

## Hotel to Apartment Code Guidance

### North Carolina Existing Building Code (NCEBC)

- This is a *Change of Occupancy Classification* { Hotel= R1; Apartments= R2 } and will require plan review regardless of any construction is to take place. NCEBC 1001, 1012
- If the hotel is only going to make part of the building, then the entire building will have the most restrictive code requirements applied to the entire building unless separated by a Fire Barrier (NCEBC 1012.1.1)
- If the building does not have a fire sprinkler system, it will have to be installed due to a change in the risk category (NCEBC 1012.2.1)
- If the fire protection system threshold changes in accordance with chapter 9 of the North Carolina Building Code, then a fire alarm and detection system and/or carbon monoxide detectors will have to be installed (NCEBC 1012.2.2)
- Means of egress will have to be evaluated and comply with chapter 8 of the NCEBC (NCEBC 1012.4)
- Stairwells will have to be evaluated and possibly enclosed in a rated shaft. (NCEBC 1012.7.2)
- Accessibility will have to comply with section 1012.9. Depending on the scope of work (level 2 alteration; less than 50% of square footage being altered {NCEBC chapter 8} or level 3 alteration; more than 50% of square footage being altered {NCEBC chapter 9})

### North Carolina Building Code (NCBC)

- Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions (NCBC 420.2)

#### Minimum Habitable space:

- Habitable spaces, other than kitchens, shall not be less than 7 feet in any plan dimension. Kitchens shall have a clear passageway of not less than 3 feet between counter fronts and appliances or counter fronts and walls. (NCBC 1208.1)
- minimum ceiling height shall be 7 feet. (NCBC 1208.2 exception 4)
- Ceiling-mounted electrical fixtures shall be a minimum of 80 inches above the finished floor unless mounted over a barrier that prevents occupants from traveling under the fixture. (NCBC 1208.2 exception 5)
- Every dwelling unit shall have no fewer than one room that shall have no less than 120 square feet of net floor area. Other habitable areas shall have a net floor area of not less than 70 square feet.
- Every space intended for human occupancy shall be provided with natural light by means of exterior windows or artificial light. (NCBC 1205)
- The building will have to be evaluated if there is one exit travel access. (NCBC 1006.3.2(1) If there is one exit travel access then the number of units is limited to 4.

- The building will have to be evaluated in conjunction with NCBC 1030 for emergency escape and rescue.
- **Efficiency dwelling units (NCBC 1208.4):**
  1. the unit shall have a living room of not less than 220 square feet of floor area. An additional 100 square feet of floor area shall be provided for each occupant of such unit in excess of two.
  2. The unit shall be provided with a separate closet.
  3. the unit shall be provided with a kitchen sink, cooking appliance, and refrigeration facilities, each having a clear working space of not less than 30 inches in front. Light and ventilation conforming to the Code shall be provided.
  4. The unit shall be provided with a separate bathroom containing a water closet, lavatory, and bathtub or shower.
- Accessible units will have to comply with NCBC 1107.5.3.1 (type A) units. Type B units may be omitted if the project is less than a level 3 alteration. (NCEBC 1012.9)

### **North Carolina Electrical Code (NCEC)**

- Where the occupancy of an existing building or part of an existing building is changed, the number of electrical outlets shall comply with the North Carolina Electrical Code for the new occupancy. (NCEBC 1008.4)
- receptacles in bathrooms, kitchens, outside, and other locations specified shall be GFCI (NCEC 210.8 (a))
- 2 or more 20 Amp small appliance (dedicated) circuits shall be located in the kitchen and above the counter for small appliances (NCEC 210.11 (c); 210.50(b))
- A laundry dedicated 20 Amp circuit shall be provided. (NCEC 210.11(c); 210.50(f)) A laundry circuit is not required for dwelling units in a multifamily building if laundry facilities are provided for use by all occupants (NCEC 210.50 (F) exception 1); a laundry receptacle in other than one-family dwellings is not required if laundry facilities are not installed or permitted (NCEC 210.50(f) exception 2)
- at least one dedicated receptacle is required in the bathroom by the bathroom sink (NCEC 210.11(c); 210.50 (D))
- All 120 Volt, single phase, 15 and 20 amp circuits in dwelling units, kitchens, family rooms, dining rooms, living rooms, parlors, dens, bedrooms, closets, hallways, laundry areas, etc. (sic) shall be AFCI
- Receptacles shall be spaced horizontally along the floor line of any wall no more than 6 feet. (NCEC 210.50(a))
- For each dwelling unit of a multi-family dwelling that is at grade level and has an individual exterior entrance, a receptacle shall be provided within 6 feet of the door. (NCEC 210.50 (e))
- Every deck, balcony, and porch shall have at least one receptacle. (NCEC 210.50(E))

### North Carolina Mechanical Code (NCMC)

- 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 than it shall meet the Mechanical Code provisions ( NCEBC 1009)
- NCMC 403.3.2.3:
  1. Kitchens: 100 cfm intermittent or 25 cfm continuous exhaust.
  2. Bathrooms and toilet rooms: 50 cfm intermittent or 20 cfm continuous exhaust.

### North Carolina Plumbing Code (NCPC)

- Where the occupancy of an existing building or part of an existing building is changed such that the new occupancy is subject to increased water supply requirements per the NCPC, the new occupancy shall comply with the NCPC (NCEBC 1010)
- In changes of occupancy, plumbing fixtures shall be provided for the type of occupancy (NCPC 403.1)
  1. R2 apartments: 1 water closet per dwelling; 1 lavatory per dwelling unit; 1 bathtub/shower per dwelling unit; 1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per 20 dwelling units.

This list in reference to the change of occupancy (hotels to apartments) **does not have Fire Code requirements** and some requirements may have been missed in compiling this list.