

Common building plan review questions answered by CCLD staff

The questions below are part of an ongoing series featuring frequently asked questions received by CCLD's [Building Plan Review Section](#). The responses are the opinions of the plan review staff and do not represent an official division or State Building Official interpretation.

Q: Are all unisex restrooms required to have a urinal?

A: No. Only unisex facilities provided pursuant exception 4 of SBC 1305.2902, subp. 3 require a urinal. Unisex facilities provided pursuant exception 1-3 do not.

Q: Can I ignore an existing building that is non-compliant for allowable area by placing a fire wall between it and my new addition?

A: No. "Any building plus new addition shall not exceed the height, number of stories and area specified for new buildings." This is in the state-adopted Guideline for the Rehabilitation of Existing Buildings (GREB), as well as SBC 1305.0501. A fire wall is an acceptable method of making a building compliant with allowable area, not avoiding it. One method to deal with an existing non-compliant condition is through the use of a pedestrian walkway in compliance with IBC sec. 3104. Since a pedestrian walkway is considered a "non-building," if used properly, it would allow the new area to be considered a stand alone building instead of an addition.

Q: Is an early childhood family education (ECFE) facility considered a day care for the purposes of the code?

A: If the child's parent or legal guardian is present at all times during the session, then, despite having children below the age of kindergarten, this would be considered a group E occupancy, not a group I-4 day care.

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