

Mini Warehouse Storage Facilities

Greenville County

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(These requirements are specific to this use and are in addition to typical plan review requirements)

Classification - Group S (Storage) - Sub classification – S-1 (IBC 311.2)

1. IBC Table 506.2:

Allowable area shall be based on IBC Section 506 and Table 506.2. Area modifications are allowed per IBC 506, and 507. Height modifications to be in accordance with IBC section 504 and Table 504.3. Building (or cluster) size shall not exceed that shown in table 506.2 for Storage.

2. IBC Table 705.5:

a. IBC Table 705.5 Fire Separation Distances shall be interpreted as separation between buildings on commonly owned property and requires that an Imaginary Line (“Assumed Property Line”) be indicated (see Chapter 2 definitions Fire Separation Distance), or

b. IBC Section 503.1.2 may be used for a cluster concept. All buildings in a cluster shall be reviewed and are subject to comply as a single building.

3. IBC Table 705.8:

IBC Table 705.8 shall be used to calculate the opening percentages. Understand that an assumed property line must be established between buildings and distances shown in IBC Table 705.8 are from the actual or assumed property line to building.

4. IBC 903.2.9 and 903.2.9.4:

Fire areas shall not exceed 2,500 square feet unless sprinkled. Plans must indicate rated walls, locations, Rating assemblies (U.L. numbers) and cut sheet. Three hour separations (required for S-1 Fire Area Separation Table 707.3.10) shall be clearly marked on the exterior of buildings in a contrasting color with minimum 3” lettering.

Exception: Building Fire Area may be increased to 12,000 square feet of unsprinklered area if nature of facility does not cater to upholstered furniture and mattresses, and a lease agreement is provided..

5. IFC Section 503 (See SC State Modifications):

Proper Fire Department access and turning radius must be supplied for fire apparatus. Verify these dimensions with the local Fire Marshal. Clearance between structures: 20’ minimum shall be provided between overhangs or other projections. (Exception: approved projections with minimum clearance of 13’-6”)

6. IFC 507 (See SC State Modifications):

Fire hydrants shall be placed within 500’ of most remote point of all buildings, measured along the normal route of fire department vehicle access. Location shall conform to all other sections of IFC Section 507 and shall be shown on the site plan.

7. IBC Table 1109.3, ANSI 117.1 section 905

Requirements for accessible units. 5% of the first 200 units must be accessible and 10 plus 2% of units over 200 must be accessible. Provide a key plan showing locations and sizes of the accessible units.

8. IBC 2902.1 and IBC table 2902.1, IPC 403 and IPC Table 403.1

Toilet room Policy: See attachment for toilet room policy.

9. Zoning Requirements:

Zoning Requirements and property setbacks shall be included in the design, and shall be shown on dimensioned plans.

10. Other Requirements:

A copy of the lease agreement containing items prohibited shall be provided by the Owner of the Units for record.

Toilet room requirements for unattended and unattended portions of Mini Warehouses Facilities

- An employee/public toilet room is required to be located on the same site as the storage facility. (Meets intent of 2021 SCPC chapter 4 and SCBC chapter 29)
- A single unisex toilet room (ICC A117.1 2017 compliant) will be allowed regardless of the size of the complex.
- The toilet room(s) must be open and accessible when the customer / employees have access to the site / facility.
- The restroom may be greater than 500' from the most remote unit, when parking spaces are provided.
- Toilet room buildings or buildings containing toilet room(s) must have a minimum of two (2) parking places, one of which is fully accessible.