

June 1, 2026

JTS Architects
Code Review – WYLD for Conditional Use Permit
Project No: 3525

Executive Summary

Re: WYLD – Interior Build-out for a cannabis manufacturing in an existing office/warehouse building
300 West 83rd Street, Bloomington, MN 55420
Meeting: Pre-Application DRC – March 31, 2026
Application No. PL20200051

Project Description:	1-Story Interior Build-out of an existing office/warehouse building
Zoning Classification:	Bloomington, MN Code of Ordinances, Zoning 05/04/2026 I-3
Applicable Codes:	2020 Minnesota Building Code (Effective March 31, 2020) 2020 Minnesota Conservation Code for Existing Buildings 2020 National Electrical Code (NEC) (NFPA 70) 2020 Minnesota Mechanical Code 2020 Minnesota Fuel Gas Code (Effective April 6, 2020) 2020 Minnesota Plumbing Code 2024 International Property Maintenance Code 2020 Minnesota Fire Code 2024 Minnesota Commercial Energy Code (Effective January 5, 2024) 2024 MN_COMcheck 2021 International Energy Conservation Code 2019 ANSI/ASHRAE/IES 90.1 2020 Minnesota Accessibility Code 2018 ICC/ANSI A117.1-2009 with Amendments 2010 American with Disabilities Act of 1996

This JTS executive summary addresses item by item the Conditional Use Permit (CUP) as referenced above.

The following represents a code analysis focused on two requirements stated on Fire Department portion of the building March 31, 2026 DRC review letter. It is our contention that the local requirement to provide sprinklers is unique to the City of Bloomington, MN as adopted by their ordinance. Exploring relief from this unique requirement would be worth pursuing with the City.

Planning Review - Pre-App Contact: Elizabeth O'Day at eoday@BloomingtonMN.gov, (952) 563-8919

1) List the number of parking spaces required by city code and the number of spaces provided on the site plan. Please list the square footages of each use: warehouse, office, manufacturing areas.

Comment: 28 Existing parking spaces with no accessible parking shown. Based on Gross Parking area zoning code requirements for the project, 29 spaces minimum are required. The Accessibility Code requires 2 access parking spaces. Adding 2 new access parking spaces with a new ramp with landings to the building at the front of the building will bring the total property parking count to 30 spaces.

2) Detailed floor plans are required for conditional use permit submittal. Architectural and scaled plans would be required.

Comment: Noted, see attached drawings dated June 1, 2026.

3) Landscaping materials must be added. The number of trees and shrubs that must be planted is proportionate to the total building area. Please let staff know the square footage of the cannabis manufacturing tenant so we can do the calculation.

Comment: Noted, see attached drawings dated June 1, 2026.

4) Parking lot and exterior security lighting must meet Section 21.301.07. There are existing wallpacks on the building. These may be retrofitted to meet minimum light levels. A photometric plan and separate electrical permit must be submitted.

Comment: Noted, see attached drawings dated June 1, 2026.

5) What is the plan for the driveway that is located on Toro's property?

Comment: We are removing the existing pavement connection to Toro's property. New soil will be seeded per the Landscape design, see attached landscape drawings.

Building Department Review - Pre-App Contact: Kelly Beyer at kbeyer@BloomingtonMN.gov, (952) 563-4519

1) Any storage racking over 7' in height shall require Engineering.

Comment: Noted, WYLD plans on receiving contract bids from Rack Nation and Minn Pallet Racking. Once the vendor is selected, information for all equipment storage racking will be submitted.

2) Must meet 2020 MN State Building Code.

Comment: Noted, JTS completed May 18, 2026. Codes listed above.

3) Must meet 2020 MN Accessibility Code.

Comment: It appears that there is one compliant accessible single user toilet on site with a male and female restroom for three total. We believe safe harbor applies and the existing access toilet is compliant. Noted, see attached drawings.

4) Building plans must be signed by a MN licensed architect.

Comment: Noted

5) Provide a detailed code analysis with the plans.

Comment: See Appendix A of this report.

