

Tenant Space Checklist

- Required to have two exits if occupant load exceeds 50 persons. Business over 5000 sq ft (5000 divided by 100), Mercantile over 1500 sq ft (1500 divided by 30).
- Required to have two exits if the common path of travel exceeds 75 ft in a non-sprinkled space of 100 ft in a sprinkled space (Business, Factory, Storage).
- Common path of travel is 100 ft in Business, Factory or Storage if the occupant load is less than 30 (3000 sq ft in a Business occupancy).
- Doors must swing in the direction of exit travel if the occupant load exceeds 50.
- Exit lights and emergency lights are required if two exits are required. Exterior emergency lights are required.
- If a space can legally have one exit then exit lights and emergency lights are not legally required.
- If a Business or Mercantile space exceeds 1500 sq ft it is required to have two accessible restrooms, a mop sink and drinking fountain (the State Plumbing Code allows a unisex restroom if the occupant load is under 16 persons).
- Accessible restroom requirement: Mount the accessible commode 16"-18" inches off the side wall and install a 36" grab bar (could be 24") on the rear and a 42" grab bar on the side, mounting height is to be 33"-36" AFF. Mount the accessible lavatory at 34 inches and provide 27" knee clearance. Insulate the drain and hot water lines and mount the mirror at 40 inches to the bottom from AFF.
- All exit doors are required to have exterior landings at the same elevation as the inside finish floor.
- The IBC Code does not require tenant separation (only occupancy separation). In existing buildings (not built under the IBC) we try to maintain the existing rated tenant separations.
- A fire alarm system is required in business when the occupant load on the first floor exceeds 500 persons (50,000 sq ft), or over 100 persons on other floors. In mercantile occupancies 500 persons (15,000 sq ft) or over one hundred on other floors.
- Duct detectors are required when the mechanical unit exceeds 2000 CFM or when it serves an exit access corridor.
- If the ceiling is a return air plenum all materials must be plenum approved.