

CALIFORNIA EXISTING BUILDING CODE – MATRIX ADOPTION TABLE CHAPTER 10 – CHANGE OF OCCUPANCY

**(Matrix Adoption Tables are nonregulatory, intended only as an aid
See [Chapter 1](#) for state agency authority and building applic**

Adopting Agency	BSC	BSC- CG	SFM	HCD			DSA			OSHPD					BS	
				1	2	1/AC	AC	SS	SS/CC	1	1R	2	3	4		5
Adopt Entire Chapter																
Adopt Entire Chapter as amended (amended sections listed below)			X													
Adopt only those sections that are listed below																
Chapter / Section																
1007.1			X													
1011.2.1			X													
1011.2.2			X													
Table 1011.5			X													
1011.5.2			X													
1011.5.4			X													
1011.5.5			X													
1011.8.2			X													

The state agency does not adopt sections identified with the following symbol: †
The Office of the State Fire Marshal's adoption of this chapter or individual sections is applicable to structures regulated by other state agencies pursuant to [Section 1.11](#).

CHAPTER 10 CHANGE OF OCCUPANCY

User note:

About this chapter: The purpose of this chapter is to provide regulations for the circumstances where an existing building is subject to a change of occupancy or a change of occupancy classification. A change of occupancy is not to be confused with a change of occupancy classification. The California Building Code defines different occupancy classifications in [Chapter 3](#) and special occupancy requirements in [Chapter 4](#). Within specific occupancy classifications there can be many different types of actual activities that can take place. For instance, a Group A-3 occupancy classification deals with a wide variation of different types of activities, including bowling alleys and courtrooms, indoor

tennis courts and dance halls. When a facility changes use from, for example, a bowling alley to a dance hall, the occupancy classification remains A-3, but the different uses could lead to drastically different code requirements. Therefore, this chapter deals with the special circumstances that are associated with a change in the use of a building within the same occupancy classification as well as a change of occupancy classification.

SECTION 1001 GENERAL

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1001.1 Scope.

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The provisions of this chapter shall apply where a change of occupancy occurs, as defined in [Section 202](#).

1001.2 Certificate of occupancy.

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A change of occupancy or a change of occupancy within a space where there is a different fire protection system threshold requirement in [Chapter 9](#) of the *California Building Code* shall not be made to any structure without the approval of the code official. A certificate of occupancy shall be issued where it has been determined that the requirements for the change of occupancy have been met.

1001.2.1 Change of use.

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Any work undertaken in connection with a change in use that does not involve a change of occupancy classification or a change to another group within an occupancy classification shall conform to the applicable requirements for the work as classified in [Chapter 6](#) and to the requirements of [Sections 1002](#) through [1010](#).

1001.2.2 Change of occupancy classification or group.

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Where the occupancy classification of a building changes, the provisions of [Sections 1002](#) through [1011](#) shall apply. This includes a change of occupancy classification and a change to another group within an occupancy classification.

1001.2.2.1 Partial change of occupancy.

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Where the occupancy classification or group of a portion of an existing building is changed, [Section 1011](#) shall apply.

1001.3 Certificate of occupancy required.

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A certificate of occupancy shall be issued where a change of occupancy occurs that results in a different occupancy classification as determined by the *California Building Code*.

SECTION 1002 SPECIAL USE AND OCCUPANCY

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1002.1 Compliance with the building code.

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Where an existing building or part of an existing building undergoes a change of occupancy to one of the special use or occupancy categories as described in [Chapter 4](#) in the *California Building Code*, the building shall comply with all of the requirements of [Chapter 4](#) of the *California Building Code* applicable to the special use or occupancy.

1002.2 Incidental uses.

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Where a portion of a building undergoes a change of occupancy to one of the incidental uses listed in [Table 509.1](#) of the *California Building Code*, the incidental use shall comply with [Section 509](#) of the *California Building Code* applicable to the incidental use.

SECTION 1003 BUILDING ELEMENTS AND MATERIALS

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1003.1 General.

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Building elements and materials in portions of buildings undergoing a change of occupancy classification shall comply with [Section 1011](#).

SECTION 1004 FIRE PROTECTION

apps

1004.1 General.

apps

Fire protection requirements of [Section 1011](#) shall apply where a building or portions thereof undergo a change of occupancy classification or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in [Chapter 9](#) of the *California Building Code*.