6) SAC review by MET council will be required.

Comment: Noted, a future date to be scheduled and additional response may be required.

On January 2nd, 2025, the City of Bloomington implemented a City SAC charge. The cost will be \$2,026 per City SAC unit. The amount of SAC charged will mirror the MET Council Determination. This applies to any permits submitted on or after 01/02/25.

7) A report shall be submitted identifying the maximum expected quantities of Hazardous Materials. The report shall be prepared by a qualified person, firm, or corporation.

Comment: Noted, Wiss, Janney, Elstner Associates, Inc. (WJE) will provide the report before the final CUP meeting on July 1, 2026. See WJE Letter.

8) Per MN State Statute 1306.0020 - building is required to be sprinklered.

Comment: Noted, the building permit set and sprinkler sub-contractor will provide drawings as required.

9) Plumbing fixture count shall meet requirements of Table 2902.1 of the 2020 MN Building Code.

Comment: Noted, Exceeds minimum requirement. Safe Harbor single user toilet room. Calculation in Appendix A.

Fire Department Review - Pre-App Contact: Laura McCarthy at lmccarthy@BloomingtonMN.gov, (952) 563-8965

1) Maintain emergency vehicle access and circulation throughout the property.

Comment: Noted, see attached drawings dated June 1, 2026.

2) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand. Solenoid devices are not to be used to meet sprinkler system demand.

Comment: Noted, see attached drawings dated June 1, 2026.

3) Building/property shall be adequately signed for emergency response.

Comment: Noted, the General Contractor will provide signage working with the fire department.

4) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

Comment: Noted, see attached drawings dated June 1, 2026.

5) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.

Comment: Noted, the General Contractor will provide radio system coverage requirements working with the fire department.

6) All exterior doors that allow access to the interior of the building(s) shall be numbered in a sequential order starting with the main entrance (public entrance) as number 1 and continue in a clockwise manner.

Comment: Noted, the General Contractor will provide signage working with the fire department.

7) Submit a third party protection engineer code analysis for hazardous materials and manufacturing processes to ensure adequate protection, quantity limitations etc. for the commodity, storage arrangement and operations of the business.

Comment: Noted, Wiss, Janney, Elstner Associates, Inc. (WJE) will provide the report before the final CUP meeting on July 1, 2026. See WJE Letter.

Environmental Health Review - Pre-App Contact: Mike Thissen at mthissen@BloomingtonMN.gov, (952) 563- 8981

1) ALL PARKING MUST REMAIN ON THE PROPERTY AND NOT ON TORO PARKING LOT TO THE NORTH. Noted. We are removing the existing pavement connection to Toro's property. New soil will be seeded per the Landscape design, see attached drawings.

2) WILL THERE BE ANY ODOR RELEASED FROM THE BUILDING/OPERATION TO THE OUTSIDE? I SEE ODOR MITIGATION SYSTEMS WILL BE INSTALLED.
No odor will be released.

Traffic Review - Pre-App Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

1) List the number of parking spaces required by city code and the number of spaces provided on the site plan. **Comment:** As noted on the Planning Review: 28 Existing parking spaces with no accessible parking shown. Based on Gross Parking area zoning code requirements for the project, 29 spaces minimum are required. The Accessibility Code requires 2 access parking spaces. Adding 2 new access parking spaces with a new ramp with landings to the building at the front of the building will bring the total property parking count to 30 spaces.

2) All construction and post-construction parking and storage of equipment and materials must be on-site. Use of public streets for private construction parking, loading/unloading, and storage will not be allowed.

Comment: Noted, Contractor to comply.

Water Resources Review - Pre-App Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

1) Exterior disturbances that equal or exceed 5,000 sq-ft and/or 50 cubic yards of earth material are subject to additional permitting for erosion control, stormwater management and watershed district permitting.

Comment: Noted, we don't plan on disturbing the existing earth material equal or greater to 5,000 sqft or 50 cubic yards

Utility Review - Pre-App Contact: Kallie Doeden at kdoeden@BloomingtonMN.gov, (952) 563-8776

1) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter – add this note to the plan.

