** The location of the building(s) on the lot is fundamental to the degree of fire exposure to and from adjoining buildings and lots. In addition, the building's location influences the amount of fire department access that can be provided from the exterior of the building.

**Sec. 503.1.2 Determine the number of buildings on the site.** Where two or more buildings are located on the same lot, they can be evaluated as a single building or multiple buildings. The type of construction requirements may differ based upon which of the two methods is utilized.

**Sec. 602.1 Determine minimum required fire rating of exterior walls.** The fire separation distance is the measurement used in evaluating the necessary fire rating for exterior walls. It is measured from the building to the lot line, to the center line of a public way or to an imaginary assumed line between two buildings on the same lot.

**Sec. 704.8 Determine exterior opening protection requirements.** Openings in exterior walls are regulated by the fire separation distance and the rating of the exterior wall in which they are located.

**Sec. 506.2 Determine frontage increase for allowable area purposes.** Utilized primarily for fire department access, open space adjacent to a building's perimeter provides for an increase in the allowable area.

**5. Identify extent of any special detailed occupancy requirements.** Special types of buildings, special uses that occur within buildings and special elements of a building are further regulated through specific requirements found in Chapter 4. Since these provisions are specific in nature, they apply in lieu of the general requirements found elsewhere in the code.

**Chapter 4 Determine special detailed requirements based on occupancy.** A number of the special provisions are applicable to a specific occupancy or group of similar occupancies.

- Sec. 402 Covered mall buildings
- Sec. 403 High-rise buildings
- Sec. 404 Atriums
- Sec. 406 Motor-vehicle-related occupancies
- Sec. 407, 408 Group I-2 and I-3 occupancies