

Pikes Peak REGIONAL Building Department

POLICY:

Policy effective: May 5, 2015

- updated May 31, 2023 for 2023 Pikes Peak Regional Building Code

- updated March 14, 2024 for Technology Accessibility

USE AND OCCUPANCY CLASSIFICATION OF MARIJUANA BUSINESS FUNCTIONS.

Chapter 3 of the 2023 International Building Code

POLICY:

Use and Occupancy Classifications of Marijuana Business Functions shall be as follows:

- 1) Medical / Recreational Marijuana Center, Store, or “Dispensary” – **M Occupancy**
- 2) Marijuana Plant Cultivation Locations or “Grow Facilities” – **F-1 Occupancy**
- 3) Marijuana Oil Extraction Operations – **F-1 Occupancy**
- 4) Marijuana-Infused Product Kitchens/Bakeries – **F-1 Occupancy**

COMMENTARY:

The intent of this policy is to assign Occupancy Classifications for Marijuana Business Functions that coincide with the classifications listed in the International Building Code. The 2021 International Building Code lists “Hemp products” and “Tobacco” as examples of uses to be classified as F-1 Occupancies, which very closely matches the functions occurring in Items 2, 3, and 4 listed above.

Existing structures and/or spaces used for Plant Cultivation or as “Grow Facilities” (Item 2 above) were classified as F-2 Occupancies prior to this policy. Existing F-2 Grow Facilities are not required to go through a Change of Occupancy to achieve an F-1 Classification when remodel work requiring a permit is performed. The addition of an Extraction room or a Bakery room within an existing F-2 Grow Facility will require a “Partial Change of Occupancy” to an F-1 occupancy for the space being modified.