Comment: Noted, we will add a note to the drawings.

2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, property lines, easements, etc.

Comment: Noted, we will add a note to the construction drawings during the building permit process.

3) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.

Comment: Noted, see attached drawings.

4) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.

Comment: Noted, see attached drawings.

5) Loop water system (supply from two locations with valve between) to provide increased reliability of service and reduction of head loss. Minimum size 8". Per Fire Marshal.

Comment: Noted, we will add a note to the drawings.

6) Taps of live water mains are done by City forces. The Contractor pays for and coordinates this work. – add this note to the plan.

Comment: Noted, we will add a note to the drawings.

7) Any new or substantial remodel of a edible consumable service facility must provide a grease interceptor and proof of executed grease interceptor maintenance declaration filed with Hennepin County. Grease interceptor must be sized for fixture flow per MN Plumbing Code and for 90-day cleanout frequency per manufacturer recommendation; provide calculations for City review.

Comment: Noted, see attached drawings.

8) A Minnesota licensed civil engineer must design and sign all civil plans.

Comment: Noted

9) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Make sure there is a fire truck accessible hydrant within 50' of the building FDC. Per Fire Marshal.

Comment: Noted, see attached drawings.

10) Please share anticipated sanitary sewer flows, so we can verify we have capacity in our sanitary system.

Comment: Noted, the anticipated sewer flows are approximately 22,000 gallons on Average and 27,000 gallons at Peak.

11) Verify with Metropolitan Council if an industrial wastewater permit will be required.

Comment: Noted.

END OF RESPONSES Paul E Sterner, ALA - JTS Architects

APPENDIX A

May 18, 2026

JTS Architects
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June 1, 2026

Code Review – WYLD for Conditional Use Permit

Project No. 3525 – Application No. PL20200051

Fire Department Review Email Response to JTS on May 15, 2026

Pre-App Contact: Laura McCarthy at lmccarthy@BloomingtonMN.gov, (952) 563-8965

2) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand. Solenoid devices are not to be used to meet sprinkler system demand.

JTS Q: Our code analysis, for F-1 and S-1, has determined that no sprinklers are required per the MN building code. Can you confirm that a sprinkler system is not required?

A: The City has adopted Chapter 1306 of the Minnesota Building Code. Chapter 1306 requires occupancies with a change in use (S-1 to F-1) of 2,000 square feet or larger to be sprinklered.

4) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

JTS Q: Since there is no change to the existing use of F-1 and S-1 and there is a fire hydrant across the street from the building, do we need to add the additional locations as indicated?

A: The building is required to be sprinklered so the requirement for an adequate water supply applies.

The main issue of contention is the local municipality adoption of 1306 – MN Rules Chapter Minnesota Administrative Rules only found on the linked website. Other adopted Minnesota Administrative Rules, Effective Use Of The International Building Code – Minnesota Building Code are universally adopted state wide included on the ICC website.

MINNESOTA ADMINISTRATIVE RULES
CHAPTER 1306, SPECIAL FIRE PROTECTION SYSTEMS
DEPARTMENT OF LABOR AND INDUSTRY

Table of Parts

Part	Title
1306.0010	GENERAL.
1306.0020	MUNICIPAL OPTION.
1306.0030	REQUIREMENTS.
1306.0040	STANDARD.
1306.0050	SUBSTITUTE CONSTRUCTION.
1306.0060	EXEMPTION.
1306.0070	REPORTING.
1306.0100	[Repealed, 27 SR 1479]
1306.0010	GENERAL.

This chapter authorizes optional provisions for the installation of on-premises fire suppression systems that may be adopted by a municipality in addition to the State Building Code. If the municipality adopts them, the sprinkler system requirements of this chapter become part of the State Building Code and are applicable throughout the municipality. This chapter, if adopted, must be adopted without amendment.

Statutory Authority: MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13

History: 27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4

Published Electronically: July 11, 2007

1306.0020 MUNICIPAL OPTION.

Subpart 1. Requirement. The sprinkler system requirements of this chapter, if adopted, must be adopted with the selection of either subpart 2 or 3, without amendment.

