



October 19, 2016

James Paquin, Building Official
Town of Tolland
21 Tolland Green
Tolland, CT 06084

STATE BUILDING CODE INTERPRETATION NO. I-03-16

Dear Mr. Paquin

This is in response to your letter of October 19, 2016, in which you are seeking a formal interpretation to the following questions:

The scenario is an existing Type IIB cable-restrained, air supported structure, built under the 2003 International Building Code (IBC). The use group is A-4, as it is a 105,000 square foot structure designed to watch participant sports. The locker areas are sprinklered, the main portion of the structure is not, per the 2003 IBC, section 507.2, exception 2. The occupancy limit is 2,100 persons and there is a fire alarm system with manual pull boxes.

- Q1) The property owner desires to use the facility for events, such as cultural dances with food, fitness lifestyle fairs, events with vendors and other A-3 type of uses, which would require these spaces to be sprinklered. Is it appropriate to prohibit occupancy for non-sporting events?
- A1) Yes, the new use (A-3) would be in violation of the State Building Code since the areas that they plan to use (participant sport areas) would be required to be sprinklered.
- Q2) Would a fire watch, approved by the fire marshal be an acceptable solution for 2-3 events per year?
- A2) A modification would have to be granted by the Office of the State Building Inspector to allow the building to be used in violation of the State Building Code. Such decision would be based on what alternative safeguards are offered.
- Q3) If a compliant sprinkler system were to be installed in the entire building, should a new certificate of occupancy (C.O.) be issued stating an A-3 use group?
- A3) Yes, a new certificate of occupancy has to be issued in order to validate the new occupancy meets the requirements of the State Building Code.

If you have any questions, please call me at 860-713-5900.

Very truly yours.

Daniel Tierney
Deputy State Building Inspector

cc: Joseph Cassidy, State Building Inspector