

Mini Warehouse Storage Design References:

Greenville County

Greenville County Square 301 University Ridge, Suite 4100 Greenville, SC 29601-3660 864/ 467 -7060

(These requirements are specific to this use and are in addition to standard plan review requirements)

Classification - Group S (Storage) - Subclassification – S-1 (IBC 311.2)

1. IBC Table 503:

Allowable Area shall be based on IBC Table 503. Area Modification are allowed per IBC 503.1.3, 504, 506, and 507 (verify other sections)

2. IBC Table 602:

a. IBC Table 602 Fire Separation Distances shall be interpreted as separation between buildings on commonly owned property, and requires that an Assumed Property Line be indicated (see Chapter 7 definitions Fire Separation Distance), or

b. IBC Section 503.1.2 may be used for a Cluster Concept. All buildings in a Cluster shall be reviewed and are subject to comply as a Single Building.

3. IBC Table 704.8:

IBC Table 704.8 shall be used to calculate the opening percentages. Understand that an assumed property line must be established between buildings and distances shown in IBC Table 704.8 are from this line to building.

4. Requirements for accessible units IBC Table 1108.3, ANSI 117.1 section 905

5% of the first 200 units must be accessible and 2% of units over 200 must be accessible. Provide a key plan showing locations and sizes of the accessible units.

5. Fire Hydrants:

Fire Hydrants shall be placed within 500' of any portion of a building, measured along the normal route of fire department vehicle access. Location shall conform to all other sections of IFC Section 508 and shall be shown on the site plan.

6. Fire Areas:

Fire Areas shall not exceed 12,000 square feet per building (or cluster) unless sprinklered per IBC 903.2.8. Three hour separations (required for S-1 Fire Area Separation) shall be clearly marked on the exterior of buildings in a contrasting color with a minimum of 3" lettering. Building (or cluster) size shall not exceed that shown in table 503 for Storage. Plans must indicate rated walls, locations, U.L. numbers and cut sheet.

7. Fire Apparatus:

Proper access, and turning radius must be supplied for Fire Apparatus. Verify these dimensions with the local Fire Marshal. Clearance between structures: 20' minimum shall be provided between overhangs, or other projections per IFC Section 503.2.1. (Exception: projections with minimum clearance of 13'-6")

8. Zoning Requirements:

Zoning Requirements and Property Setbacks shall be included in the design, and shall be shown on the plans. Dimensions between structures and from structures to property lines (assumed or real) shall be shown on the plans.

9. Restroom requirements IBC 2902.1 and IBC table 2902.1

See attachment for official interpretation.

10. Other Requirements:

A copy of the Lease Agreement, containing items prohibited, shall be provided by the Owner of the Units, for record.

The interpretation of the 2003 IBC and IPC restroom requirements for unattended Mini Warehouses are as follows:

- An employee/public restroom is required to be located on the same property. (Meets intent of 2003 IPC section 403.4, 403.6 and IBC 2902.4, 2902.6.)
- The restroom building or the building containing the restroom must have 2 parking places one of which is accessible. (Persons using a mini warehouse facility access the facility in a vehicle). The restroom may be greater than 500' from the most remote unit, when the parking spaces are provided.
- A unisex restroom will be allowed regardless of the size of the complex.
- The restroom must meet all accessibility requirements.

Exception:

Additional restrooms are not required when; another building under the same ownership is located on the same property, is open to the public, and is equipped with a unisex or male and female accessible restroom.