SECTION 1005 MEANS OF EGRESS

apps

1005.1 General.

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Means of egress in portions of buildings undergoing a change of occupancy classification shall comply with [Section 1011](#).

SECTION 1006 STRUCTURAL

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[BS] 1006.1 Live loads.

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Structural elements carrying tributary live loads from an area with a change of occupancy shall satisfy the requirements of Section 1607 of the *California Building Code*. Design live loads for areas of new occupancy shall be based on Section 1607 of the *California Building Code*. Design live loads for other areas shall be permitted to use previously approved design live loads.

Exception: Structural elements whose demand-capacity ratio considering the change of occupancy is not more than 5 percent greater than the demand-capacity ratio based on previously approved live loads.

[BS] 1006.2 Snow and wind loads.

apps

Where a change of occupancy results in a structure being assigned to a higher risk category, the structure shall satisfy the requirements of Sections 1608 and 1609 of the *California Building Code* for the new risk category.

Exception: Where the area of the new occupancy is less than 10 percent of the building area. The cumulative effect of occupancy changes over time shall be considered.

[BS] 1006.3 Seismic loads.

apps

Where a change of occupancy results in a building being assigned to a higher risk category, or where the change is from a Group S or Group U occupancy to any occupancy other than Group S or Group U, the building shall satisfy the requirements of Section 1613 of the *California Building Code* for the new risk category using full seismic forces.

Exceptions:

1. Where a change of use results in a building being reclassified from Risk Category I or II to Risk Category III and the seismic coefficient, S_{DS} , is less than 0.33, compliance with this section is not required.
2. Where the area of the new occupancy is less than 10 percent of the building area, the occupancy is not changing from a Group S or Group U occupancy, and the new occupancy is not assigned to Risk Category IV, compliance with this section is not required. The cumulative effect of occupancy changes over time shall be considered.
3. **Reserved.**
4. Where the change is from a Group S or Group U occupancy and there is no change of risk category, use of reduced seismic forces shall be permitted.

[BS] 1006.4 Access to Risk Category IV.

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Any structure that provides operational access to an adjacent structure assigned to Risk Category IV as the result of a change of occupancy shall itself satisfy the requirements of Sections 1608, 1609 and 1613 of the *California Building Code*. For compliance with Section 1613 of the *California Building Code*, the full seismic forces shall be used. Where operational access to Risk Category IV is less than 10 feet (3048 mm) from either an interior lot line or from another structure, access protection from potential falling debris shall be provided.

**SECTION 1007
ELECTRICAL**

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1007.1 Special occupancies.

apps

Where the occupancy of an existing building or part of an existing building is changed to one of the following special occupancies as described in California Electrical Code, the electrical wiring and equipment of the building or portion thereof that contains the proposed occupancy shall comply with the applicable requirements of the California Electrical Code.

1. Hazardous locations.
2. Commercial garages, repair and storage.
3. Aircraft hangars.
4. Gasoline dispensing and service stations.
5. Bulk storage plants.
6. Spray application, dipping and coating processes.
7. *Reserved*
8. Places of assembly.
9. Theaters, audience areas of motion picture and television studios, and similar locations.
10. Motion picture and television studios and similar locations.
11. Motion picture projectors.
12. Agricultural buildings.

1007.2 Unsafe conditions.

apps

Where the occupancy of an existing building or part of an existing building is changed, all unsafe conditions shall be corrected without requiring that all parts of the electrical system comply with the California Electrical Code.

1007.3 Service upgrade.

apps

Where the occupancy of an existing building or part of an existing building is changed, electrical service shall be upgraded to meet the requirements of the California Electrical Code for the new occupancy.

1007.4 Number of electrical outlets.

apps

Where the occupancy of an existing building or part of an existing building is changed, the number of electrical outlets shall comply with the California Electrical Code for the new occupancy.

**SECTION 1008
MECHANICAL**

apps

1008.1 Mechanical requirements.

apps

Where the occupancy of an existing building or part of an existing building is changed such that the new occupancy is subject to different kitchen exhaust requirements or to increased mechanical ventilation requirements in accordance with the California Mechanical Code, the new occupancy shall comply with the respective California Mechanical Code provisions.

**SECTION 1009
PLUMBING**

apps

1009.1 Increased demand.

apps

Where the occupancy of an existing building or part of an existing building is changed such that the new occupancy is subject to increased or different plumbing fixture requirements or to increased water supply requirements in accordance with the *California Plumbing Code*, the new occupancy shall comply with the intent of the respective *California Plumbing Code* provisions.

