

RESOLUTION 20-183

A RESOLUTION TO APPROVE REQUEST FROM TENNESSEE CHILDRENS HOME FOR RESIDENTIAL CLASSIFICATION FOR BUILDING PERMIT FEE

WHEREAS, on September 9, 2020 the Spring Hill Planning Commission approved the site plan for the Tennessee Children’s Home group home project located on Dr. Robertson Road; and

WHEREAS, the Tennessee Children’s Home project included six (6) residential structures along with the opportunity to expand the number to a total of nine (9) residential structures; and

WHEREAS, the Tennessee Children’s Home applied for a Building Permit and related permits for group home residences to be constructed as required by the Spring Hill Code of Ordinances and the International Building Code adopted by reference; and

WHEREAS, the Building & Codes Department of the City of Spring Hill made the determination the building classification as “Institutional” for the proposed group home residences for the purpose of determining applicable building and related permit fees; and

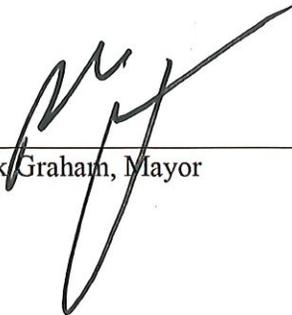
WHEREAS, the Tennessee Children’s Home requested consideration for the group home residences to be classified as “R4” (Residential) rather than “Institutional” as determined by the Building Official noting that “Group Homes” and “Residential Board and Custodial Facilities” fall within the R4 classification and that “Group Homes” are specifically excluded from the Institutional classification as provided in International Building Code; and

WHEREAS, the approval of the R-4 classification rather than the Institutional classification as provided in the International Building Code will result in a reduction in the total building and related permits fee from \$25,738.48 under the “Institutional” classification to \$8,489.26 for “R4” Residential classification.

NOW, THEREFORE, BE IT RESOLVED, that the City of Spring Hill Board of Mayor and Aldermen do hereby:

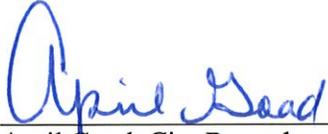
1. Approve the request from the Tennessee Children’s Home to classify group home structures as “R4” under the provisions of the International Building Code and subsequently as a residential classification to adjust the building permit and related fee determination from \$25,738.48 under the Institutional classification to \$8,489.26 for Residential classification for each group home residential structure associated with the project.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on this 16th day of November, 2020.



Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:


Patrick Carter, City Attorney

Spring Hill Planning Commission Regular Meeting



TO: Spring Hill Planning Commission
FROM: Steve Foote, AICP, Planning Director
MEETING: September 9, 2019
SUBJECT: SPC 742-2019 (TN Children's Home)

SPC 742-2019: Submitted by Brener Ingram Fuller Architects Inc. for the TN Children's Home. The property is located at 2225 Dr. Robertson Road, zoned I-C and contains 46.25 acres. The applicant requests site plan concept review for the new campus for the Tennessee Children's Home. Requested by Anthony Fuller.

Plan Update: No new plans were submitted following the work session.

Property Description and History: This property is located off of Dr. Robertson Road and contains 46 acres. The Tennessee Children's Home also owns approximately 40 acres to the south which was approved recently for a 126-lot residential subdivision (NCP 465-2018).

The proposed site is planned as the future location and campus for the Tennessee Children's Home. The site was rezoned recently (RZN 664-2019) from C-2 to IC (Institutional Campus District). This district allows the proposed use by right.

Buildings and Site Design: Development of the site will include; a multi-purpose building, residential dormitory type buildings, corporate offices, maintenance and other facilities for the use. The developed portion of the site sits over 700 feet west of Dr. Robertson Road. Elevation change from the road to the campus is from approximately 690' to 750'. The school building sits on the crest of the hill with the land sloping downward to the west. Most of the frontage along Dr. Robertson Road contains a stream and existing natural buffer area. These three characteristics provide an extensive visual buffer and privacy for the Tennessee Children's Home.

The applicant has provided a set of renderings showing select building elevations of the multipurpose building, corporate offices, the typical group home facilities, and the maintenance building. Although materials are not labeled, it appears the primary material of the façade is brick with fiber board accents and asphalt single roofs. Siding on the maintenance building is not specified. Buildings will need to comply with the requirements of the IC district in the UDC. The applicant has asked about flexibility on building facades and design due to the extreme distance from Dr. Robertson Road and the buffer.

Access: Access is primarily from Dr. Robertson Road via a long driveway. Secondary and emergency access is planned through the proposed residential neighborhood to the south. The subject of off-site improvements to Dr. Robertson Road has not been thoroughly discussed and the Planning Commission should offer comments on this topic.

Parking and Loading: Parking is provided for the school and office uses. Students/residents of the Tennessee Children's Home do not have personal vehicles. Bicycle parking is required.

Streets and Sidewalks: Sidewalks are provided internal to the site to facilitate pedestrian access between the residential buildings and other buildings as appropriate. Sidewalks should be a minimum of 5' in width.

Bicycle and Greenway Plan: This property is not impacted by the Bicycle and Greenway Plan.

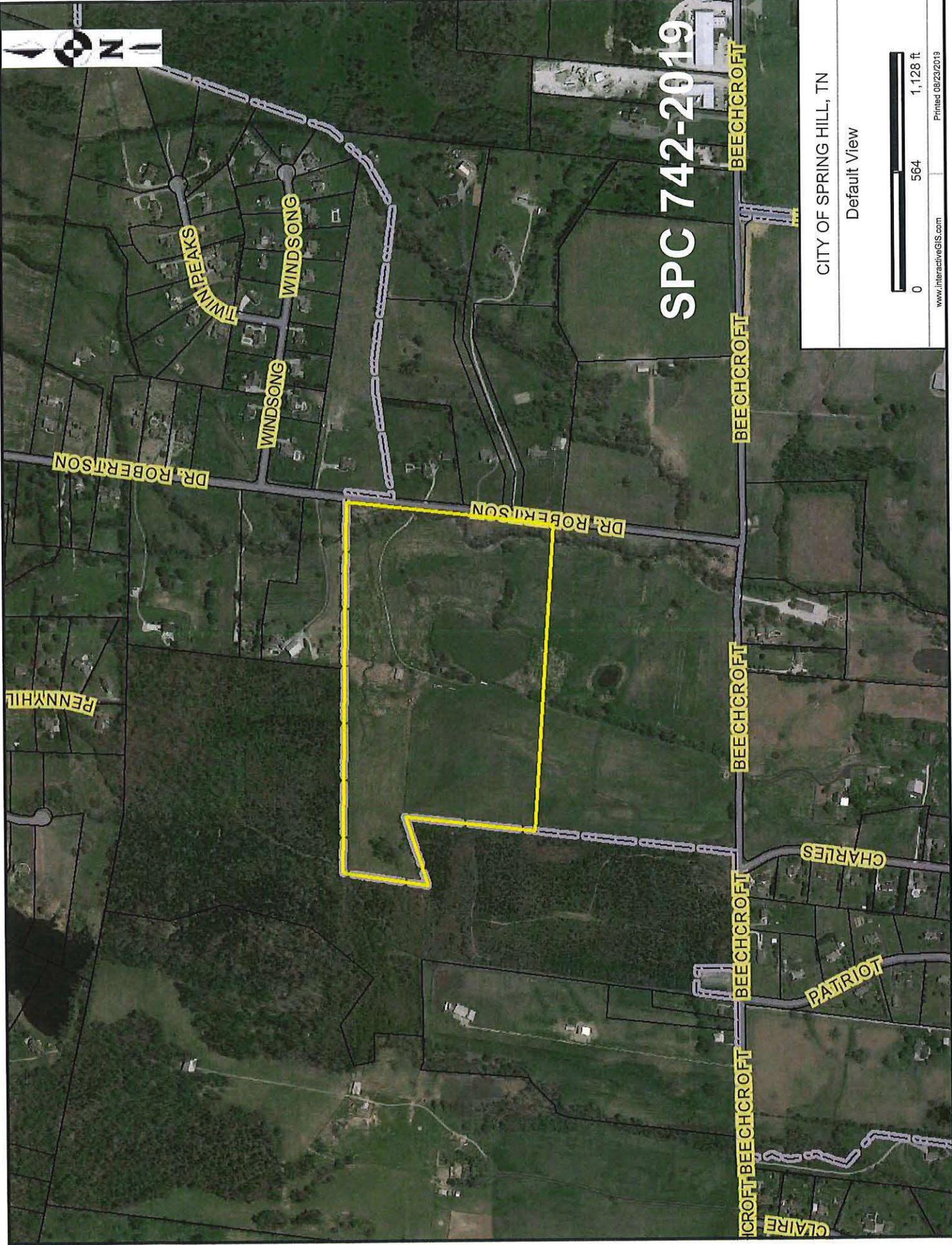
Utilities: Staff is not aware of any issues with serving utilities to the property for the proposed development. Water will be provided by Maury County.

