



GENERAL BUILDING CODE REQUIREMENTS

BUILDING DIVISION

COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | 541-917-7553

ADDITIONAL REQUIREMENTS FOR MINI STORAGE STRUCTURES

The following guide includes additional code requirements for S-1 “mini” or self-storage structures to supplement the *Commercial Structures* or *Tenant Improvement* guide.

APPLICABLE CODES

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| 2019 Oregon Structural Specialty Code (OSSC) | 2019 Oregon Zero Energy Ready Com. Code (OZERCC) |
| <ul style="list-style-type: none">• Appendix N for Fire Code Provisions• 2016 NFPA 13/13R• 2016 NFPA 72• A117.1-2009 for Accessibility | <ul style="list-style-type: none">• 2017 Oregon Plumbing Specialty Code (OPSC)• 2017 Oregon Electrical Specialty Code (OESC)• 2019 Oregon Mechanical Specialty Code (OMSC) |

Building Codes can be viewed online at: <https://www.oregon.gov/bcd/codes-stand/Pages/adopted-codes.aspx>

PERMITS & PLAN REVIEW

(Code references are to the OSSC, u.n.o.)

Permit applications and plan reviews are required prior to the start of any construction. All plan reviews are conducted electronically. Information on the ePlans process is available at cd.cityofalbany.net or by emailing cd.customerservice@cityofalbany.net for more details.

- Commercial projects are required to have the construction documents and engineering calculations prepared and signed by an Oregon registered design professional, unless an exempt structure. (107.1)

OCCUPANCY

- Occupancy classification and use is an S-1 Self-storage facility, as specified in Chapter 3.
- Special occupancy requirement of Chapter 4 may apply.

TYPE OF CONSTRUCTION

- The type of construction shall comply with 602.1 and the limitation of combustibles materials of 603.

AREA & HEIGHT

- Where two or more buildings are located on the same lot, the building can be considered one building or separate buildings for the purpose of allowable area (503.1) and building separation (602).

SEPARATION AND FIRE-RESISTANCE

- In mixed occupancy buildings, separation shall be provided in compliance with Section 508.

FIRE PROTECTION SYSTEMS

- Fire protection systems may be required as specified in Chapter 4 & Chapter 9.
- Where mini-storage buildings have an S-1 occupancy area of more than 2,500 square feet, a fire sprinkler system is required per 903.2.9 #5. Please see the attached ICC interpretation 20-14.

MEANS OF EGRESS

- Structure(s) provided with passage doors shall comply with Chapter 10 and Chapter 11.
- The number of exit or exit access doors shall be in compliance with 1006, et al.

ACCESSIBILITY

- Accessible routes are required within the site, within the building, and to the public way. (1104)
- Not less than 60 percent of public entrances shall be accessible in compliance with Section 1105.
- Accessible storage facilities shall be provided and disbursed as required in 1108.3.

SANITATION REQUIREMENTS

- Bathroom facilities shall be provided in compliance with Chapter 29 for the total occupancy load (Table 1004.5 Warehouse one occupant per 500 gross) based on the storage use provision of Table 2902.1.
- The use of the separate facilities exemption no. 3 (100 occupant or fewer) and the base 500 feet travel distance of 2902.3.3 is an acceptable alternative in mini storage uses, as authorized in 2901.2.

ENERGY CODE REQUIREMENTS

- Where temperature control is provided, the structures will need to comply with the Energy Code and will need to provide the appropriate analysis and calculation to demonstrate compliance.

VENTILATION AND TEMPERATURE CONTROL REQUIREMENTS

- Where occupied spaces are provided, in addition to the S-1 occupancy, the ventilation and temperature control requirements of Chapter 12 are required. Ventilation calculations will be required.

INTERNATIONAL BUILDING CODE

CHAPTER 9 FIRE PROTECTION SYSTEMS

SECTION [F] 903.2.9
2012 Edition
IFC Interpretation 20-14
Issued 10-6-2014
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[F] 903.2.9 Group S-1. An *automatic sprinkler system* shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group S-1 *fire area* is located more than three stories above grade plane.
3. The combined area of all Group S-1 *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group S-1 *fire area* used for the storage of commercial trucks or buses where the *fire area* exceeds 5,000 square feet (464 m²).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

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Q: The area of a self-storage warehouse is between 2,500 square feet and 12,000 square feet. Spaces are rented to individuals for the storage of personal household items (which could include incidental pieces of upholstered furniture and mattresses).

Does item #5 require an automatic sprinkler system throughout the Group S-1 self-storage warehouse?

A: Yes.

This criteria is written such that any Group S-1 occupancy, not the fire area, over 2,500 square feet used for the storage of upholstered furniture and/or mattresses shall be sprinklered throughout the building. This is regardless of how much upholstered furniture and/or mattresses are actually stored.