Subpart. 2. Existing and new buildings. Automatic sprinkler systems for new buildings, buildings increased in total floor area (including the existing building), or buildings in which the occupancy classification has changed, must be installed and maintained in operational condition within the structure. The requirements of this subpart apply to structures that fall within the occupancy classifications established in part 1306.0030, items A to D.

Exception: The floor area of minor additions that do not increase the occupant load does not have to be figured into the square footage for occupancy classifications established in part 1306.0030, items A to D.

Subpart. 3. New buildings. Automatic sprinkler systems for new buildings, additions to existing buildings, or buildings in which the occupancy classification has changed must be installed and maintained in operational condition within the structure. The requirements of this subpart apply to structures that fall within the occupancy classifications established in part 1306.0030, items A to D.

Exception: The floor area of minor additions that do not increase the occupant load does not have to be figured into the square footage for occupancy classifications established in part 1306.0030, items A to D.

Statutory Authority: MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13

History: 27 SR 1479; 32 SR 6; L 2007 c 140 art 4 s 61; art 13 s 4 – Published Electronically: July 11, 2007

1306.0030 REQUIREMENTS.

For purposes of this chapter, area separation, fire barriers, or fire walls do not establish separate buildings. Gross square footage (gsf) means the floor area as defined in the International Building Code. The floor area requirements established in items A to D are based on the gross square footage of the entire building and establish thresholds for these requirements. The following occupancy groups must comply with sprinkler requirements of this chapter, unless specified otherwise:

A. Group A-1, A-2, A-3, and A-4 occupancies;

Exception: air inflated structures, and open picnic shelters.

B. Group B, F, M, and S occupancies with 2,000 or more gross square feet of floor area or with three or more stories in height;

Exception: S-2 open parking garages, aircraft hangars, salt storage sheds, and group “M” detached canopies.

C. Group E occupancies with 2,000 or more gross square feet of floor area or with two or more stories in height;

D. Group E day care occupancies with an occupant load of 30 or more.

Statutory Authority: MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13

History: 27 SR 1479; 32 SR 6; L 2007 c 140 art 4 s 61; art 13 s 4

Published Electronically: July 11, 2007

1306.0040 STANDARD.

Automatic sprinkler systems must comply with the applicable standard referenced in the State Building Code. If a public water supply is not available, the building official and fire chief shall approve the use of an alternate on-site source of water if the alternate source provides protection that is comparable to that provided by a public water supply. If an adequate alternate water supply sufficient for hose stream requirements is provided or available, the building official and fire chief may permit the water supply requirements for the hose stream demands to be modified.

Statutory Authority: MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13

History: 27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4

Published Electronically: July 11, 2007

1306.0050 SUBSTITUTE CONSTRUCTION.

The installation of an automatic sprinkler system, as required by this chapter, would still allow the substitution of one-hour fire-resistive construction as permitted by the International Building Code, Table 601, footnote d.

Statutory Authority: MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13

History: 27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4

Published Electronically: July 11, 2007

1306.0060 EXEMPTION.

The building official, with the concurrence of the fire official, may waive the requirements of this chapter if the application of water has been demonstrated to constitute a serious life, fire, or environmental hazard, or if the building does not have an adequate water supply and the building is surrounded by public ways or yards more than 60 feet wide on all sides.

Statutory Authority: MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13

History: 27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4

Published Electronically: July 11, 2007

1306.0070 REPORTING.

A municipality must submit a copy of the ordinance adopting this chapter to the Department of Labor and Industry, Construction Codes and Licensing Division. The ordinance does not go into effect until:

506.a signed electronic, faxed, or paper copy of the ordinance has been received by the division; and

B. the ordinance has been approved by the division.

An ordinance is deemed automatically approved by the division if the municipality has not been informed that the ordinance has not been approved within ten working days of the division's receipt of the ordinance.

