



OKLAHOMA

Uniform Building Code Commission Technical Code Review Committee

Code Change Proposal Form

NOTE: This form and any attachments hereto are subject to the Oklahoma Open Records Act and may be disbursed, upon request, without further notice to the submitter.

INSTRUCTIONS:

1. Please type or print clearly.
2. Form must be signed. Any forms that are not signed or filled out completely, may not be considered.
3. Each requested change must be on a separate form.
4. If the space to show the proposed change or supporting information is not big enough to show the entire change, write the words "See Attached" in the space provided and submit the change on a separate page or document.

Contact Information:

Name Samuel Day

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Phone Number 405 370 0684

Financial Impacts:

Please provide the following information:

Who will be impacted by this change, (i.e. contractors, business or homeowners, specific trades, etc.)?

This proposal will lower costs to build two story mixed use buildings with small ground floor retail components, by allowing these buildings to be Type VB sprinkled to NFPA 13R or NFPA 13D. Currently these buildings must be built to Type VA construction or sprinkled to NFPA 13 standards.

What is the financial impact of this change?

Increase cost Decrease costs Keep Costs the Same

What is the expected amount of the increase or decrease? very little

If this change increases the cost of construction, will it exceed \$1,000,000 over the course of five years?

Yes No

Explain the method used to determine the economic impact. Please provide the sources used to determine the impact, in the explanation.

Code Change Information:

Which code needs to be revised? International Building Code

Which part of the code needs to be revised?

Section 309.1 Table _____ Figure _____ Page _____

Proposed Change:

Show the proposed new, revised, or deleted text in Legislative format. Line through text to be deleted and underline text to be added or revised.

309.1.1 Small Buildings and Tenant Spaces
A building or tenant space used for Mercantile purposes with an occupant load of less than 20 persons shall be classified as a Group B occupancy.

Supporting Information:

Please provide justification for the proposed change and clarify if it impacts life safety.

Mercantile occupancies are traditionally classified as higher risk due to the potential presence of significant quantities of combustible materials. However, very small-scale retail—often referred to as “micro retail”—presents a materially lower fire risk and has become increasingly common in recent years.

This proposal would allow retail spaces with less than 1,200 square feet of sales floor area to be classified as Group B rather than Group M. This reclassification enables greater flexibility in building design while remaining proportionate to the actual risk profile.

Under this provision, these small retail spaces could be accommodated in two-story Type VB buildings without fire suppression, with an additional story allowed when equipped with an NFPA 13 fire suppression system—compared to the current limits of one and two stories, respectively, under Group M. In addition, exterior walls with a fire separation distance of less than 10 feet could be reduced to a 1-hour fire-resistance rating, rather than the 2-hour rating required for Group M occupancies. Additionally, the use of Group B occupancy allows exterior walls with less than 10 feet of fire separation distance to be reduced to a 1-hour fire-resistance rating, rather than the 2-hour rating required for Group M occupancies. Taken together, these changes better align code requirements with the scale and risk of micro retail, while supporting more flexible, small-scale mixed-use development.

Signature: 05880dff-e4d6-4571-e4d6-4571-b14e-357fa877f66e Digitally signed by 05880dff-e4d6-4571-b14e-357fa877f66e Date: 2026.03.31 11:57:12 -05'00'

Date: _____

Send completed form to:
Oklahoma Uniform Building Code Commission
2401 N.W. 23 St, Ste 82, Oklahoma City, OK 73107
Or email to: permitreporting@oubcc.ok.gov