Stormwater Management: Proper management runoff and stormwater will be required at site plan review.

Landscaping and Buffering: Required landscaping will be addressed at site plan application, as well as, the preservation of existing vegetation.

Summary: This is a non-voting item and is only reviewed by the Planning Commission to generate comments. Staff has the following comments:

1. Label sidewalks as 5' wide.
2. Label all external wall materials and roofing on each building.
3. Address sight visibility and buffering from the proposed residential neighborhood to the south.



SPC 742-2019

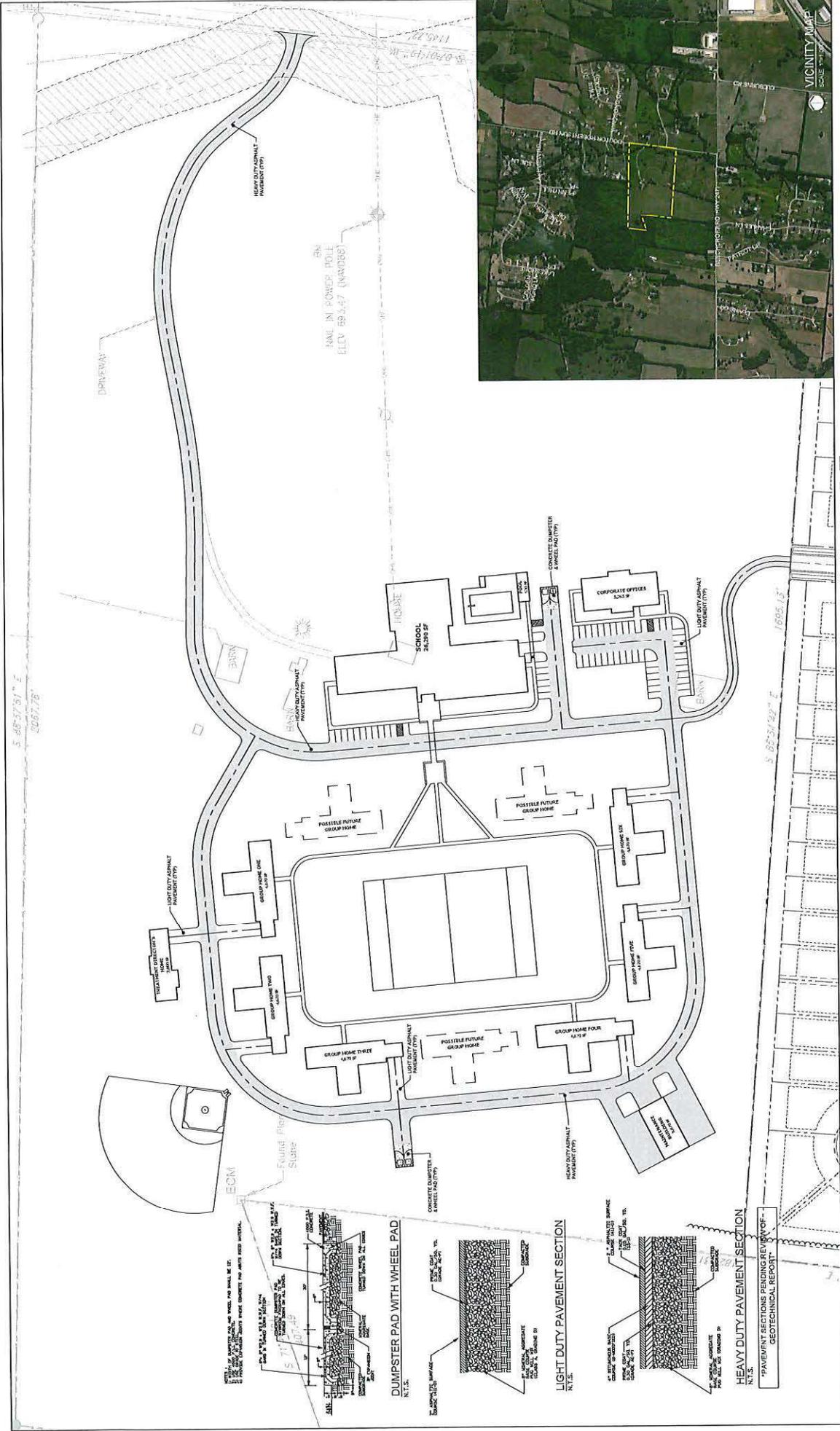
CITY OF SPRING HILL, TN

Default View



www.interactiveGIS.com

Printed 08/23/2019



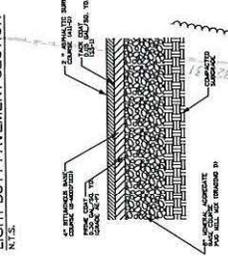
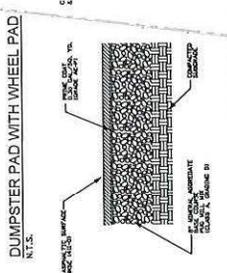
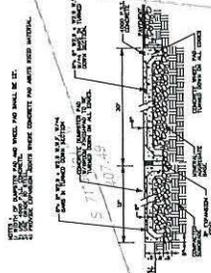
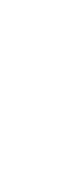
CONCEPT LAYOUT EXHIBIT

TN CHILDRENS HOME
Spring Hill, Maury County, Tennessee

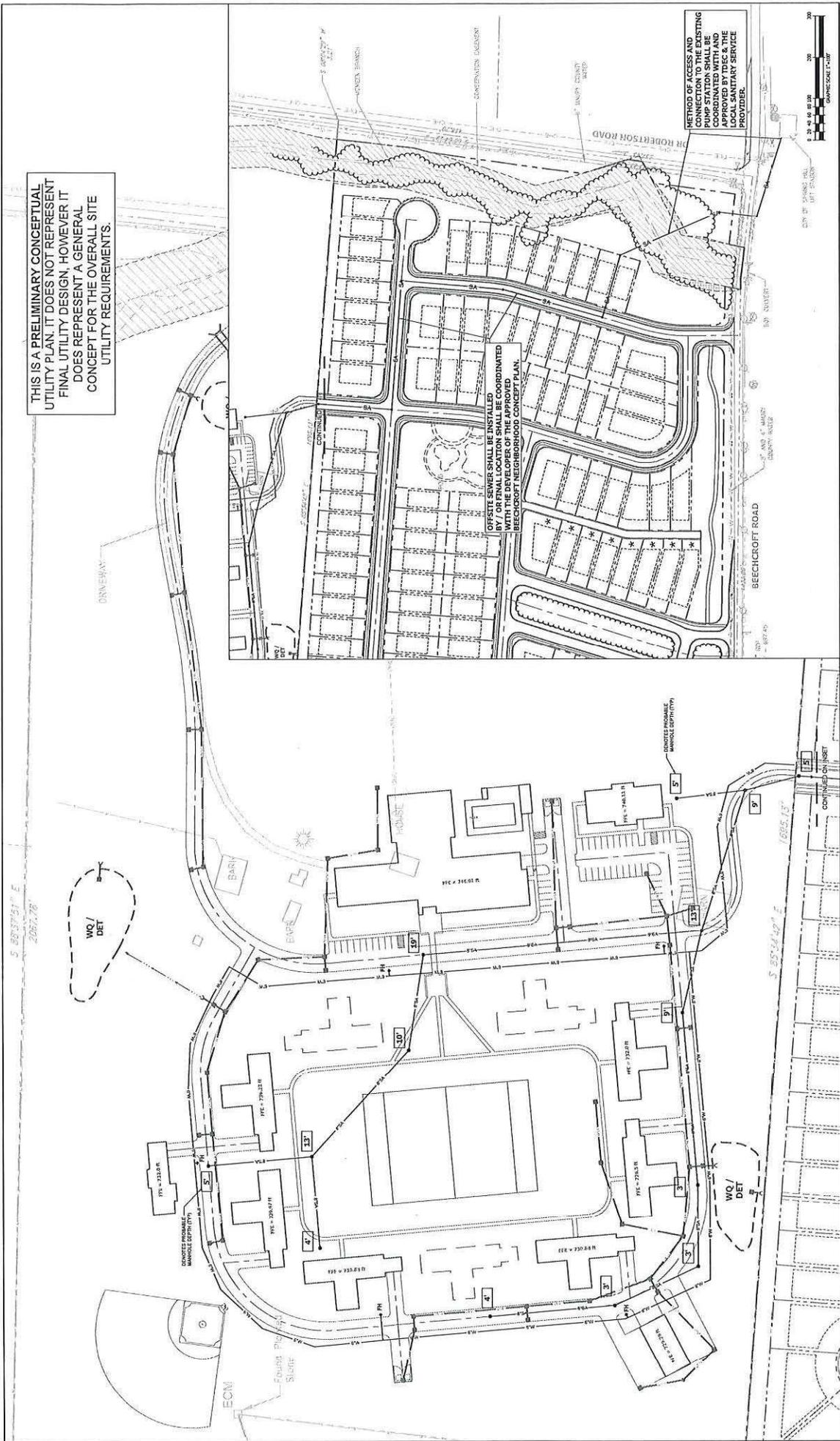
CIVIL·SITE
DESIGN GROUP
ENGINEERS · PLANNERS · LANDSCAPE ARCHITECTS
2302 Edinburg Road, Suite 200, Nashville, Tennessee 37211
615.244.8898 www.civil-site.com



