



NOTICE OF MEETING

Robins Board of Adjustment

Tuesday, February 16th, 2021

5:30 P.M. ELECTRONIC CALL IN MEETING

THIS WILL BE AN ELECTRONIC MEETING!

Call (978) 990-5000

**When prompted enter access code 898273
followed by pound or hash (#)**

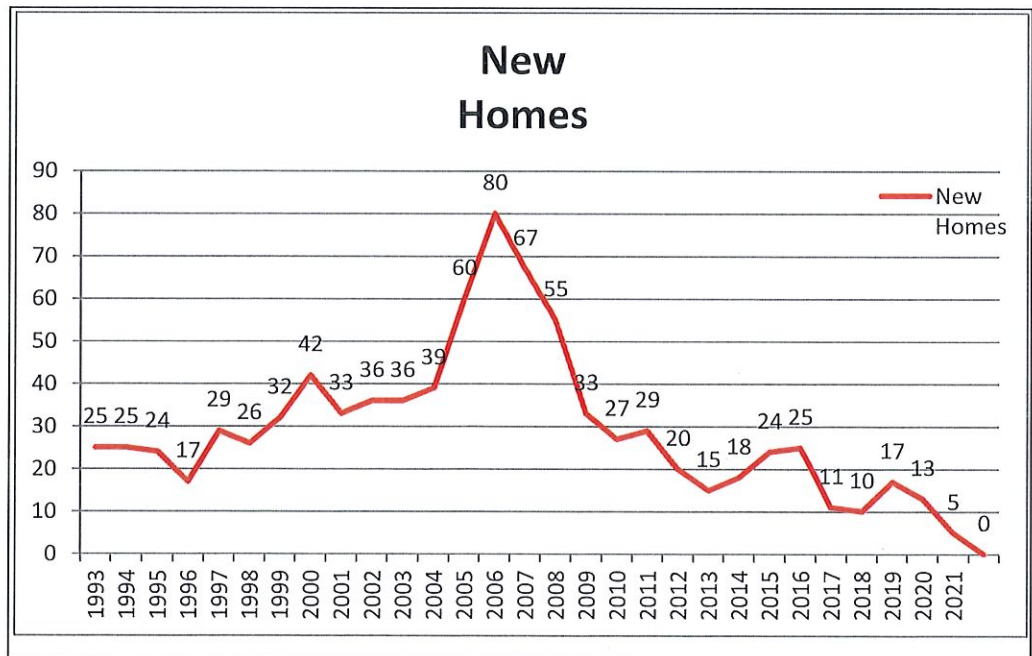
Agenda:

1. *Call the meeting to order.*
2. *Roll Call*
3. *Chairperson and Planning and Zoning Administrator's reports.*
4. *Motion to appoint a Chairperson for 2021.*
5. *Motion to appoint a Vice-Chairperson for 2021.*
6. *Approval of the Minutes of the September 15th, 2021 meeting.*
7. *Public Hearing to hear comments and concerns relating to the Special Use Request submitted by Al Frey of Tradesman Square and Trevor Benson, potential renter of Unit W301.*
8. *Motion to approve ZBA Resolution No.2021-1*
9. *Motion to adjourn.*

Robins
Planning and Zoning Report
 January 31, 2021

Permit Number	BeginDate	Comment	PermitType	PartyName	FullAddress		City	State	Zip
					#	Street			

FY2021 Permits Issued	
January	13
February	
March	
April	
May	
June	
July	
August	
September	
October	
November	
December	
Total	13





ROBINS BOARD OF ADJUSTMENT

MINUTES OF THE SEPTEMBER 15, 2020 MEETING

Chairperson Brian Cohen called the meeting to order at 5:30 p.m. in the Robins City Hall on Tuesday, September 15th, 2020. Roll call was taken with Board Members Mark Wood, Dustin Arnold, Brian Cohen and Dawn Svenson-Holland present, along with Planning and Zoning Administrator Dean Helander, City Clerk/Treasurer Lori Pickart and five guests. Absent was Board Member Molly Iverson.

Cohen had no Chairperson's report. Helander noted he had no additions to his Administrator report. Svenson-Holland moved to approve the Minutes of the July 1st, 2020 meeting, Arnold seconded and all voted aye.

