



## Change of Use

A *Change of Use* as defined by the North Carolina Existing Building Code is “a change in use within a group for a specific occupancy classification”. What this means is that say for example a bank (**Business Occupancy Classification**) sells the building to an insurance sales company (**Business Occupancy Classification**); although they are both in the same occupancy classification, the use has changed.

Chapter 10 of the North Carolina Existing Building Code section 1001.2 (change of occupancy with no change in occupancy classification) is the governing code reference. In short, it states that sections 1002 to 1011 apply. Here is a breakdown of each trade’s responsibility in this matter (this applies even if there is no construction being performed).

### A. **Building:**

- A change of use will require that a *Certificate of Occupancy* be issued once review and satisfaction that all pertinent code references have been met. (NCEBC 1001.2)
- A *group A2 occupancy classification* undergoing a change of use to a nightclub as defined in chapter 9 of the North Carolina Building Code must meet current code fire protection requirements. (NCEBC 1001.2.1)
- Where a change of use occurs in these occupancy categories it must meet the current code requirements of the North Carolina Building Code. (NCEBC 1002.1)
  - a) Covered and open mall buildings
  - b) Atriums
  - c) Motor-Vehicle related occupancies
  - d) Aircraft related occupancies
  - e) Motion picture projection rooms
  - f) Stages and platforms
  - g) Special amusement buildings
  - h) Incidental use areas
  - i) Hazardous materials
  - j) Ambulatory care facilities
  - k) Group I2 occupancies
- Any underground building shall comply with the North Carolina Building Code. (NCEBC 1002.2)
- Any change of use where the building is subject to higher or concentrated loads per table 1607.1 of the North Carolina Building Code must meet current code requirements (NCEBC 1007.1)
- Any change of use where the building is subject to different snow and wind loads per table 1604.5 of the North Carolina Building Code must meet current code requirements (NCEBC 1007.2)

- If the change of use per table 1604.5 of the North Carolina Building Code results in a higher risk category then the seismic loads must also comply with the current code requirements. (NCEBC 1007.3)

**B. Electrical:**

- Where a change of use occurs in these occupancy categories it must meet the current code requirements of the North Carolina Electrical Code. (NCEBC 1008.1)
  - a) Hazardous locations
  - b) Commercial garages, repair, and storage
  - c) Aircraft hangers
  - d) Gasoline dispensing and service stations
  - e) Bulk storage plants
  - f) Spray application, dipping, and coating processes
  - g) Health care facilities
  - h) Places of assembly
  - i) Theaters, audience areas of motion picture and television studios, and similar locations
  - j) Motion picture and television studios and similar locations
  - k) Motion picture projectors
  - l) Agricultural buildings
- Where a change of use occurs, the number of electrical outlets shall comply with the North Carolina Electrical Code. (NCEBC 1008.4)

**C. Mechanical:**

- Where a change of use occurs and is subject to different kitchen exhaust requirements or increased mechanical ventilation, it shall comply with the North Carolina Mechanical Code. (NCEBC 1009)

**D. Plumbing:**

- Where a change of use occurs and is subject to different or increase plumbing fixture requirements or to increased water supply requirements, it shall comply with the North Carolina Plumbing Code. (NCEBC 1010.1)
- If the change of use 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 from leaking or condensating onto food or drink areas. (NCEBC 1010.2)
- If the change of use occupancy will produce grease or oil-laden wastes, then an interceptor shall be installed to meet the current code requirements. (NCEBC 1010.3)
- If the change of use occupancy will produce chemical wastes (NCEBC 1010.4):
  - a) The piping shall be changed to a compatible material or the waste shall be neutralized prior to entering the waste system.
  - b) No chemical waste shall discharge to a public sewer system without approval of the sewage authority

**E. Other Requirements:**

- Natural light and natural ventilation shall comply with the North Carolina Building Code. (NCEBC 1011)