VICINITY MAP



HEAVY DUTY PAVEMENT SECTION
N.T.S.
"PAVEMENT SECTIONS PENDING REVIEW OF GEOTECHNICAL REPORT"



THIS IS A PRELIMINARY CONCEPTUAL UTILITY PLAN. IT DOES NOT REPRESENT FINAL UTILITY DESIGN. HOWEVER IT DOES REPRESENT A GENERAL CONCEPT FOR THE OVERALL SITE UTILITY REQUIREMENTS.

METHOD OF ACCESS AND EXISTING PUMP STATION SHALL BE COORDINATED WITH AND APPROVED BY TDEC & THE PROVIDER.

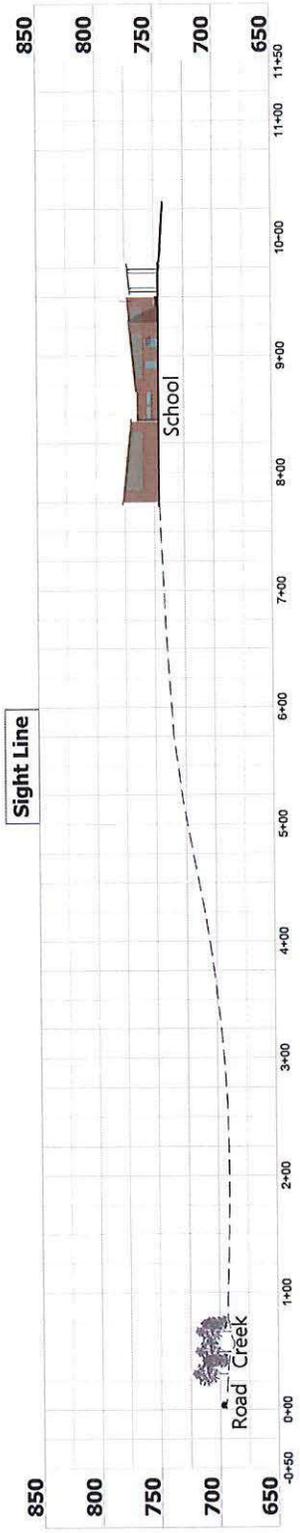
CONCEPT UTILITY EXHIBIT

TN CHILDRENS HOME

Spring Hill, Maury County, Tennessee

CIVIL·SITE

3325 OUMA AVENUE, SUITE 300 - HANCOCK, TENNESSEE 37111
 615-248-9999 www.Civil-Site.com

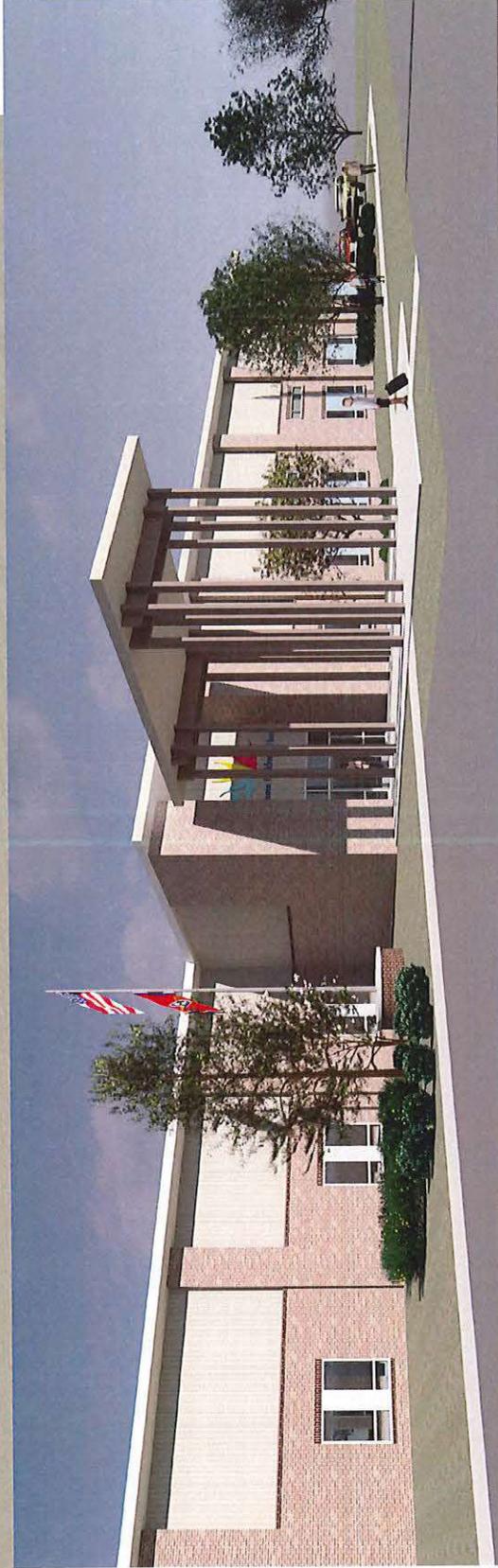


SIGHT LINE EXHIBIT

TN CHILDRENS HOME
 City Spring Hill, Maury County, Tennessee



DATE: 10/15/14



PERSPECTIVES

PRELIMINARY
NOT FOR
CONSTRUCTION

04-24-17 FOR REVIEW
1802 PROJECT NUMBER

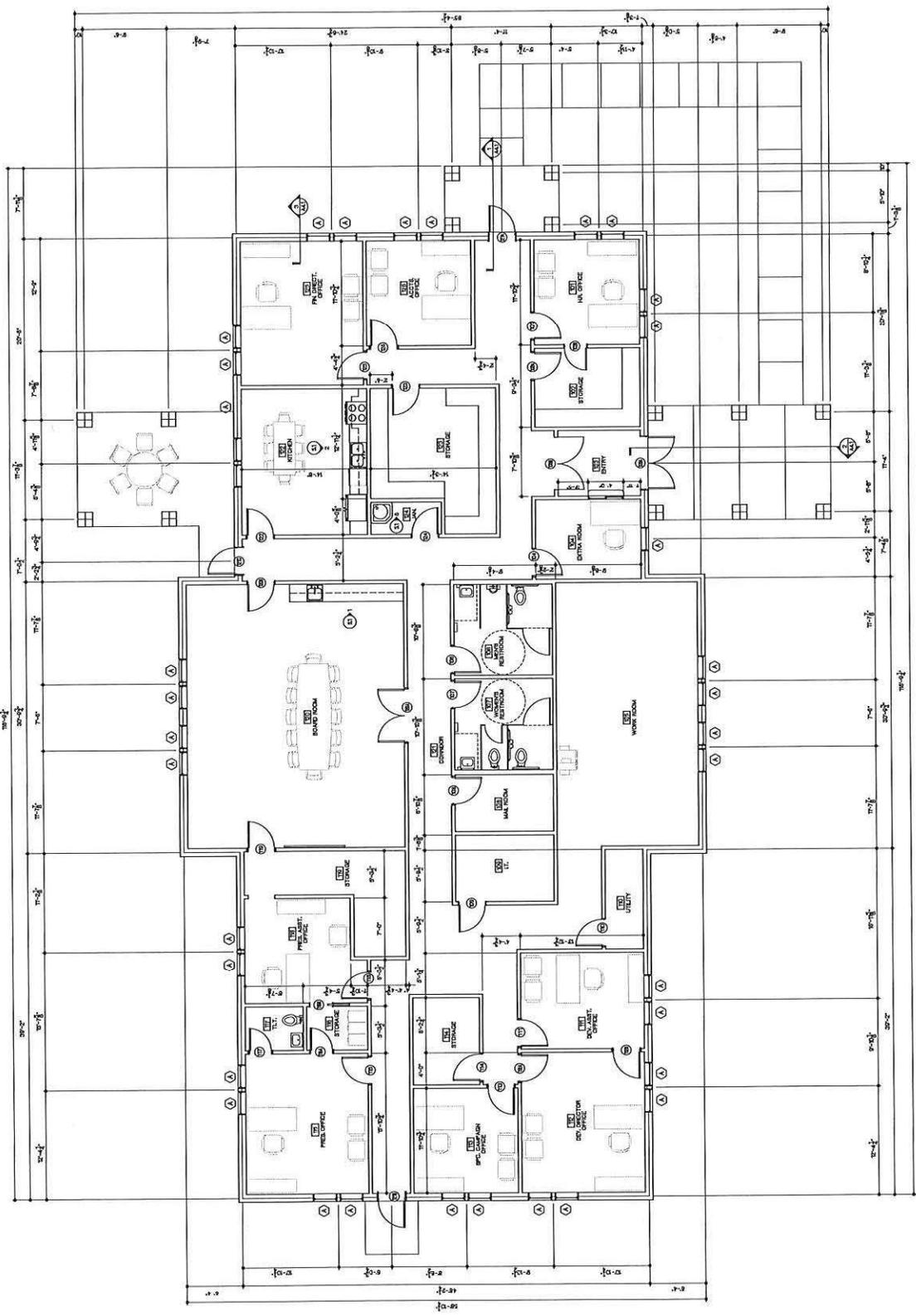
WALL TYPES

- 1. EXTERIOR WALLS: 8" CMU WITH 1/2" MINIMUM INSULATION ON EXTERIOR FACE.
- 2. INTERIOR WALLS: 5/8" GYP BOARD ON 2" MINIMUM STUDS ON INTERIOR FACE AT ALL PARTS.
- 3. PARTITION WALLS: 5/8" GYP BOARD ON 2" MINIMUM STUDS ON INTERIOR FACE AT ALL PARTS.
- 4. CEILING: 5/8" GYP BOARD ON 2" MINIMUM JOISTS.
- 5. FLOOR: 4" CONCRETE ON 2" MINIMUM GYP BOARD ON 2" MINIMUM JOISTS.

- PLAN NOTES**
1. CHECKERS ARE TO FACE OF STEEL CONTAINERS OF STRUCTURAL STEEL AND FACE OF CONCRETE SHALL BE SCALE THE ON ANY OTHER DRAWING IN CONTRACT DOCUMENTS.
 2. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 3. WALLS NOTED OTHERWISE LOCATE DOOR JAMBS 7" FROM INSIDE CORNERS OF ROOMS.