Cohen opened the Public Hearing to hear comments and concerns relating to the special use request of Al Frey to allow a parts manufacturer in Units W202 and W 203 at 3230 N. Center Point Road which is zoned C-2, Highway Commercial. Mr. Frey who is the owner of the building noted he feels this would be a great addition to the community. Lessee Joe Holt, also a Robins resident, noted his business of manufacturing component parts for hand guns is very quiet with very low decibels. He added restaurants range between 75-80 decibels noting his business ranges between 40-50 decibels. There were no other comments received. Cohen closed the public hearing at 5:37 p.m. Svenson-Holland moved to approve Resolution No. 2020-4 approving the special use permit, Arnold seconded and all voted aye.

Wood moved to adjourn at 5:39 p.m., Arnold seconded and all voted aye.

Dean Helander
Planning and Zoning Administrator

Brian Cohen
Chairperson

CITY OF ROBINS
APPLICATION FORM FOR:

Future Land Use/Zoning Amendment
 Submission Preliminary Plat*
 Submission Final Plat*
 Special Use
 Variance
 Appeal



Owner's Name: Trevor Benson Filing Date: 10/20/2020
Owner's Address: 3230 N Center Point Road, W301 Phone #: 319-389-6346
Business Name: Bensons LLC Type of Business: Machining/Fabrication

ZONING AMENDMENT AND ALL PLAT APPLICATIONS - provide the following:

Address and/or description of location:

3230 NCPE W301

Present Zoning: C-2 Proposed Zoning: C-2 VARIANCE

This application must be accompanied with copies of plats as prescribed in Chapter 166, Subdivision Ordinance, for subdivisions and Chapter 165, Section 11 for zoning amendments.

SPECIAL USE - VARIANCE - APPEALS - provide the following:

Address of location for request if different than owner or applicant:

3230 N CPRD W301

STATEMENT OF REQUEST - Provide as much information as possible - This section must be completed for all applications:

We will be using CNC equipment to make various parts for clients. No harmful chemicals, toxins, etc will be used or produced. Everything we do is clean and environmentally friendly. We also will be doing various welding and and general fabrication. Again nothing harmful to the environment will be produced.

Alvin W. Frey for Tradesman Special LLC

Trevor Benson
Applicant's Signature

Fee Paid \$200.00 Rec'd By: [Signature]
Check #/Receipt # 637346 Date: 11/11/20

Tradesman Square Location



Lori Pickart

From: neal boeckmann <nealboeckmann@gmail.com>
Sent: Monday, January 18, 2021 1:27 PM
To: Lori Pickart
Subject: Benson LLC- W301 Tradesman square

In regards to fire and life safety to all that will occupy that building, I have a few concerns of what will be happening in this specific unit. The main concern is the welding. It would to be assumed that this kind of trade would require a somewhat special structure or at least the interior. What do we know about exhaust fans, fire protection and interior finishings?

Captain Neal Boeckmann
Robins Fire Dept.

Lori Pickart

From: Michael Kortenkamp <mkortenkamp@cityofmarion.org>
Sent: Tuesday, January 19, 2021 12:27 PM
To: Lori Pickart
Subject: RE: Variance Request

We have looked at the welding of metal products (fabrication and assembly) is F-2 Occupancy from the 2018 IBC. Most of the other individual units are S-2 Occupancies. Per table 508.4 there is no separation requirement. Also nothing is mentioned in chapter 9 (Fire Protection and Life Safety Systems) that would require sprinkler system. The entire building is a S Occupancy with Type 5B construction and the allowable area with sprinkler system is 9,000 Square feet, none of the buildings at Trademans Square are over the 9,000, so no sprinkler system is required. There are a few individual occupancies that are listed in the review addendums that would require sprinklers or fire barrier separations, wood working and commercial vehicles. If there is oxygen and acetylene tanks on site, there is a maximum amount that can be stored in the unit per table 307.1(1) all the tanks would need to be secured in place. Two 20 pound fire extinguishers no more than 30 in travel distance to either one would be required. All exhaust and makeup air will need to meet the 2018 International Mechanical Code (IMC), design will need to be submitted and approved by the City.

Mike Kortenkamp
Building Inspector | Building Department
1225 6th Avenue | Marion, Iowa 52302
p 319-743-6330
mkortenkamp@cityofmarion.org



From: Lori Pickart <lori@cityofrobins.org>
Sent: Monday, January 18, 2021 10:09 AM
To: Michael Kortenkamp <mkortenkamp@cityofmarion.org>
Subject: Variance Request

Caution! This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know that the content is safe.