Exception: Only where the occupant load of the story is increased by more than 20 percent, plumbing fixtures for the story shall be provided in quantities specified in the *California Plumbing Code* based on the increased occupant load.

1009.2 Food-handling occupancies.

apps

If the new occupancy is a food-handling establishment, all existing sanitary waste lines above the food or drink preparation or storage areas shall be panned or otherwise protected to prevent leaking pipes or condensation on pipes from contaminating food or drink. New drainage lines shall not be installed above such areas and shall be protected in accordance with the *California Plumbing Code*.

1009.3 Interceptor required.

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If the new occupancy will produce grease or oil-laden wastes, interceptors shall be provided as required in the *California Plumbing Code*.

1009.4 Chemical wastes.

apps

If the new occupancy will produce chemical wastes, the following shall apply:

1. If the existing piping is not compatible with the chemical waste, the waste shall be neutralized prior to entering the drainage system or the piping shall be changed to a compatible material.
2. Chemical waste shall not discharge to a public sewer system without the approval of the sewage authority.

SECTION 1010 OTHER REQUIREMENTS

apps

1010.1 Light and ventilation.

apps

Light and ventilation shall comply with the requirements of the *California Building Code* for the new occupancy.

SECTION 1011 CHANGE OF OCCUPANCY CLASSIFICATION

apps

1011.1 General.

apps

The provisions of this section shall apply to buildings or portions thereof undergoing a change of occupancy classification. This includes a change of occupancy classification within a group as well as a change of occupancy classification from one group to a different group or where there is a change of occupancy within a space where there is a different fire protection system threshold

requirement in Chapter 9 of the California Building Code. Such buildings shall also comply with Sections 1002 through 1010 of this code.

1011.2 Fire protection systems.

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Fire protection systems shall be provided in accordance with Sections 1011.2.1 and 1011.2.2.

1011.2.1 Fire sprinkler system.

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Where a change in occupancy classification occurs or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the California Building Code that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the California Building Code. The installation of the automatic sprinkler system shall be required within the area of the change of occupancy and areas of the building not separated by a *fire wall* from the change of occupancy.

1011.2.2 Fire alarm and detection system.

apps

Where a change in occupancy classification occurs or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the California Building Code that requires a fire alarm and detection system to be provided based on **the new occupancy, such system shall be in accordance with Chapter 11 and Section 907 of the California Fire Code.**

1011.3 Interior finish.

apps

In areas of the building undergoing the change of occupancy classification, the interior finish of walls and ceilings shall comply with the requirements of the California Building Code for the new occupancy classification.

1011.4 Enhanced classroom acoustics.

apps

In Group E occupancies, where the work area is a Level 3 alteration, enhanced classroom acoustics shall be provided in all classrooms with a volume of 20,000 cubic feet (565 m³) or less. Enhanced classroom acoustics shall comply with the reverberation time in Section 808 of ICC A117.1.

1011.5 Means of egress, general.

apps

Hazard categories in regard to life safety and means of egress shall be in accordance with Table 1011.5.

TABLE 1011.5 MEANS OF EGRESS HAZARD CATEGORIES

apps

	RELATIVE HAZARD	OCCUPANCY C
	1 (Highest Hazard)	H (Not
	2	I-2; I-3; I-4
>	3	A; E; M; F
>	4	B; F-1; R

1011.5.1 Means of egress for change to a higher-hazard category. apps

Where a change of occupancy classification is made to a higher-hazard category (lower number) as shown in [Table 1011.5](#), the means of egress shall comply with the requirements of [Chapter 10](#) of the *California Building Code*.

Exceptions:

1. Stairways shall be enclosed in compliance with the applicable provisions of [Section 903.1](#).
2. Existing stairways including handrails and guards complying with the requirements of [Chapter 9](#) shall be permitted for continued use subject to approval of the code official.
3. Any stairway replacing an existing stairway within a space where the pitch or slope cannot be reduced because of existing construction shall not be required to comply with the maximum riser height and minimum tread depth requirements.
4. Existing corridor walls constructed on both sides of wood lath and plaster in good condition or 1/2-inch-thick (12.7 mm) gypsum wallboard shall be permitted. Such walls shall either terminate at the underside of a ceiling of equivalent construction or extend to the underside of the floor or roof next above.
5. Existing corridor doorways, transoms and other corridor openings shall comply with the requirements in [Sections 804.6.1](#), [804.6.2](#) and [804.6.3](#).
6. Existing dead-end corridors shall comply with the requirements in [Section 804.7](#).
7. An operable window complying with [Section 1011.5.6](#) shall be accepted as an emergency escape and rescue opening.

