

# Development Services

## Hotel/Motel to Apartment Conversion Guidelines

Building and Safety Guidelines Only. Other departments may have additional requirements.

(Note - Additional items may be required for compliance with all applicable code provisions and Northern Nevada Amendments.)

1. ICC A117.1 Accessibility requirements would be triggered.
2. Egress and exiting to meet requirements of IBC .
3. Accessible parking added per IBC.
4. Accessible and Type A units added per IBC.
5. Possible upgraded accessible routes added per IBC.
6. Carbon Monoxide and Smoke Detectors added per IBC.
7. Electrical panels for each dwelling unit per NEC.
8. Arc Fault Circuit Interrupter system compliant with NEC.
9. Tamper resistant receptacles installed per NEC.
10. Ground Fault Circuit Interrupters in kitchens and baths per NEC.
11. Kitchens installed in each dwelling. IBC
  - Kitchen Defined: Any room or part of a room designed, built, used or intended to be used for food preparation, food storage, and dishwashing but not including a bar area or similar room that is utilized primarily for the preparation of beverages and not for food preparation or storage.
  - The presence of a permanently installed range or cooktop along with a sink and a means of refrigeration shall be considered a kitchen.
- 12.2 dedicated 20 amp branch circuits added for each kitchen per NEC.
- 13.1 dedicated 20 amp branch circuit added for each unit's bathroom per NEC.
14. Provide electrical load calculations for units and entire service. NEC.
15. Kitchen exhaust to outdoors added per UMC or IMC.
16. Bathroom and toilet closets to meet exhaust requirement UMC or IMC.
17. Restrictions on window openings to less than 4" may be required per IBC.
18. Natural ventilation or mechanical ventilation to meet UMC or IMC.
19. Make up air may be required depending on the exhaust system provided.
20. Verify horizontal and vertical separations and revise if needed per IBC.
21. Possible install of fire sprinklers and fire alarm if not already installed per IBC.