 4. DOOR AND WINDOW SCHEDULES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 5. ALL DOOR AND WINDOW SCHEDULES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 6. ALL DOOR AND WINDOW SCHEDULES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 7. ALL DOOR AND WINDOW SCHEDULES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

- COORDINATION**
1. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL CONTRACTORS TO DETERMINE THE LOCATION AND ELEVATION OF ALL STRUCTURAL STEEL, MECHANICAL, ELECTRICAL, AND PLUMBING SERVICES.
 2. ALL MECHANICAL, ELECTRICAL, AND PLUMBING SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, NATIONAL FIRE ALARM AND SIGNAL CODE, AND NATIONAL PLUMBING CODE.
 3. ALL MECHANICAL, ELECTRICAL, AND PLUMBING SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, NATIONAL FIRE ALARM AND SIGNAL CODE, AND NATIONAL PLUMBING CODE.
 4. ALL MECHANICAL, ELECTRICAL, AND PLUMBING SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, NATIONAL FIRE ALARM AND SIGNAL CODE, AND NATIONAL PLUMBING CODE.
 5. ALL MECHANICAL, ELECTRICAL, AND PLUMBING SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, NATIONAL FIRE ALARM AND SIGNAL CODE, AND NATIONAL PLUMBING CODE.
 6. ALL MECHANICAL, ELECTRICAL, AND PLUMBING SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, NATIONAL FIRE ALARM AND SIGNAL CODE, AND NATIONAL PLUMBING CODE.
 7. ALL MECHANICAL, ELECTRICAL, AND PLUMBING SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, NATIONAL FIRE ALARM AND SIGNAL CODE, AND NATIONAL PLUMBING CODE.

- MISCELLANEOUS**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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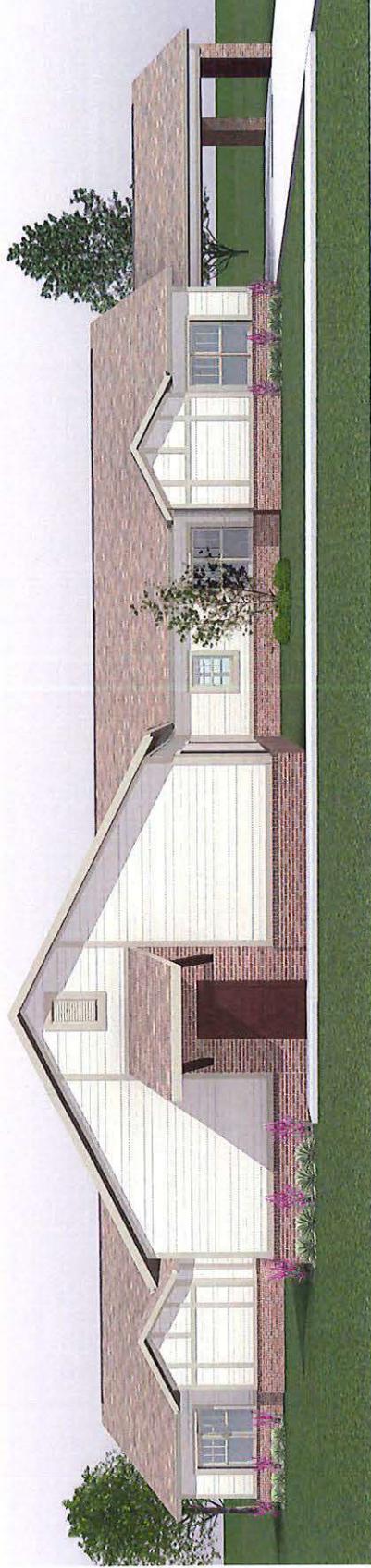


