

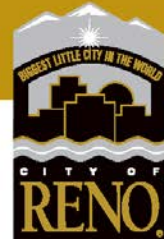
Building and Safety

General Guidelines

Hotel/Motel to Apartment conversion

Revised 06/16/2022

1. ICC A117.1 Accessibility requirements would be triggered.
2. Egress and exiting to meet requirements of IBC CH 10.
3. Accessible parking added per IBC Table 1106.1
4. Accessible and Type A units added per IBC Table 1107.6.1.1
5. Possible upgraded accessible routes added per IBC 1107.4
6. Carbon Monoxide and Smoke Detectors added per IBC 907.2.9.1.
7. Electrical panels for each dwelling unit per NEC 225.35.
8. Arc Fault Circuit Interrupter system compliant with NEC 210.12 (A).
9. Tamper resistant receptacles installed per NEC 406.12
10. Ground Fault Circuit Interrupters in kitchens and baths per NEC 210.8(A).
11. Kitchens installed in each dwelling. IBC Chapter 2 (Dwelling Unit).
 - 11a. Kitchen Defined: Any room or part of a room designed, built, used or intended to be used for food preparation, food storage, and dishwashing but not including a bar area or similar room that is utilized primarily for the preparation of beverages and not for food preparation or storage.
The presence of a permanently installed range or cooktop along with a sink and a means of refrigeration shall be considered a kitchen.
12. 2 dedicated 20 amp branch circuits added for each kitchen per NEC 210.11(C)1
13. 1 dedicated 20amp branch circuit added for each unit's bathroom per NEC 210.11(C)3.
14. Provide electrical load calculations for units and entire service.
15. Kitchen exhaust to outdoors added per UMC Table 403.7. or IMC Table 403.3.2.3.
16. Bathroom and toilet closets to meet exhaust requirement UMC Table 403.7. or IMC Table 403.3.2.3



17. Restrictions on window openings to less than 4" may be required per 1015.8
18. Natural ventilation or mechanical ventilation to meet UMC CH4 or IMC CH 4.
19. Make up air may be required depending on the exhaust system provided.
20. Verify horizontal and vertical separations and revise if needed per IBC 420.
21. Possible install of fire sprinklers and fire alarm if not already installed per IBC 420.

Additional items may be required for compliance with all applicable code provisions and Northern Nevada Amendments.

Applicable Codes

2018 International Building Code
2018 International Existing Building Code
2018 International Energy Conservation Code
2018 International Fuel Gas Code

2018 International Mechanical Code
2018 Uniform Mechanical Code
2018 Uniform Plumbing Code
2017 National Electrical Code
2009 ICC A117.1-2009 Accessibility Code
2018 Northern Nevada Amendments