Statutory Authority: MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13

History: 27 SR 1479; 32 SR 6; L 2007 c 140 art 4 s 61; art 13 s 4

Published Electronically: July 11, 2007

1306.0100 [Repealed, 27 SR 1479]

Published Electronically: July 11, 2007

2020 MINNESOTA BUILDING CODE from ICC Website

2018 IBC AMENDED

EFFECTIVE DATE: MARCH 31, 2020

504.2 Mixed occupancy.

In a building containing mixed occupancies in accordance with Section 508, no individual occupancy shall exceed the height and number of story limits specified in this section for the applicable occupancies.

506.2.2 Mixed-occupancy, one-story buildings.

The allowable area of a mixed-occupancy building with no more than one story above grade plane shall be determined in accordance with the applicable provisions of Section 508.1 based on Equation 5-1 for each applicable occupancy.

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS) f

Occupancy F-1 S-1 No Separation Requirement

TABLE 506.2

ALLOWABLE AREA FACTOR ($A_t = NS, S1, S13R, S13D$ or SM , as applicable) IN SQUARE FEET a, b

Type II b

F-1 max 15500 NS (**actual 5280**)

S-1 max 17500 NS (**actual 13120**)

TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE a, b

Type II b

F-1 max 2 stories (**actual 1**)

S-1 max 2 stories (**actual 1**)

509.1 General

Incidental uses located within single occupancy or mixed occupancy buildings shall comply with the provisions of this section. Incidental uses are ancillary functions associated with a given occupancy that generally pose a greater level of risk to that occupancy and are limited to those uses listed in Table 509.

509.2 Occupancy classification.

Incidental uses shall not be individually classified in accordance with Section 302.1. Incidental uses shall be included in the building occupancies within which they are located.

509.3 Area limitations.

Incidental uses shall not occupy more than 10 percent of the building area of the story in which they are located.

509.4 Separation and protection.

The incidental uses listed in Table 509 shall be separated from the remainder of the building or equipped with an automatic sprinkler system, or both, in accordance with the provisions of that table.

509.4.1 Separation.

Where Table 509 specifies a fire-resistance-rated separation, the incidental uses shall be separated from the remainder of the building by a fire barrier constructed in accordance with Section 707 or a horizontal assembly constructed in accordance with Section 711, or both. Construction supporting 1-hour fire barriers or horizontal assemblies used for incidental use separations in buildings of Type IIB, IIIB and VB construction is not required to be fire-resistance rated unless required by other sections of this code.

509.4.2 Protection.

Where Table 509 permits an automatic sprinkler system without a fire barrier, the incidental uses shall be separated from the remainder of the building by construction capable of resisting the passage of smoke. The walls shall extend from the top of the foundation or floor assembly below to the underside of the ceiling that is a component of a fire-resistance-rated floor assembly or roof assembly above or to the underside of the floor or roof sheathing, deck or slab above. Doors shall be self- or automatic-closing upon detection of smoke in accordance with Section 716.2.6.6. Doors shall not have air transfer openings and shall not be undercut in excess of the clearance permitted in accordance with NFPA 80. Walls surrounding the incidental use shall not have air transfer openings unless provided with smoke dampers in accordance with Section 710.8.

509.4.2.1 Protection limitation.

Where an automatic sprinkler system is provided in accordance with Table 509, only the space occupied by the incidental use need be equipped with such a system.

Table 2902.1 Minnesota Building Code Minimum Number of Required Fixtures

Business	WC	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50
	LAV	1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80
	DF	1 per 100
	Other	1 service sink
Factory	WC	1 per 100
	LAV	1 per 100
	DF	1 per 400
	Other	1 service sink (shared between uses)
Storage Warehouse	WC	1 per 100
	LAV	1 per 100
	DF	1 per 1000
	Other	1 service sink (shared between uses)
Business		3660 sf
Factory		8358 sf
Storage		6128 sf

Required Plumbing Fixtures

Business - Office/Professional (Gross)

Occupancy: $3660 \text{ sq ft} \div 100 = 37$ occupants
Gender Split: 19 male, 18 female
Male WC Contribution: 0.76
Female WC Contribution: 0.72
Male Lav Contribution: 0.47
Female Lav Contribution: 0.45
Drinking Fountain Contribution: 0.37