Good Morning Mike,

Attached is the request for rezoning. Also note they don't have sprinkling system and why they don't need one.
Thanks!!

Lori Pickart
City Clerk/Treasurer
319.393.0588



MARION

Building Inspection

ADDENDUM

Date: 9/9/2019

Owner: FC Land LLC.
Contractor: FC Land LLC
Address: 3220 North Center Point Rd - B
Robins , Iowa 52328

New storage buildings -- Building B
Square Footage - 7200
Occupancy -- S-1
Occupant load -- 24
Construction type - VB
Sprinklers -- NO

Code review

2018 International Building Code (IBC)	2018 State of Iowa Plumbing Code
2018 International Mechanical Code (IMC)	2018 International Fire Code (IFC)
2017 National Electrical Code (NEC)	2018 International Energy Conservation Code
Marion adopted City Codes.	A117.1 2009 Accessibility Standard

The approval of plans and specifications does not permit the violation of any section of the International Building Codes or any federal, state or local regulations.

Plans as submitted are approved for permit issuance with the following items of clarification:

- Building address numbers assigned by the City shall be posted on the site during construction before inspection and on the building before any occupancy. **Requirement included: 4 inch minimum, ½" stroke, and contrasting colors so visible**
- **All reinforcing steel shall be tied in place prior to concrete placement as per the ACI-318-11 unless specifically approved by the Structural Engineer of record**
- Building shall be constructed to meet or exceed the 2018 IECC. Including but not limited to Insulation, Heating/Cooling/Electrical systems, Occupancy sensors, and System Commissioning where required
- Building access and all main level facilities to be handicap accessible
- Exit doors shall be operable from the inside without the use of a key, special knowledge, or effort and shall swing in the direction of egress path of travel. The unlatching of any leaf shall not require more than one operation per IBC 1003.3.1.8. Latching hardware shall be handicap accessible compliant for both entrance and exit. (Lever latch, push pad, or panic bar) **Double cylinder locks are not approved for use in the City of Marion**
- Provide sufficient electrical receptacles for all existing and anticipated electrical appliances.

Extension cords will not be permitted as a substitute for permanent wiring

- All receptacles 50-amp or less in kitchens, all 15 and 20-amp 120-volt bathrooms, and all other location specified per NEC 210.8 (B) shall be GFCI protected
- Provide emergency lighting and exit lights sufficient to illuminate all corridor exit pathways in the event of loss of building power
- Provide drinking fountains per Table 403.1 of the IPC, minimum 50% low (wheelchair accessible) and balance for high (standing person), or a bottled water stand. Drinking fountain receptacles to be protected by GFCI
- Male and Female toilet rooms shall be provided, accessible and signed per ICC A117.1-209
- Toilet room finish shall have a smooth, hard nonabsorbent surface to the height of 48" above the floor, and comply with all requirements of IBC 1210.2
- If wood working space is over 2,500 square feet, it will require sprinkler system or a 3 hour fire barrier for separation. See 903.2.4.1
- If commercial vehicles are being stored and over 5,000 square feet, it will require a sprinkler system or a 3 hour fire barrier for separation. See 903.2.9
- Every room or space that is assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design.
- Install backflow protection (RPZ) as required by Marion Water Department
- All electrical, mechanical or plumbing permits shall be applied for issuance before any work commences. All work to be performed by State of Iowa-licensed contractors
- **Temporary Occupancies** require a \$100 fee, before it can be issued or building occupied
- Have job copy plans on site, and accessible to the city inspector
- Call for inspections and have approvals, before covering any work

Any changes in plans or specifications shall be submitted to the Marion Building Department in writing for review and approval before work may continue or changes concealed.

All Inspections shall be completed, approved, and a certificate of occupancy issued before occupying structure

If you have any questions in regards to this project please contact our office at 1225 6th Avenue Marion, Iowa. Phone 743-6330.



City of Marion Building Department

REQUIRED INSPECTIONS COMMERCIAL PROJECTS

Office hours 8-5 Monday-Friday. Inspection line 743-6330

This list of inspections may not be complete for all projects. If you are covering up work and have a question as to if your work has or needs to be inspected please call the inspection line.

* Soil testing

Prior to footings being poured, soil shall be tested for soil bearing, and compaction as required by the project engineer. Testing shall be done by a soils engineering company, and reports on file at the jobsite or sent to the City of Marion Building department prior to the project completion. A verbal or write/emailed approval is required prior to footings being poured.