**FLOOR PLAN
FRONT ELEVATION**

**PRELIMINARY
NOT FOR
CONSTRUCTION**

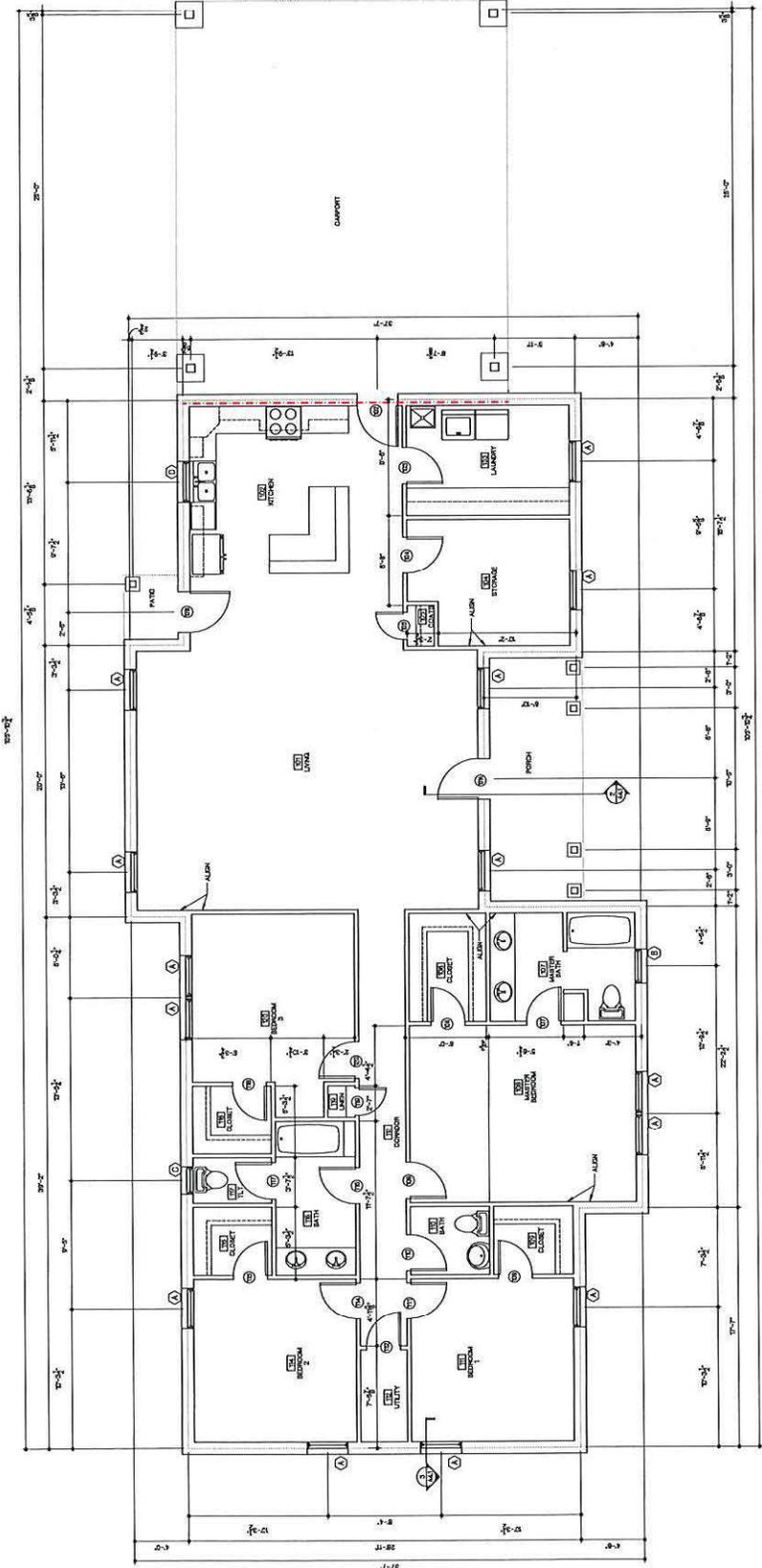


① RENDERING 1



② RENDERING 2

RENDERINGS



PLAN NOTES

1. DIMENSIONS ARE TO FACE OF STRUCTURAL STEEL.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL STRUCTURAL STEEL.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL STRUCTURAL STEEL.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL STRUCTURAL STEEL.
5. VERIFY ALL DIMENSIONS BEFORE WORK TO COMMENCEMENT OF ANY TRADE.
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10. VERIFY ALL DIMENSIONS BEFORE WORK TO COMMENCEMENT OF ANY TRADE.

COORDINATION

1. THE CONTRACTOR SHALL COORDINATE THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK WITH ALL OTHER TRADES.
2. THE CONTRACTOR SHALL COORDINATE THE ARCHITECTURAL ELEVATION OF THE BUILDING WITH ALL OTHER TRADES.
3. THE CONTRACTOR SHALL COORDINATE THE ARCHITECTURAL ELEVATION OF THE BUILDING WITH ALL OTHER TRADES.
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10. THE CONTRACTOR SHALL COORDINATE THE ARCHITECTURAL ELEVATION OF THE BUILDING WITH ALL OTHER TRADES.

MISCELLANEOUS

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10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

FIRE RATED CONSTRUCTION

1. ALL INTERIOR WALLS AND PARTITIONS ARE TO BE CONSTRUCTED WITH 5/8" THICK TYPE X Gypsum Board.
2. ALL INTERIOR WALLS AND PARTITIONS ARE TO BE CONSTRUCTED WITH 5/8" THICK TYPE X Gypsum Board.
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9. ALL INTERIOR WALLS AND PARTITIONS ARE TO BE CONSTRUCTED WITH 5/8" THICK TYPE X Gypsum Board.
10. ALL INTERIOR WALLS AND PARTITIONS ARE TO BE CONSTRUCTED WITH 5/8" THICK TYPE X Gypsum Board.

FLOOR PLAN

**PRELIMINARY
NOT FOR
CONSTRUCTION**

City of Spring Hill
5000 Northfield Lane
Suite 520
Spring Hill, TN. 37174



INVOICE #12699

C-00319-20

Group Home #1

Spring Hill, TN 37174
Phone 931-486-2252 Ext. 211
Fax: 931-486-3596
email:cbrooks@springhilltn.org

Application for Commercial Building Permit

Property Location	Address: <u>2225 Dr Robertson Rd</u>	
	County: <u>Maury</u>	City/Zip: <u>Spring Hill 37174</u>
	Business Name: <u>Tennessee Children's Home</u>	
Permit Type & Proposed Use	Designed Occupancy Classification per International Building Code(IBC)	Building Information
	___ Assembly (A1-A5) <input checked="" type="checkbox"/> Institutional (I1-I4) ___ Business (B) ___ Mercantile (M) ___ Education (E) ___ Storage (S1, S2) ___ Factory/Industry ___ Utility & Misc. (U) ___ High Hazard(H1-H5) Flood Plain: (Circle) YES NO Construction Cost: <u>\$750,000</u>	Size of line Total sq. ft: <u>4,813</u> Domestic line ___ # of Stories: <u>1</u> Irrigation line <input checked="" type="checkbox"/> # of Bathrooms <u>11</u> Sewer Tap ___ # of Seats ___ Fire line ___ (Booth per 24") ___
Description of Work To Be Performed:		
<input checked="" type="checkbox"/> New Construction ___ Wrecking/Demolition ___ Move/Relocation <input type="checkbox"/> Alteration/Remodel ___ Tenant Infill/ Build Out ___ Repair/Replacement <input type="checkbox"/> Addition: _____ Building Characteristics: Type of Frame: ___ Wood <input checked="" type="checkbox"/> Masonry ___ Structural Steel ___ Reinforced Concrete ___ Other: _____ Type of Heating Fuel: ___ Gas <input checked="" type="checkbox"/> Electricity ___ Other: _____ Type of Mechanical: <input checked="" type="checkbox"/> Central Air Conditioning ___ Geothermal ___ Other: _____ Type of Water Supply: <input checked="" type="checkbox"/> Public or Private Co. ___ Private(well) ___ Other: _____ Type of Sewage: <input checked="" type="checkbox"/> Public or Private Co. ___ Private(septic tank) ___ Other: _____ Special Building /Site Feature: Grease Trap size: _____ gallons Driveway concrete culvert size: _____ Inches ___ Medical Gas ___ Elevator <input checked="" type="checkbox"/> Fire Suppression System # of Parking Spaces _____		
Property Owner	Name: <u>Brian King</u>	
	Address: <u>804 Branham Hughes Circle</u>	
	City/State: <u>Spring Hill, TN</u>	Zip Code: <u>37174</u>
	Phone: <u>931-486-2274</u>	Email: <u>bking@tennesseechildrens-home.org</u>
Contractor (License & Insurance Required for Jobs \$25,000 and above)	TN License# <u>70790</u> Insurance # <u>L077730</u>	
	Name: <u>DeAngelis Diamond Construction, LLC</u>	
	Address: <u>2179 Edward Curd Ln, suite 202</u>	
	City/State: <u>Franklin, TN</u>	Zip Code: <u>37067</u>
	Phone: <u>615-922-3995</u>	Email: <u>Dustin.turner@deangelisdiamond.com</u>

Required: 2 set of Construction Plans, Electronic file on disc, Contractor Licenses & Insurance

Email cbrooks@springhilltn.org before Submitting any Plans for Review.

Business License Required, contact Jennifer Mitchell, jmitchell@springhilltn.org

Caroline Black _____ 10/8/2020 _____
 Applicant Signature Date City Staff Signature Date



CITY OF SPRING HILL

199 TownCenter Parkway
 Spring Hill, TN 37174
 931-486-2252 FAX 931-486-3596

COMMERCIAL NEW CONSTRUCTION PERMIT

THIS FORM WAS PRINTED ON: 10/30/2020

Permit Number: C-00319-20

Date Issued:

Project Address: 2225 DR. ROBERTSON ROAD
 TENNESSEE CHILDREN'S GROUP HOME #1
 SPRING HILL, TN

Lot #:
 Block #:
 Zoning:

Parcel ID:
 Subdivision:

Owner/Agent: Brian King
 Address: 804 BRANHAM HUGHES CIR
 City: SPRING HILL
 State: TN
 Zip: 37174
 Phone:

Contractor: Deangelo Diamond Construction, Llc
 Address: 2179 EDWARD CURD LN. SUITE 202, 202
 City: Franklin
 State: TN
 Zip: 37067
 Phone: (931) 922-3995

Desc of Work: TENNESSEE CHILDREN'S GROUP HOME
 #1

Valuation: \$750000.00
 Project Sq Ft: 4,813.00

Fee Code	Quantity	Amount
COM-Plumbing Kitchen	2.00	\$100.00
General Office Bldg.	4.81	\$17,321.98
COM-Plumbing Bath	11.00	\$550.00
COM-Commercial Adequate Facilities Tax Fee	4,813.00	\$2,406.50
COM-Commercial Adequate Facilities Tax Fee #1	0.00	\$500.00
COM-Building Permit	750,000.00	\$3,760.00
COM-Sewer Connection 4" Tap	0.00	\$1,100.00
Total		\$25,738.48

