

Condo Conversions Design Guidance

Requirements for Group R - Division 5 occupancies

**GROUP R, DIVISION 5 OCCUPANCIES
SHALL BE: NONCONFORMING GROUP
R DIVISIONS 1 AND 3 STRUCTURES
UNDERGOING CONVERSION.**

General Provisions - Because conversion changes the original anticipated ownership plan for a multi-family dwelling unit project from a single ownership into a hybrid mixture of separate ownership of dwelling units combined with collective ownership of common areas through association, etc., each nonconforming group R division 1 or division 3 structure being converted into a condominium project or other type of ownership arrangement involving separate ownership of individual units combined with joint or collective ownership of common areas shall constitute a change in classification of occupancy to that of a group R division 5 and shall comply with basic requirements of this code and the specific requirements listed below. All work on such structures in the form of additions, alterations, or repairs shall conform to applicable standards as required by section 3404 of this code. Where said provisions require conformity to requirements governing new buildings, the applicable requirements of group R division 1 or 3 new construction shall apply.

Special provisions & minimum standards

PROPERTY REPORT

Each conversation project to obtain approval shall submit two copies of a property report prepared by a licensed engineer or architect which discloses and describes:

- 1 The age of age building or buildings
- 2 The general condition, useful life, and capability if the building(s) structural elements including the roof, foundations, mechanical system, electrical systems, plumbing system, boiler, and other structural elements
- 3 All know conditions constituting deficiencies requiring repair to meet existing building codes
- 4 All know conditions which may require repair or replacement within the next succeeding five year period

Said report shall certify the structural currently conforms to applicable codes or the owner shall present plans to bring the structures into conformity with applicable building codes prior to issuance or certificates of occupancy.

ELECTRICAL SERVICE MINIMUM STANDARDS

Each converted dwelling unit shall have an electrical service which provides:

- 1 A minimum service of 60 amps.
- 2 Receptacle outlets are required to meet standards of the National Electrical Code, Section 210-21(b). Each habitable room shall have no less than two such receptacles.
- 3 Where a kitchen is provided, or required by this code, each kitchen shall be installed on a separate circuit.

- 4 If, as an option, dishwashers or garbage disposals are to be installed or provided for, each must be located on a separate circuit. If such appliances or optional capacity are not provided, the limitation must be disclosed to buyers and in the property report.

- 5 All bathrooms are to be equipped with GFIC outlet.

- 6 Lighting and fixtures in all storage and equipment facilities over 84 sq. ft. in size.

- 7 Installation of a smoke detector conforming to manufacturer's recommendations.

- 8 Installation of at least one wall switch controlled lighting outlet in every habitable room, bathrooms, hallways, stairways, attached garages, and outdoor entrances.

All electrical work and repair must be complete under permit and comply with applicable codes and ordinances.

PLUMBING & WATER SYSTEM

- 1 Plumbing system. A mechanical engineer, licensed plumbing contractor, or a licensed general contractor shall calculate and determine the capacity of the current plumbing systems, including the existing and potential load in fixture units (as determined by the International Plumbing Code) as part of the property report required above. All new installations or repairs must be completed under permit and shall conform to applicable plumbing codes. The entire systems shall be brought up to applicable standards of this code when required by Section 3403. The impact of new installations upon the existing systems shall be calculated and stated in the property report.

- 2 Water supply. Water piping shall be so arranged that the water supply can be turned on or off to any individual fixture; provided, however, that supply piping to a single unit and building accessory thereto may be controlled by one valve.

MECHANICAL SYSTEM

The mechanical system for each converted dwelling unit shall:

- 1 Equip each unit with its own heating system, except where a central water or steam system is present.
- 2 Provide each unit with its own means of controlling temperature when the building utilizes a central heating plant. All mechanical work and repair shall be completed under permit and comply with applicable codes.

DISCRETION OF BUILDING OFFICIAL TO WAIVE MINOR DEVIATIONS

The foregoing minimum standards are intended to be fully complied with prior to the building Official's approval of permits, record of survey maps, plans or certificates. However, the Building Official may waive literal compliance with said standards for minor deviations and non-dangerous conditions, if the Official determines that strict compliances with the requirements of this chapter would be impractical due to the unique conditions of the property. The Building Official may in such cases impose additional reasonable and equivalent conditions upon the project.