*Footing Inspections

After all excavation is complete, forms are set, and reinforcement is in place, and before concrete is poured.

*Foundation wall Inspections

After forms are set, and reinforcement is in place, and before concrete is poured.

*Structural Steel framing Inspection

Steel framing/structure shall be inspected by a qualified third party inspector and copies of their reports sent to the City of Marion Building Department, prior to the framing being approved.

*Under floor Inspections

All under floor plumbing, electrical, and mechanical shall be inspected prior to concrete floor being poured.

*Rough-In Inspections

Electrical, mechanical, plumbing, and framing rough-in inspections must be done before insulating and covering area to be inspected. The sub-contractor can call when he is ready for an inspection, and should also coordinate through the project superintendent, so inspections can be grouped together if possible. No work shall be covered prior to receiving approval from the City of Marion inspector.

*Drywall Inspection

Fire separation walls shall be inspected while drywall is being installed. Typically after the first layer is on and while the next layer is being installed.

*Fire separation wall Inspections

All fire separation walls shall be inspected and approved prior to getting covered. Work to be inspected is fire caulking, fire collars, dampers, etc;

*Final Inspection

After all work is completed and prior to use, the permit holder should contact the Marion Building Department and arrange a final inspection. Sub-contractors may call when their work is ready for a final inspection. All inspections should still be coordinated with the job superintendent.

All corrections must be re-inspected. You must call for a re-inspection as soon as the corrections have been completed. If the project is not completed at the expiration of the permit then the permit must be renewed or a new one taken out.

707.3.1 Shaft enclosures. The *fire-resistance rating* of the *fire barrier* separating building areas from a shaft shall comply with Section 713.4.

707.3.2 Interior exit stairway and ramp construction. The *fire-resistance rating* of the *fire barrier* separating building areas from an *interior exit stairway* or *ramp* shall comply with Section 1023.1.

707.3.3 Enclosures for exit access stairways. The *fire-resistance rating* of the *fire barrier* separating building areas from an *exit access stairway* or *ramp* shall comply with Section 713.4.

707.3.4 Exit passageway. The *fire-resistance rating* of the *fire barrier* separating building areas from an *exit passageway* shall comply with Section 1024.3.

707.3.5 Horizontal exit. The *fire-resistance rating* of the separation between building areas connected by a horizontal *exit* shall comply with Section 1026.1.

707.3.6 Atriums. The *fire-resistance rating* of the *fire barrier* separating atriums shall comply with Section 404.6.

707.3.7 Incidental uses. The *fire barrier* separating incidental uses from other spaces in the building shall have a *fire-resistance rating* of not less than that indicated in Table 509.

707.3.8 Control areas. *Fire barriers* separating *control areas* shall have a *fire-resistance rating* of not less than that required in Section 414.2.4.

707.3.9 Separated occupancies. Where the provisions of Section 508.4 are applicable, the *fire barrier* separating mixed occupancies shall have a *fire-resistance rating* of not less than that indicated in Table 508.4 based on the occupancies being separated.

707.3.10 Fire areas. The *fire barriers*, *fire walls* or *horizontal assemblies*, or combination thereof, separating a single occupancy into different *fire areas* shall have a *fire-resistance rating* of not less than that indicated in Table 707.3.10. The *fire barriers*, *fire walls* or *horizontal assemblies*, or combination thereof, separating *fire areas* of mixed occupancies shall have a *fire-resistance rating* of not less than the highest value indicated in Table 707.3.10 for the occupancies under consideration.

TABLE 707.3.10
FIRE-RESISTANCE RATING REQUIREMENTS FOR
FIRE BARRIERS, FIRE WALLS OR HORIZONTAL
ASSEMBLIES BETWEEN FIRE AREAS

OCCUPANCY GROUP	FIRE-RESISTANCE RATING (hours)
H-1, H-2	4
F-1, H-3, S-1	3
A, B, E, F-2, H-4, H-5, I, M, R, S-2	2
U	1

707.4 Exterior walls. Where exterior walls serve as a part of a required *fire-resistance-rated* shaft or stairway or ramp enclosure, or separation, such walls shall comply with the requirements of Section 705 for exterior walls and the *fire-resistance-rated* enclosure or separation requirements shall not apply.

resistance-rated enclosure or separation requirements shall not apply.