NOTICE

This permit becomes null and void if work or construction authorized is not commenced within 1 year, or if construction or work is suspended or abandoned for a period of 6 months at any time after work is started.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(Signature of Contractor or Authorized Agent)

____/____/____
Date

(Approved By)

____/____/____
Date



CITY OF SPRING HILL

199 TownCenter Parkway
Spring Hill, TN 37174
931-486-2252 FAX 931-486-3596

RESIDENTIAL NEW CONSTRUCTION PERMIT

THIS FORM WAS PRINTED ON: 10/30/2020

Permit Number: R-05679-20

Date Issued:

Project Address: 2225 DR. RODERTSON RD

Lot #:

Block #:

Parcel ID:

Zoning:

Subdivision:

Owner/Agent: Tn Children'S Home Inc.
Address: 2225 DR. ROBERTSON ROAD
City: Spring Hill
State: TN
Zip: 37174
Phone: (931) 486-2274

Contractor: Tn Children'S Home Inc.
Address: 2225 DR. ROBERTSON ROAD
City: Spring Hill
State: TN
Zip: 37174
Phone: (931) 486-2274

Desc of Work:

Valuation: \$0.00

Project Sq Ft: 4,813.00

Fee Code	Quantity	Amount
Residential Plumbing - Half Bath	1.00	\$25.00
Building Permt - Valuation Based - (HVAC Included)	216,585.00	\$809.76
Single Family Detached	1.00	\$3,048.00
Residential Plumbing - Kitchen	2.00	\$100.00
Spring Hill \$500 (Heated Space)	0.00	\$500.00
Residential Plumbing - Full Bath	10.00	\$500.00
RES-Sewer Tap (Single Family Duplexes, Town Homes)	0.00	\$1,100.00
Spring Hill (Heated Space)	4,813.00	\$2,406.50
Total		\$8,489.26

NOTICE

This permit becomes null and void if work or construction authorized is not commenced within 1 year, or if construction or work is suspended or abandoned for a period of 6 months at any time after work is started.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(Signature of Contractor or Authorized Agent)

____/____/____
Date

(Approved By)

____/____/____
Date

Brian King

From: Anthony Fuller <afuller@breweringramfuller.com>
Sent: Thursday, October 15, 2020 2:25 PM
To: Chris Brooks - City of Spring Hill
Cc: Brian King; Dustin Turner
Subject: Tennessee Children's Home
Attachments: New Residential Building Permit_201906191448105103.pdf; 20191205101629764_201912051022034139.pdf; IBC I-1 and R-4.pdf

Chris,

I know you've been in discussion with Brian King about the classification given to the Group Homes for building permit and fee purposes. The team asked me to offer an opinion on this, and I sent them this for consideration. They then asked me to share my analysis with you.

Brian,

For some background information, I've attached Application for Residential Building Permit and Application for Commercial Building Permit. As you can see, under Permit Type, neither has an option for "Residential Board and Care." So, which is more suitable for our Group Homes? Here are my thoughts...

According to the Application for Commercial Building Permits, the classifications listed are based on those described in the International Building Code. I've attached three pertinent pages from IBC that describe the definition of "Institutional" and "R-4." 308.1 says Institutional includes facilities "in which care or supervision is provided ... in which the liberty of the occupants is restricted." The commentary paragraph at 308.1 states that "Institutional" primarily refers to medical facilities and correctional facilities.

Institutional is divided into subcategories, and Institutional Group I-1 includes "Residential Board and Care." HOWEVER, 308.3.2 (same page) states that if the facility cares for 6 to 16 occupants, then it's classified as R-4, not I-1. The Commercial Application doesn't list that as an option, which implies to me that they must not consider R-4 a Commercial project.

Next is the definition of R-4, which explicitly states that it includes "Group Homes" and "Residential Board and Custodial Facilities". Our group homes clearly fit this category, but again, the Application for Residential Building Permit does not have a category for this.

Bottom line...The confusion comes from the fact that neither application has a clear option for R-4, Group Homes. I think you can make the argument that this clearly falls under the Residential definition according to the IBC, which they use to define occupancies. I-1 clearly EXCLUDES Group Homes (6-16 occupants) from Institutional Occupancy. So, if it isn't Institutional, and if it doesn't meet any of the other occupancy definitions stated in the Commercial Application, it has to be Residential.

I left a message today asking you to call me tomorrow if you think it's necessary.

Anthony Fuller, Architect



October 26, 2020

Tennessee Children's Home
2225 Dr. Robinson Rd.
Spring Hill TN 37174

Re: Children's Group Homes Permit Fees

Mr. King

As requested, I have reviewed the reason for calculating the Group Home Permit Fees using the Commercial Fees and Institutional for the Impact Fee.

2225 Dr. Robinson Rd. is Zoned I-C (Institutional Campus District) Within Institutional Campus Zoning Children's Home is listed a Permitted Use, R-1, R-2, R-3 & R-4 are allowed as Special Use. The Unified Development Code defines Children's Home below.

Children's Home. An institutional residential facility that provides housing for and care to minors who are wards of the state, whose parents or guardians are deceased or otherwise unable or unwilling to care for them, or minors housed as an alternative to incarceration. This includes institutions that are located in one or more buildings on contiguous property with one administrative body.

In the 2012 International Building Code Section 310, Residential Group R Section states, see below.

310.1 Residential Group R. Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I or when not regulated by the *International Residential Code*.

The State Fire Marshal's Office reviewed all the Group Homes under the 2012 International Building Codes.

If you have any questions on this matter, please call me or email.

Thank You

Chris Brooks
Director of Building Codes
cbrooks@springhilltn.org



199 TownCenter Parkway
P.O. Box 789
Spring Hill Tn. 37174

Phone 931-486-2252 Ext.231
Fax 931-486-3596
www.Springhilltn.org

Brian King

From: Anthony Fuller <afuller@breweringramfuller.com>
Sent: Wednesday, October 28, 2020 1:32 PM
To: Chris Brooks
Subject: Re: DD 9/29/20 - TN Children's Home - Building Permits

Chris,

Just to help me understand for future projects, I would appreciate a little more clarification.

The zoning is clearly Institutional, and within that institutional zone buildings are classified according to occupancy. For instance, the occupancy for the school is EDUCATIONAL, the occupancy for the future corporate offices is BUSINESS. The occupancy for the Group Home is R-4 RESIDENTIAL BOARD AND CARE. It seems to me that the group homes are being reviewed according to zoning classification, not occupancy classification. It's true that the Fire Marshal reviewed the documents with the International Building Codes, not the International Residential Code. However, the same code excludes R4 from the Institutional category. Is the difference the fact that the Group Home is NOT a single family, duplex, townhome, or condo, therefore it can't be reviewed under your Residential Building Permit application? By the same token, it doesn't fall under any of the "uses" in the Commercial application.

I'm not trying to be difficult; I just want to be able to communicate this to the client in a way that will put this to rest.

Thanks for your time and patience!

Anthony Fuller, Architect

BREWER INGRAM FULLER Architects Inc. | 865.525.2707 | 865.637.1532 FAX | www.breweringramfuller.com | 

From: Chris Brooks <cbrooks@springhilltn.org>
Sent: Wednesday, October 28, 2020 9:35 AM
To: Brian King <bking@tennesseechildrenshome.org>; Dustin Turner <Dustin.Turner@deangelisdiamond.com>
Cc: Anthony Fuller <afuller@breweringramfuller.com>; 19-019 Tennessee Children's Home Spring Hill (com-inbound-tennesse-childrens-home-sprin@procoretech.com) <com-inbound-tennesse-childrens-home-sprin@procoretech.com>; Joshua Rhodes <joshuar@deangelisdiamond.com>
Subject: RE: DD 9/29/20 - TN Children's Home - Building Permits

Brian

I have attached a Letter regarding the Group Home Permit Fees.

If you have any questions, please let me know.

Chris Brooks
Director of Building Codes
City of Spring Hill, TN 37174
Office Hours, 8:00 to 4:30

Notice..The Building Codes Office Doors will be OPEN to the Public starting May 11, 2020

5000 Northfield Ln. Suite 520, Building 500

Brian King

From: Anthony Fuller <afuller@breweringramfuller.com>
Sent: Friday, October 30, 2020 1:14 PM
To: Brian King
Subject: Fwd: DD 9/29/20 - TN Children's Home - Building Permits

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From: Chris Brooks <cbrooks@springhilltn.org>
Sent: Friday, October 30, 2020 12:06:13 PM
To: Anthony Fuller <afuller@breweringramfuller.com>
Subject: RE: DD 9/29/20 - TN Children's Home - Building Permits

Mr. Fuller

I do understand your thoughts in the Residential Use but, I do not consider the Group Homes to be Single Family, Two Family, Three Family, Town Homes, Condos or Apartments.

