

**CTC Meeting #32
September 14 & 15, 2015
Agenda Item 5.2
Care Facilities – Draft Proposals
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This is the Care Facilities Study Group Report for CTC review and approval. The following is a list of proposals in this document:

New No.	Prev. No.	Group	Code Sections	Notes
1	4	B	IFC 903.3.1.1.2 (IBC [F] 903.1.1.2)	
2	5	A/B	PART I - IBC 420.6, IFC 907.2.10 (IBC [F] 907.2.10), 907.2.10.1 (IBC [F] 907.2.10.1), 907.2.10.2 (IBC [F] 907.2.10.2), 1103.7.7 PART II - IEBC 804.4.1.7	
3	10	B	IFC 915.1.1 (IBC [F] 915.1.1), 915.2.3 (IBC [F] 915.2.3)	
4	18	B	IEBC [BS] TABLE A301.2	
5	19	B	IFC TABLE 1103.1, 1103.4.2, 1103.4.3, 1103.7.7, 1104.5, TABLE 1104.18	<i>Staff question: FCAC to help with cleanup of Table 1104.18 (with all occupancies) due to scope of CTC? The descriptors should also be struck from all but the two Group M.</i>
6	24	B	IFC 807.1 (IBC [F] 806.1), [F] 806.2, 806.6	
7	25	A/B		Parts of this code change went in as Group A. There are public comments on several of these proposals.

Proposal 1 (4) – Group B

IFC 903.3.1.1.2 (IBC [F] 903.1.1.2)

Proponents: CTC

IFC 903.3.1.1.2 (IBC [F] 903.1.1.2) Bathrooms. In Group R occupancies, ~~other than Group R-4 occupancies,~~ sprinklers shall not be required in bathrooms that do not exceed 55 square feet (5 m²) in area and are located within individual *dwelling units* or *sleeping units*, provided that walls and ceilings, including the walls and ceilings behind a shower enclosure or tub, are of noncombustible or limited-combustible materials with a 15-minute thermal barrier rating.

Reason: *This exception is permitted for all other Group R occupancies. NFPA 101 does not require sprinklers in bathrooms based on fire studies in similar occupancies.*

Cost Impact: *The code change proposal will not increase the cost of construction.*

Substantiation: *This is a reduction in sprinkler coverage requirements from current code.*

Proposal 2 (5) – Group B

PART I - IBC 420.6, IFC 907.2.10 (IBC [F] 907.2.10), 907.2.10.1 (IBC [F] 907.2.10.1), 907.2.10.2 (IBC [F] 907.2.10.2), 1103.7.7

PART II - IEBC 804.4.1.7

Proponents: CTC

PART I – IBC/IFC

IBC [F] 420.6 Fire alarm systems and smoke alarms. Fire alarm systems and smoke alarms shall be provided in Group I-1, R-1, and R-2 ~~and R-4~~ occupancies in accordance with Sections 907.2.6, 907.2.8, and 907.2.9 ~~and 907.2.10~~, respectively. Single or multiple- station smoke alarms shall be provided in Groups I-1, R-2, R-3 and R-4 in accordance with Section 907.2.11.

IFC 907.2.10 (IBC [F] 907.2.10) Group R-4. Fire alarm systems and smoke alarms shall be installed in Group R-4 occupancies as required in Sections 907.2.10.1 through 907.2.10.3.

IFC 907.2.10.1 (IBC [F] 907.2.10.1) Manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-4 occupancies.

Exceptions:

- ~~1. A manual fire alarm system is not required in buildings not more than two stories in height where all individual *sleeping units* and contiguous *attic* and crawl spaces to those units are separated from each other and public or common areas by not less than 1-hour *fire partitions* and each individual *sleeping unit* has an *exit* directly to a *public way*, *egress court* or *yard*.~~
- ~~2. Manual fire alarm boxes are not required throughout the building where all of the following conditions are met:
 - ~~2.1. The building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2.~~
 - ~~2.2. The notification appliances will activate upon sprinkler water flow.~~
 - ~~2.3. Not fewer than one manual fire alarm box is installed at an *approved* location.~~~~
- ~~3. Manual fire alarm boxes in resident or patient sleeping areas shall not be required at *exits* where located at all nurses' control stations or other constantly attended staff locations, provided such stations are visible and continuously accessible and that the distances of travel required in Section 907.4.2.1 are not exceeded.~~

~~IFC 907.2.10.2 (IBC [F] 907.2.10.2) Automatic smoke detection system.~~ An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed in ~~corridors, waiting areas open to corridors and habitable spaces other than sleeping units and kitchens.~~

Exceptions:

- ~~1. Smoke detection in habitable spaces is not required where the facility is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.~~
- ~~2. An automatic smoke detection system is not required in buildings that do not have interior corridors serving sleeping units and where each sleeping unit has a means of egress door opening directly to an exit or to an exterior exit access that leads directly to an exit.~~

~~IFC 1103.7.7 Group R-4.~~ A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in existing Group R-4 residential care/assisted living facilities in accordance with Section 907.2.10.1.

Exceptions:

- ~~1. Where there are interconnected smoke alarms meeting the requirements of Section 907.2.11 and there is not less than one manual fire alarm box per floor arranged to continuously sound the smoke alarms.~~
- ~~2. Other manually activated, continuously sounding alarms approved by the fire code official.~~

PART II – IEBC

~~IEBC 804.4.1.7 Group R-4.~~ A fire alarm system shall be installed in work areas of Group R-4 residential care/assisted living facilities as required by the *International Fire Code* for existing Group R-4 occupancies.