1011.5.2 Means of egress for change of use to an equal or lower-hazard category. apps

Where a change of occupancy classification is made to an equal or lesser-hazard category (higher number) as shown in [Table 1011.5](#), existing elements of the means of egress shall comply with the requirements of [Section 905](#) for the new occupancy classification. Newly constructed or configured means of egress shall comply with the requirements of [Chapter 10](#) of the *California Building Code*.

Exception: Any stairway replacing an existing stairway within a space where the pitch or slope cannot be reduced shall not be required to comply with the maximum riser height and minimum tread depth requirements.

1011.5.3 Egress capacity. apps

Egress capacity shall meet or exceed the occupant load as specified in the *California Building Code* for the new occupancy.

1011.5.4 Handrails. apps

Existing stairways shall comply with the handrail requirements of [Section 804.10](#).

1011.5.5 Guards.

apps

Existing guards shall comply with the requirements in [Section 804.12](#).

1011.5.6 Existing emergency escape and rescue openings.

apps

Where a change of occupancy would require an emergency escape and rescue opening in accordance with [Section 1031](#) of the *California Building Code*, operable windows serving as the emergency escape and rescue opening shall comply with the following:

1. An existing operable window shall provide a minimum net clear opening of 4 square feet (0.38 m²) with a minimum net clear opening height of 22 inches (559 mm) and a minimum net clear opening width of 20 inches (508 mm).
2. A replacement window where such window complies with both of the following:
 - 2.1. The replacement window meets the size requirements in Item 1.
 - 2.2. The replacement window is the manufacturer’s largest standard size window that will fit within the existing frame or existing rough opening. The replacement window shall be permitted to be of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.

1011.6 Heights and areas.

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Hazard categories in regard to height and area shall be in accordance with [Table 1011.6](#).

TABLE 1011.6 HEIGHTS AND AREAS HAZARD CATEGORIES

apps

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

1011.6.1 Height and area for change to a higherhazard category.

apps

Where a change of occupancy classification is made to a higher-hazard category as shown in [Table 1011.6](#), heights and areas of buildings and structures shall comply with the requirements of [Chapter 5](#) of the *California Building Code* for the new occupancy classification.

Exception: For high-rise buildings constructed in compliance with a previously issued permit, the type of construction reduction specified in [Section 403.2.1](#) of the *California Building Code* is permitted. This shall include the reduction for columns. The high-rise building is required to be equipped throughout with an automatic sprinkler system in accordance with [Section 903.3.1.1](#) of the *California Building Code*.

1011.6.1.1 Fire wall alternative.

apps

In other than Groups H, F-1 and S-1, fire barriers and horizontal assemblies constructed in accordance with Sections 707 and 711, respectively, of the California Building Code shall be permitted to be used in lieu of fire walls to subdivide the building into separate buildings for the purpose of complying with the area limitations required for the new occupancy where all of the following conditions are met:

1. The buildings are protected throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 of the California Fire Code.
2. The maximum allowable area between fire barriers, horizontal assemblies or any combination thereof shall not exceed the maximum allowable area determined in accordance with Chapter 5 of the California Building Code without an increase allowed for an automatic sprinkler system in accordance with Section 506 of the California Building Code.
3. The fire-resistance rating of the fire barriers and horizontal assemblies shall be not less than that specified for fire walls in Table 706.4 of the California Building Code.

Exception: Where horizontal assemblies are used to limit the maximum allowable area, the required fireresistance rating of the horizontal assemblies shall be permitted to be reduced by 1 hour provided that the height and number of stories increases allowed for an automatic sprinkler system by Section 504 of the California Building Code are not used for the buildings.

1011.6.2 Height and area for change to an equal or lesser-hazard category.

apps

Where a change of occupancy classification is made to an equal or lesser-hazard category as shown in Table 1011.6, the height and area of the existing building shall be deemed acceptable.

1011.6.3 Fire barriers.

apps

Where a change of occupancy classification is made to a higher-hazard category as shown in Table 1011.6, fire barriers in separated mixed use buildings shall comply with the fire-resistance requirements of the California Building Code.