The City uses for all Fee calculations for any Building Construction, Residential and Commercial based off of the Construction Cost (first \$1,000 @ \$15. all remaining \$1,000 @ \$5.each) Other than Single Family, Two Family, Three Family, Town Homes, Condos or Apartments that will be based off the square feet.

I have based my findings to use the Construction Cost for the Fee generation because R-4 in the 2012 International Building Code Section 310.6 Residential Group R-4 does not list Single Family, Two Family, Three Family, Town Homes, Condos or Apartments listed, see below copied from the 2012 IBC.

310.6 Residential Group R-4. This occupancy shall include buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive *custodial care*. The persons receiving care are capable of self-preservation. This group shall include, but not be limited to, the following:

- Alcohol and drug centers
- Assisted living facilities
- Congregate care facilities
- Convalescent facilities
- Group homes*
- Halfway houses
- Residential board and *custodial care* facilities
- Social rehabilitation facilities

The Building Plans were reviewed by the State Fire Marshal's Office under Occupancy Type per IBC Residential R-4

I also used the Institutional Fee calculation for the Impact Fee based on the definition out of the Unified Development Code for Children's Home, see below.



2020-11-12

Subject:

Building Permit Fees for Group Homes at new Tennessee Children's Home Campus

Submitter:

Anthony Fuller, Architect, Brewer Ingram Fuller Architects, Inc., on behalf of Brian King, President, Tennessee Children's Home, Spring Hill, Tennessee

Request:

Consider reclassification of Group Homes from Commercial to Residential for lower Permit Fees, primarily with regards to the large Impact fees.

Rationale:

The Group Homes for the new campus for Tennessee Children's Home were reviewed and approved by the Tennessee State Fire Marshal's Office. In compliance with the International Building Code, they were reviewed as Residential R-4, and in compliance with Life Safety Code, NFPA 101, as Residential Board and Care.

In applying for building permits in Spring Hill, there are different opinions as to how the building is classified, namely, is a Group Home "Residential" or "Commercial"? Below are excerpts from Spring Hill's building permit applications for both, and as you can observe, neither lists Residential R-4 or Residential Board and Care as a Permit Type.

Dan Brewer, AIA, LEED AP
 Lee Ingram AIA, LEED AP
 Arin Streeter, AIA, LEED AP
 Thomas Ingram, AIA, LEED AP

Residential Building Permit Application

Permit Type	<input type="checkbox"/> Single Family	Number of:	
	<input type="checkbox"/> Duplex	<input type="checkbox"/> Garage	<input type="checkbox"/> Porch
	<input type="checkbox"/> Condo	<input type="checkbox"/> Carport	<input type="checkbox"/> Deck
	<input type="checkbox"/> Town Home	<input type="checkbox"/> Patio	<input type="checkbox"/> Other
	<input type="checkbox"/> Apartment	<input type="checkbox"/> Bedrooms per House	<input type="checkbox"/> # of Bathrooms
	Flood Plain: (Circle one)		
YES NO *If yes, Certificate of Finished Floor Elevation required before C.O.			

Commercial Building Permit Application



Permit Type & Proposed Use	Designed Occupancy Classification per International Building Code(IBC)	Building Information	Size of line
	<input type="checkbox"/> Assembly (A1-A5) <input type="checkbox"/> Institutional (I1-I4) <input type="checkbox"/> Business (B) <input type="checkbox"/> Mercantile (M) <input type="checkbox"/> Education (E) <input type="checkbox"/> Storage (S1, S2) <input type="checkbox"/> Factory/Industry <input type="checkbox"/> Utility & Misc. (U) <input type="checkbox"/> High Hazard(H1-H5) <input type="checkbox"/> Flood Plain: (Circle) YES NO	Total sq. ft: _____ # of Stories: _____ # of Bathrooms _____ # of Seats _____ (Booth per 24")	Domestic line _____ Irrigation line _____ Sewer Tap _____ Fire line _____

Cherokee Mills
 111 N. Concord Street
 Knoxville, TN 37919
 t 863-525-2707
 f 863-637-1532
 brewer Ingram fuller.com

According to the Application for Commercial Building Permits, the classifications listed are based on those described in the International Building Code (IBC). I've attached three pertinent pages from IBC that describe the definition of "Institutional" and "R-4." Institutional is divided into subcategories, and Institutional Group I-1 includes "Residential Board and Care." However, 308.3.2 (same page) states that if the facility cares for 6 to 16 occupants, then it's classified as R-4, not I-1.

Next is the definition of R-4, which explicitly states that it includes "Group Homes" and "Residential Board and Custodial Facilities". Our group homes clearly fit this category, but again, the Application for Residential Building Permit does not have a category for this.

Again, neither application has a clear option for R-4, Group Homes. I think you can make the argument that this clearly falls under the Residential definition according to the IBC, which they use to define occupancies. I-1 clearly EXCLUDES Group Homes (6-16 occupants) from Institutional Occupancy. So, if it isn't Institutional, and if it doesn't meet any of the other occupancy definitions stated in the Commercial Application, it has to be Residential. The functions within these these Group Homes are 100% residential in nature, not Institutional, not Business, not Commercial.

The zoning is clearly Institutional (I-C), and within that institutional zone buildings are classified according to occupancy. For instance, the occupancy for the school is EDUCATIONAL, the occupancy for the future corporate offices is BUSINESS. The occupancy for the Group Home is R-4 RESIDENTIAL BOARD AND CARE.

Summary of Permit Fees for Each Group Home

This illustrates the fees currently assessed for EACH group home. It is the Owner's belief that the sum of these fees should be lower if classified as Residential, not Commercial.

REFERENCE NUMBER	FEE NAME	TOTAL
C-00321-20	COM-Building Permit	\$3,780.00
	COM-Commercial Adequate Facilities Tax Fee	\$2,406.50
	COM-Commercial Adequate Facilities Tax Fee #1	\$500.00
	COM-Plumbing Bath	\$550.00
	COM-Plumbing Kitchen	\$100.00
	COM-Sewer Connection 4" Tap	\$1,100.00
	General Office Bldg.	\$17,321.88
		SUB TOTAL
2225 Dr. Robertson Road Tennessee Children'S Group Home #3 Spring Hill, TN		

TOTAL \$25,738.48

USE AND OCCUPANCY CLASSIFICATION

areas in which hazardous production materials (HPM) are used and the aggregate quantity of materials is in excess of those listed in Tables 307.1(1) and 307.1(2) shall be classified as Group H-5. Such facilities and areas shall be designed and constructed in accordance with Section 415.10.

- ❖ HPM includes flammable liquids and gases, corrosives, oxidizers and, in many instances, highly toxic materials (see the definition for "Hazardous production material" in Section 202). In determining the applicable requirements of other sections of the code, HPM facilities are considered to be Group H-5 occupancies. It is intended that the quantities of materials permitted in Table 415.10.1.1.1 will take precedence over Tables 307.1(1) and 307.1(2).

[F] 307.8 Multiple hazards. Buildings and structures containing a material or materials representing hazards that are classified in one or more of Groups H-1, H-2, H-3 and H-4 shall conform to the code requirements for each of the occupancies so classified.

- ❖ If materials are present that possess characteristics of more than one Group H, high-hazard occupancy, then the structure must be designed to protect against the hazards of each relevant high-hazard occupancy classification. For example, a material could be classified as both a Class 2 oxidizer (Group H-3) and a corrosive (Group H-4). If the given quantity exceeded the maximum allowable quantity per control area individually for both a Class 2 oxidizer and a corrosive, the structure is required to conform to the applicable requirements of both Groups H-3 and H-4.

SECTION 308 INSTITUTIONAL GROUP I

308.1 Institutional Group I. Institutional Group I occupancy includes, among others, the use of a building or structure, or a portion thereof, in which care or supervision is provided to persons who are or are not capable of self-preservation without physical assistance or in which persons are detained for penal or correctional purposes or in which the liberty of the occupants is restricted. Institutional occupancies shall be classified as Group I-1, I-2, I-3 or I-4.

- ❖ Institutional occupancies are comprised of two basic types. The first relates to health care facilities that are intended to provide medical care or treatment for people who have physical or mental disabilities or diseases and other infirmities. This includes persons who are ambulatory and are capable of self-preservation as well as those who are restricted in their mobility or totally immobile and need assistance to escape a life-threatening situation, such as a fire (i.e., children 2½ years of age or less and infirm persons). The second type of occupancy relates primarily to detention and correctional facilities. Since security is the major operational consideration in these kinds of facilities, the occupants (inmates) are under some form of restraint and may be rendered incapable of

self-preservation without assistance in emergency situations.