Exception: Exterior walls required to be *fire-resistance rated* in accordance with Section 1021 for exterior egress balconies, Section 1023.7 for interior exit stairways and ramps and Section 1027.6 for exterior exit stairways and ramp.

707.5 Continuity. *Fire barriers* shall extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above and shall be securely attached thereto. Such *fire barriers* shall be continuous through concealed space, such as the space above a suspended ceiling. Joints and voids at intersections shall comply with Sections 707.8 and 707.9

Exceptions:

1. Shaft enclosures shall be permitted to terminate at a top enclosure complying with Section 713.12.
2. *Interior exit stairway* and *ramp* enclosures required by Section 1023 and *exit access stairway* and *ramp* enclosures required by Section 1019 shall be permitted to terminate at a top enclosure complying with Section 713.12.

707.5.1 Supporting construction. The supporting construction for a *fire barrier* shall be protected to afford the required *fire-resistance rating* of the *fire barrier* supported. Hollow vertical spaces within a *fire barrier* shall be fireblocked in accordance with Section 718.2 at every floor level.

Exceptions:

1. The maximum required *fire-resistance rating* for assemblies supporting *fire barriers* separating tank storage as provided for in Section 415.9.1.2 shall be 2 hours, but not less than required by Table 601 for the building construction type.
2. Supporting construction for 1-hour *fire barriers* required by Table 509 in buildings of Types IIB, IIB and VB construction is not required to be *fire-resistance rated* unless required by other sections of this code.

707.6 Openings. Openings in a *fire barrier* shall be protected in accordance with Section 716. Openings shall be limited to a maximum aggregate width of 25 percent of the length of the wall, and the maximum area of any single opening shall not exceed 156 square feet (15 m²). Openings in enclosures for *exit access stairways* and *ramps*, *interior exit stairways* and *ramps* and *exit passageways* shall also comply with Sections 1019, 1023.4 and 1024.5, respectively.

Exceptions:

1. Openings shall not be limited to 156 square feet (15 m²) where adjoining floor areas are equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
2. Openings shall not be limited to 156 square feet (15 m²) or an aggregate width of 25 percent of the length of the wall where the opening protective is a *fire door* serving enclosures for *exit access stairways* and *ramps*, and *interior exit stairways* and *ramps*.

the Group A-4 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 12,000 square feet (1115 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

[F] 903.2.1.5 Group A-5. An automatic sprinkler system shall be provided for all enclosed Group A-5 accessory use areas in excess of 1,000 square feet (93 m²).

[F] 903.2.1.5.1 Spaces under grandstands or bleachers. Enclosed spaces under grandstands or bleachers shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 where either of the following exist:

1. The enclosed area is 1,000 square feet (93 m²) or less and is not constructed in accordance with Section 1029.1.1.1.
2. The enclosed area exceeds 1,000 square feet (93 m²).

[F] 903.2.1.6 Assembly occupancies on roofs. Where an occupied roof has an assembly occupancy with an occupant load exceeding 100 for Group A-2 and 300 for other Group A occupancies, all floors between the occupied roof and the level of exit discharge shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

Exception: Open parking garages of Type I or Type II construction.

903.2.1.7 Multiple fire areas. An automatic sprinkler system shall be provided where multiple fire areas of Group A-1, A-2, A-3 or A-4 occupancies share exit or exit access components and the combined occupant load of these fire areas is 300 or more.

[F] 903.2.2 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation.
2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor as well as all floors below where such care is provided, and all floors between the level of ambulatory care and the nearest level of exit discharge, the level of exit discharge, and all floors below the level of exit discharge.

Exception: Floors classified as an open parking garage are not required to be sprinklered.

[F] 903.2.3 Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas greater than 12,000 square feet (1115 m²) in area.

2. The Group E fire area is located on a floor other than a level of exit discharge serving such occupancies.

Exception: In buildings where every classroom has not fewer than one exterior exit door at ground level, an automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area.

3. The Group E fire area has an occupant load of 300 or more.

[F] 903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. A Group F-1 fire area exceeds 12,000 square feet (1115 m²).
2. A Group F-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

X [F] 903.2.4.1 Woodworking operations. An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 square feet (232 m²) in area that generate finely divided combustible waste or use finely divided combustible materials.

[F] 903.2.5 Group H. Automatic sprinkler systems shall be provided in high-hazard occupancies as required in Sections 903.2.5.1 through 903.2.5.3.