Exception: Where the fire barriers are required to have a 1-hour fire-resistance rating, existing wood lath and plaster in good condition or existing $\frac{1}{2}$ -inch-thick (12.7 mm) gypsum wallboard shall be permitted.

1011.7 Exterior wall fire-resistance ratings.

apps

Hazard categories in regard to fire-resistance ratings of exterior walls shall be in accordance with Table 1011.7.

TABLE 1011.7 EXPOSURE OF EXTERIOR WALLS HAZARD CATEGORIES

apps

RELATIVE HAZARD	OCCUPANCY CL
1 (Highest Hazard)	H
2	F-1; M
3	A; B; E

4 (Lowest Hazard)

F-2; S-

1011.7.1 Exterior wall rating for change of occupancy classification to a higher-hazard category. apps

Where a change of occupancy classification is made to a higher hazard category as shown in [Table 1011.7](#), exterior walls shall have fire resistance and exterior opening protectives as required by the [California Building Code](#).

Exception: A 2-hour fire-resistance rating shall be allowed where the building does not exceed three stories in height and is classified as one of the following groups: A-2 and A-3 with an occupant load of less than 300, B, F, M or S.

1011.7.2 Exterior wall rating for change of occupancy classification to an equal or lesser-hazard category. apps

Where a change of occupancy classification is made to an equal or lesser-hazard category as shown in [Table 1011.7](#), existing exterior walls, including openings, shall be accepted.

1011.7.3 Opening protectives. apps

Openings in exterior walls shall be protected as required by the [California Building Code](#). Where openings in the exterior walls are required to be protected because of their distance from the lot line, the sum of the area of such openings shall not exceed 50 percent of the total area of the wall in each story.

Exceptions:

1. Where the [California Building Code](#) permits openings in excess of 50 percent.
2. Protected openings shall not be required in buildings of Group R occupancy that do not exceed three stories in height and that are located not less than 3 feet (914 mm) from the lot line.
3. Exterior opening protectives are not required where an automatic sprinkler system has been installed throughout.
4. Exterior opening protectives are not required where the change of occupancy group is to an equal or lower hazard classification in accordance with [Table 1011.7](#).

1011.8 Enclosure of vertical shafts. apps

Enclosure of vertical shafts shall be in accordance with [Sections 1011.8.1](#) through [1011.8.4](#).

1011.8.1 Minimum requirements. apps

Vertical shafts shall be designed to meet the [California Building Code](#) requirements for atriums or the requirements of this section.

1011.8.2 Stairways. apps

Where a change of occupancy classification is made to a higher-hazard category as shown in [Table 1011.5](#), interior stairways shall be enclosed as required by the [California Building Code](#).

Exceptions:

1. In other than Group I occupancies, an enclosure shall not be required for openings serving only one adjacent floor and that are not connected with corridors or stairways serving other floors.
2. Unenclosed existing stairways need not be enclosed in a continuous vertical shaft if each story is separated from other stories by 1-hour fire-resistance-rated construction and all exit corridors are sprinklered. The openings between the corridor and the occupant space shall have not fewer than one sprinkler head above the openings on the tenant side. The sprinkler system shall be permitted to be supplied from the domestic water-supply systems, provided that the system is of adequate pressure, capacity and sizing for the combined domestic and sprinkler requirements.
3. Existing penetrations of stairway enclosures shall be accepted if they are protected in accordance with the California Building Code.

1011.8.3 Other vertical shafts.

apps

Interior vertical shafts other than stairways, including but not limited to elevator hoistways and service and utility shafts, shall be enclosed as required by the California Building Code where there is a change of use to a higher-hazard category as specified in Table 1011.5.

Exceptions:

1. Existing 1-hour interior shaft enclosures shall be accepted where a higher rating is required.
2. Vertical openings, other than stairways, in buildings of other than Group I occupancy and connecting less than six stories shall not be required to be enclosed if the entire building is provided with an approved automatic sprinkler system.

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1011.8.4 Openings.

Openings into existing vertical shaft enclosures shall be protected by fire assemblies having a fire protection rating of not less than 1 hour and shall be maintained self-closing or shall be automatic-closing by actuation of a smoke detector. Other openings shall be fire protected in an approved manner. Existing fusible linktype automatic door-closing devices shall be permitted in all shafts except stairways if the fusible link rating does not exceed 135°F (57°C).