



## Clark County Department of Building & Fire Prevention

4701 West Russell Road ▪ Las Vegas NV 89118

(702) 455-3000 ▪ Fax (702) 221-0630

<b>Division:</b>	Building Division – Plans Exam	<b>Code Interpretation</b>	BP-CI-022
<b>Subject:</b>	S-1 & S-2 ACCESSORY STORAGE BUILDINGS MINIMUM NUMBER OF PLUMBING FIXTURES	<b>Effective Date:</b>	02/13/2008
<b>Code:</b>	IBC 2902.1	<b>Revised Date:</b>	

### A. CODE REQUIREMENT

The International Building Code (IBC), Section 2902.1 requires a minimum number of plumbing fixtures to be provided for S-1 and S-2 occupancies, per Item 8 of Table 2902.1.

### B. INTERPRETATION

Accessory S-1 and S-2 storage buildings that are to be used strictly for equipment storage, such as smog testing stations, water dispensing kiosks, etc., which have an occupant load of only one (1), shall be permitted to use the existing plumbing facilities located within an adjacent building on the same parcel, as long as the following conditions have been met:

1. The property on which the storage building is to be permanently located is leased; two (2) copies of the executed lease agreement must be provided; and the lease agreement must include a “use and benefit” clause, which grants the storage building tenant (lessee) the right to use all existing plumbing facilities already installed within the lessors’ existing building(s), during regular business hours.
2. Two (2) copies of the lessors’ existing building floor plans and site plans (drawn to scale) must be provided; showing the location of the existing building(s), the new accessory storage building and the locations of all existing plumbing facilities.
3. An accessible route must be provided between the storage building and the lessors’ existing building plumbing facilities; plans must be dimensioned and must include all existing and new finished floor/surface elevations.
4. The lessors’ existing building plumbing facilities must comply with Table 2902.1 of the IBC for the total occupant load of both buildings.
5. The lessors’ existing plumbing facilities must be located less than 500 feet from the proposed S-1 or S-2 storage building.

All other S-1 and S-2 occupancies, not meeting the above conditions, shall meet the minimum plumbing fixtures required by the International Building Code (IBC), Table 2902.1.

### C. RATIONALE

These types of equipment storage buildings are considered an accessory structure to the lessors’ main building. Per IBC, Table 1004.1.1, the occupant load factor for accessory storage buildings is 300 gross sq. ft. per occupant.

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**Revision History:**

<b>POLICY #</b>	<b>TITLE</b>	<b>Effective Date</b>	<b>Revised</b>	<b>Reviewed</b>
BP-CI-022	S-1 & S-2 Accessory Storage Buildings Minimum Number Of Plumbing Fixtures	February 13, 2008		August 15, 2008
BP-CI-022	S-1 & S-2 Accessory Storage Buildings Minimum Number of Plumbing Fixtures			December 30, 2013

Approved by:  
Ronald L. Lynn, Director

Concurred by:  
Gregory J. Franklin, Assistant Director