[F] 903.2.5.1 General. An automatic sprinkler system shall be installed in Group H occupancies.

[F] 903.2.5.2 Group H-5 occupancies. An automatic sprinkler system shall be installed throughout buildings containing Group H-5 occupancies. The design of the sprinkler system shall be not less than that required by this code for the occupancy hazard classifications in accordance with Table 903.2.5.2.

Where the design area of the sprinkler system consists of a corridor protected by one row of sprinklers, the maximum number of sprinklers required to be calculated is 13.

[F] 903.2.5.3 Pyroxylin plastics. An automatic sprinkler system shall be provided in buildings, or portions thereof, where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds (45 kg).

[F] TABLE 903.2.5.2
GROUP H-5 SPRINKLER DESIGN CRITERIA

LOCATION	OCCUPANCY HAZARD CLASSIFICATION
Fabrication areas	Ordinary Hazard Group 2
Service corridors	Ordinary Hazard Group 2
Storage rooms without dispensing	Ordinary Hazard Group 2
Storage rooms with dispensing	Extra Hazard Group 2
Corridors	Ordinary Hazard Group 2

[F] 903.2.6 Group I. An *automatic sprinkler system* shall be provided throughout buildings with a Group I *fire area*.

Exceptions:

1. An *automatic sprinkler system* installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1, Condition 1 facilities.
2. An *automatic sprinkler system* is not required where Group I-4 day care facilities are at the *level of exit discharge* and where every room where care is provided has not fewer than one exterior exit door.
3. In buildings where Group I-4 day care is provided on levels other than the *level of exit discharge*, an *automatic sprinkler system* in accordance with Section 903.3.1.1 shall be installed on the entire floor where care is provided, all floors between the level of care and the *level of exit discharge*, and all floors below the *level of exit discharge* other than areas classified as an open parking garage.

[F] 903.2.7 Group M. An *automatic sprinkler system* shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group M *fire area* is located more than three stories above *grade plane*.
3. The combined area of all Group M *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m²).

[F] 903.2.7.1 High-piled storage. An *automatic sprinkler system* shall be provided in accordance with the *International Fire Code* in all buildings of Group M where storage of merchandise is in high-piled or rack storage arrays.

[F] 903.2.8 Group R. An *automatic sprinkler system* installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R *fire area*.

[F] 903.2.8.1 Group R-3. An *automatic sprinkler system* installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies.

[F] 903.2.8.2 Group R-4, Condition 1. An *automatic sprinkler system* installed in accordance with Section 903.3.1.3 shall be permitted in Group R-4, Condition 1 occupancies.

[F] 903.2.8.3 Group R-4, Condition 2. An *automatic sprinkler system* installed in accordance with Section 903.3.1.2 shall be permitted in Group R-4, Condition 2 occupancies.

[F] 903.2.8.4 Care facilities. An *automatic sprinkler system* installed in accordance with Section 903.3.1.3

shall be permitted in care facilities with five or fewer individuals in a single-family dwelling.

[F] 903.2.9 Group S-1. An *automatic sprinkler system* shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group S-1 *fire area* is located more than three stories above *grade plane*.
3. The combined area of all Group S-1 *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group S-1 *fire area* used for the storage of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

[F] 903.2.9.1 Repair garages. An *automatic sprinkler system* shall be provided throughout all buildings used as repair garages in accordance with Section 406, as shown:

1. Buildings having two or more *stories above grade plane*, including basements, with a *fire area* containing a repair garage exceeding 10,000 square feet (929 m²).
2. Buildings not more than one *story above grade plane*, with a *fire area* containing a repair garage exceeding 12,000 square feet (1115 m²).
3. Buildings with repair garages servicing vehicles parked in basements.
4. A Group S-1 *fire area* used for the repair of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).

[F] 903.2.9.2 Bulk storage of tires. Buildings and structures where the area for the storage of tires exceeds 20,000 cubic feet (566 m³) shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1.

[F] 903.2.10 Group S-2 enclosed parking garages. An *automatic sprinkler system* shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.6 where either of the following conditions exists:

1. Where the *fire area* of the enclosed parking garage exceeds 12,000 square feet (1115 m²).
2. Where the enclosed parking garage is located beneath other groups.

Exception: Enclosed parking garages located beneath Group R-3 occupancies.

[F] 903.2.10.1 Commercial parking garages. An *automatic sprinkler system* shall be provided throughout buildings used for storage of commercial motor