Factory/Industrial (Gross)

Occupancy: $8358 \text{ sq ft} \div 100 = 84$ occupants
Gender Split: 42 male, 42 female
Male WC Contribution: 0.42
Female WC Contribution: 0.42
Male Lav Contribution: 0.42
Female Lav Contribution: 0.42
Drinking Fountain Contribution: 0.21

Storage - Warehouse (Gross)

Occupancy: $6128 \text{ sq ft} \div 500 = 13$ occupants
Gender Split: 7 male, 6 female
Male WC Contribution: 0.07
Female WC Contribution: 0.06

Male Lav Contribution:0.07
Female Lav Contribution:0.06
Drinking Fountain Contribution:0.01

Fixture Totals (IBC 2902.1.1 - Add then Round Up)

Male WC Total:1.25 → 2 fixtures
Female WC Total:1.20 → 2 fixtures
Male Lav Total:0.97 → 1 fixtures
Female Lav Total:0.93 → 1 fixtures
Drinking Fountains Total:0.59 → 1 fixtures (min 1)
Max Urinal Substitution:2 WC x 50% = 1 urinals
TOTAL PROJECT 18,146 sq ft = 134 occupants

Water Closets (Male)
2
fixtures
Urinals
1
fixtures (max 50% of male WCs)
Water Closets (Female)
2
fixtures
Lavatories (Male)
1
fixtures
Lavatories (Female)
1
fixtures
Drinking Fountains
1
fixtures

Exceeds minimum requirement. Safe Harbor single user toilet room.

[F] TABLE 509 INCIDENTAL USES

ROOM OR AREA followed by bullet-point SEPARATION AND/OR PROTECTION

Furnace room where any piece of equipment is over 400,000 Btu per hour input

- 1 hour or provide automatic sprinkler system

Rooms with boilers where the largest piece of equipment is over 15 psi and 10 horsepower

- 1 hour or provide automatic sprinkler system

Refrigerant machinery room

- 1 hour or provide automatic sprinkler system

Hydrogen fuel gas rooms, not classified as Group H

- 1 hour in Group B, F, M, S and U occupancies;
- 2 hours in Group A, E, I and R occupancies.

Incinerator rooms

- 2 hours and provide automatic sprinkler system

Paint shops, not classified as Group H, located in occupancies other than Group F

- 2 hours; or 1 hour and provide automatic sprinkler system

In Group E occupancies, laboratories and vocational shops not classified as Group H

- 1 hour or provide automatic sprinkler system

In Group I-2 occupancies, laboratories not classified as Group H

- 1 hour and provide automatic sprinkler system

In ambulatory care facilities, laboratories not classified as Group H

- 1 hour or provide automatic sprinkler system

Laundry rooms over 100 square feet

- 1 hour or provide automatic sprinkler system

In Group I-2, laundry rooms over 100 square feet

- 1 hour

Group I-3 cells and Group I-2 patient rooms equipped with padded surfaces

- 1 hour

In Group I-2, physical plant maintenance shops

- 1 hour

In ambulatory care facilities or Group I-2 occupancies, waste and linen collection rooms with containers that have an aggregate volume of 10 cubic feet or greater

- 1 hour

In other than ambulatory care facilities and Group I-2 occupancies, waste and linen collection rooms over 100 square feet

- 1 hour or provide automatic sprinkler system

In ambulatory care facilities or Group I-2 occupancies, storage rooms greater than 100 square feet

- 1 hour

Stationary storage battery systems having an energy capacity greater than the threshold quantity specified in Table 1206.2 of the International Fire Code

- 1 hour in Group B, F, M, S and U occupancies;
- 2 hours in Group A, E, I and R occupancies.

Electrical installations and transformers: See Sections 110.26 through 110.34 and Sections 450.8 through 450.48 of NFPA 70 for protection and separation requirements.

Comment: We don't see anything from table 509.4.2.1 that appears to comply to your project.