The degree of hazards in each type of institutional facility identified in this section varies respective to each kind of occupancy. The code addresses each occupancy separately and the regulatory provisions throughout the code provide the proper means of protection so as to produce an acceptable level of safety to life and property.

This section identifies the occupancies that are included in the general term "Group I." Institutional occupancies are divided into four individual occupancy classifications: Groups I-1, I-2, I-3 and I-4. These classifications are based on the degree of detention and physical mobility of the occupants. The term "Group I" includes each of the individual institutional occupancy classifications.

Group I occupancies are distinguished from other occupancies and within the subgroups of the Group I occupancies based on whether the care is provided on a 24-hour basis. The intent is that these criteria are not specific to the hours of operation of the facility, but the length of time that care is provided for the patients, residents or those in day care. For example, an outpatient clinic that is open 24 hours a day is a Group B occupancy provided care recipients are treated as outpatients and there are no in-patients that would stay at the facility 24 hours or longer. Another example would be a "day care" facility that is open 24 hours to serve workers who work any shift and need to have children in "day care" while they work. Provided that individual children receive care for less than 24 hours, the occupancy would be classified as a Group I-4 or possible a Group E.

308.2 Definitions. The following terms are defined in Chapter 2:

24-HOUR CARE.

CUSTODIAL CARE.

DETOXIFICATION FACILITIES.

FOSTER CARE FACILITIES.

HOSPITALS AND PSYCHIATRIC HOSPITALS.

INCAPABLE OF SELF-PRESERVATION.

MEDICAL CARE.

NURSING HOMES.

- ❖ This section lists terms that are specifically associated with the subject matter of this section. It is important to emphasize that these terms are not exclusively related to this section but may or may not also be applicable where the term is used elsewhere in the code.

Definitions of terms can help in the understanding and application of the code requirements. The purpose for including a list within this chapter is to provide more convenient access to terms which may have a specific or limited application within this chapter. For the complete definition and associated com-

mentary, refer back to Chapter 2. Terms that are italicized provide a visual identification throughout the code that a definition exists for that term. The use and application of all defined terms are set forth in Section 201.

308.3 Institutional Group I-1. This occupancy shall include buildings, structures or portions thereof for more than 16 persons who reside on a 24 hour basis in a supervised environment and receive *custodial care*. The persons receiving care are capable of self preservation. This group shall include, but not be limited to, the following:

- Alcohol and drug centers
- Assisted living facilities
- Congregate care facilities
- Convalescent facilities
- Group homes
- Halfway houses
- Residential board and *custodial care* facilities
- Social rehabilitation facilities



- ❖ An occupancy classified in Group I-1 is characterized by four conditions: it is a custodial care facility, the number of persons receiving care and residing in such facilities is greater than 16, there is 24-hour-a-day supervision and the care recipients are capable of reaching safety in an emergency situation without the need of physical assistance by staff or others. The supervision for Group I-1 buildings is for counseling and assistance purposes, not for medical purposes.

The occupant load for occupancy classification purposes refers to the number of care recipients only. The number of guests or staff is not included. Please note, however, that the number of guests and staff is included for means of egress purposes.

A Group I-1 occupancy is intended to contain care recipients capable of self-preservation. When such an occupancy begins to house care recipients who are not capable of self-preservation, then the occupancy classification would likely need to be changed to a Group I-2 due to the 24-hour nature of such facilities. This same situation would be true of an existing Group R-4 assisted living facility that began to house more than five persons not capable of self-preservation. Such occupancies would also need to be reevaluated and reclassified as Group I-2. Such buildings could be dealt with as mixed occupancies. Generally, Groups I-1 and R-4 were not intended to contain care recipients not capable of self-preservation.

For clarification purposes, a dormitory or apartment complex that houses only elderly people and has a nonmedically trained live-in manager is not classified as an institutional occupancy but rather as a residential occupancy (see Section 310). A critical phrase in the code to consider when evaluating this type of facility is "live in a supervised residential environment." Such dormitories or apartment complexes may contain features such as special emergency call switches, that are located in each dwelling unit, and

that are monitored by health center staff. These emergency call switches are a convenience and do not necessarily indicate infirmity of the care recipients.

308.3.1 Five or fewer persons receiving care. A facility such as the above with five or fewer persons receiving such care shall be classified as Group R-3 or shall comply with the *International Residential Code* provided an *automatic sprinkler system* is installed in accordance with Section 903.3.1.3 or with Section P2904 of the *International Residential Code*.

- ❖ Any building that has the characteristics of a Group I-1 occupancy but has five or fewer persons receiving custodial care is classified as Group R-3 (see Section 310.5) or may be constructed in accordance with the *International Residential Code*[®] (IRC[®]) (see Section 310.5.1). When the code allows compliance in accordance with the IRC, the only requirements that would apply would be those of the IRC including the installation of automatic sprinkler protection. The intent is to allow persons to be cared for in a residential, or home, environment, often under the care of family members. Please note similar provisions for Group E occupancies as well as Groups I-2 and I-4.

308.3.2 Six to sixteen persons receiving care. A facility such as above, housing not fewer than six and not more than 16 persons receiving such care, shall be classified as Group R-4.

- ❖ Any building that has the characteristics of a Group I-1 occupancy but that has more than five and not more than 16 persons receiving custodial care is classified as Group R-4 (see Section 310.6). Ninety-eight percent of households in the U.S. have less than 16 occupants; thus the limit of 16 is considered appropriate for a residential occupancy.

308.4 Institutional Group I-2. This occupancy shall include buildings and structures used for *medical care* on a 24-hour basis for more than five persons who are *incapable of self-preservation*. This group shall include, but not be limited to, the following:

- Foster care facilities*
- Detoxification facilities*
- Hospitals*
- Nursing homes*
- Psychiatric hospitals*

- ❖ An occupancy classified in Group I-2 is characterized by three conditions: it is a health care facility, there is 24-hour-a-day medical supervision for the individuals receiving care, and more than five of those persons require physical assistance by staff or others to reach safety in an emergency situation. Determining whether care recipients are capable of self-preservation may be a difficult aspect of classifying an occupancy as Group I-1 or I-2. This assessment needs to be taken with caution and reliance on other state and federal guidelines and associated regulations may be necessary. Also, it is important to keep in mind that facilities that may be classified initially as Group I-1

home, environment, often under the care of family members that is typical within a single-family-type home. As stated for those care facilities allowed within the R-3 occupancy, the persons receiving care in a building designed according to the IRC are not limited to those who are capable of self-preservation. Similar to Sections 308.3.1 and 308.4.1, this section specifies that such IRC-regulated facility be provided with a sprinkler system.

310.6 Residential Group R-4. This occupancy shall include buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive *custodial care*. The persons receiving care are capable of self-preservation. This group shall include, but not be limited to, the following:

- Alcohol and drug centers
- Assisted living facilities
- Congregate care facilities
- Convalescent facilities
- Group homes
- Halfway houses
- Residential board and *custodial care* facilities
- Social rehabilitation facilities

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code.

- ❖ When a limited number of people who require custodial care live in a facility where more than 5 but not more than 16 persons are receiving care, such facility is no longer classified as Group I-1 but as a Group R-4. Ninety-eight percent of households in the U.S. have no more than 16 occupants; thus the limit of 16 was established as an appropriate limit. The number of persons used in the determination includes those who receive care and is not intended to include staff.

A Group R-4 occupancy is not permitted to include any occupants that "are not capable of self-preservation." If an existing Group R-4 facility has residents added who are not capable of self-preservation, then the occupancy has changed and a permit to change the occupancy must be obtained (IBC Interpretation No.16-03). Group R-4 facilities must satisfy the construction requirements of Group R-3. Facilities with 5 or fewer persons receiving care will be either a Group R-3 occupancy (see Section 310.5), or can be built under the IRC (see Section 310.5.1).

SECTION 311 STORAGE GROUP S

311.1 Storage Group S. Storage Group S occupancy includes, among others, the use of a building or structure, or a portion thereof, for storage that is not classified as a hazardous occupancy.

- ❖ This section requires that all structures (or parts thereof) designed or occupied for the storage of moderate- and low-hazard materials are to be classified in either Group S-1 (moderate hazard) or S-2 (low hazard).

The life safety problems in structures used for storage of moderate- and low-hazard materials are minimal because the number of people involved in a storage operation is usually small and normal work patterns require the occupants to be dispersed throughout the facility.

The problems of fire safety, particularly as they relate to the protection of stored contents, are directly associated with the amount and combustibility of the materials (including packaging) that are housed on the premises.

Storage facilities typically contain significant amounts of combustible or noncombustible materials

