

CITY OF SAN ANTONIO
Development Services Department
MEMORANDUM

TO: DSD Associates
FROM: Roderick Sanchez, Director and Building Official
DATE: August 7, 2012

INTERPRETATION NUMBER: CI2012-002

TITLE: Outdoor Covered Areas for Group A2 Occupancies

CODE EDITION: 2012 *International Building Code* (IBC) as amended by COSA
2012 *International Fire Code* (IFC) as amended by COSA
2012 *International Plumbing Code* (IPC) as amended by COSA

SECTION: IBC Sections 202, Chapters 5 and 6; IFC Section 202; IPC Section 403

QUESTION: Is a new outdoor covered patio of wood construction and/or other materials for existing Group A2 Occupancies of various construction types required to be considered as "building area" for maximum allowable area and/or types of construction separation requirements per the City of San Antonio's (COSA) Building Code?

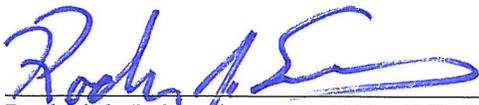
ANSWER: In general, yes. (See the definition of building area in Chapter 2 of the 2012 IBC and the types of construction separation requirements of Chapters 5 and 6 of the IBC for details.)

*****However, if the outdoor covered patio meets ALL of the conditions listed, the covered patio is NOT required to be included in the calculated "building area" of the structure nor does it require any "types of construction separation" or "occupancy separation" to meet the City's Building Code. (Note that this interpretation is reflective of the intent of the City's definition of "fire area" found in Section 202 of the 2012 IFC, as adopted and amended by COSA.)

1. The outdoor covered area is a Group A2 Occupancy less than 1,000 SF. If multiple covered areas are proposed, then the aggregate area of all of these areas shall be less than 1,000 SF

or each additional area shall be separated by a minimum of 20 feet from each other.

2. The outdoor covered area is open on at least three sides and open a minimum of 50 percent of the perimeter of the area covered. In order to be considered "open" for the purpose of the exception, an open side shall be at least 50 percent open with the open area uniformly distributed to prevent the accumulation of smoke and toxic gases.
3. The outdoor covered area shall have adequate independent means of egress such that the occupants of the outdoor covered area are not required to egress through a connected or adjacent building.
4. Outdoor covered areas shall not be built within 10 feet of a property line.
5. Outdoor covered areas of wood construction shall be built with fire retardant treated wood as per IBC Section 2303.2 or protected with a fire-resistance rated material approved by the City.
6. The calculated occupant load of the outdoor covered area(s) shall contribute to the occupant load of the existing building for calculation of a total occupant load and for determination of the number of required plumbing fixtures per Section 403 of the IPC.



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