Reason: The requirements for a manual fire alarm system and an automatic smoke detection system in a facility with 16 or fewer residents is unwarranted. Such a system would not be required in an apartment building until there were at least 16 apartments – which is potentially many more people. Group R-4 is required to have single- and multiple- smoke alarms. Some of the language ‘nurse’s control stations’ and ‘constantly attended staff locations’ is not applicable to group homes of this small size.

This is **not** an attempt to remove the requirement for single- and multiple- station smoke alarms in Section 907.2.11.2.

For correlation, the mandatory retrofit requirement for this system should also be deleted from the IFC Chapter 11 Construction Requirements for Existing Buildings and the reference to the same in the IEBC.

Cost Impact: The code change proposal **will/will not** increase the cost of construction.

Substantiation:

Proposal 3 (10) – Group B

IFC 915.1.1 (IBC [F] 915.1.1), 915.2.3 (IBC [F] 915.2.3)

Proponents: CTC

SECTION 915 CARBON MONOXIDE DETECTION

IFC 915.1.1 (IBC [F] 915.1.1) Where required. Carbon monoxide detection shall be provided in Group I-1, I-2, ~~I-4~~ and R occupancies and in classrooms in Group E ~~and I-4~~ occupancies in the locations specified in Section 915.2 where any of the conditions in Sections 915.1.2 through 915.1.6 exist.

IFC 915.2.3 (IBC [F] 915.2.3) Group E occupancies. Carbon monoxide detection shall be installed in classrooms in Group E ~~and I-4~~ occupancies. Carbon monoxide alarm signals shall be automatically transmitted to an on-site location that is staffed by school personnel.

Exception: Carbon monoxide alarm signals shall not be required to be automatically transmitted to an on-site location that is staffed by school personnel in Group E ~~and I-4~~ occupancies with an occupant load of 30 or less.

Reason: *The intent of this proposal is to clarify where carbon monoxide detection is required in day care facilities. Day care facilities consist of classrooms or defined spaces, regardless if the children are over 2-1/2 years of age or under. The change of I-4 to Section 915.2.3 for locating detectors in classrooms rather than dwelling units or sleeping units (915.2.1 or 915.2.2) is clearer.*

Cost Impact: *The code change proposal will/will not increase the cost of construction.*

Substantiation:

Proposal 4 (18) – Group B

IEBC [BS] TABLE A301.2

Proponents: CTC

IEBC [BS] A301.2 Scope. The provisions of this chapter apply to residential buildings of light-frame wood construction containing one or more of the structural weaknesses specified in Section A303.

Exception: The provisions of this chapter do not apply to the buildings, or elements thereof, listed below. These buildings or elements require analysis by a registered design professional in accordance with Section A301.3 to determine appropriate strengthening:

1. Group R-1; ~~or R-2 or R-4 occupancies with more than four dwelling units.~~
2. Buildings with a lateral force-resisting system using poles or columns embedded in the ground.
3. Cripple walls that exceed 4 feet (1219 mm) in height.
4. Buildings exceeding three stories in height and any three-story building with cripple wall studs exceeding 14 inches (356 mm) in height.
5. Buildings where the *code official* determines that conditions exist that are beyond the scope of the prescriptive requirements of this chapter.
6. Buildings or portions thereof constructed on concrete slabs on grade.

Reason: *EB78-04/05 revised the exception – a reverse scope of what is not covered. The original scope of this appendix in UBC was to address single-family homes, duplexes and small congregate residences. The scoping in the IBC has been revised to put these types of facilities in Group R-3 and R-4. In addition, the phrase 'with more than four dwelling units' does not make a lot of sense with Group R-1 and R-4 occupancies; therefore, the current text is broken.*

EB78-04/05

A301.2

Proponent: Michael Valley, Magnusson Klemencic Associates, Seattle, WA, representing CSEA/Structural Engineers Association of Washington

Revise as follows:

A301.2 Scope. The provisions of this chapter apply to ~~light, wood-frame~~ residential buildings of light-frame wood construction that are in assigned to Seismic Design Category Categories C, D, or E and F of the 2003 IBC (located in Seismic Zones 3 and 4 of the UBC), containing one or more of the structural weaknesses specified in Section A303.

Exception: The provisions of this chapter do not apply to the buildings, or elements thereof, listed below. These buildings or elements require analysis by an engineer or architect in accordance with Section A301.3 to determine appropriate strengthening.

1. ~~Group R, Division 4~~ R-1, R-2 or R-4 occupancies with more than four dwelling units.
2. Buildings with a lateral-force-resisting system using poles or columns embedded in the ground.
3. Cripple walls that exceed 4 feet (1219 mm) in height.
4. Buildings exceeding three stories in height and any three-story building with cripple wall studs exceeding 14 inches (356 mm) in height.
5. Buildings where the building official determines that conditions exist that are beyond the scope of the prescriptive requirements of this chapter.

The provisions of this chapter do not apply to structures, or portions thereof, constructed on a concrete slab on grade.

The details and prescriptive provisions herein are not intended to be the only acceptable strengthening methods permitted. Alternative details and methods may be used when approved by the building official. Approval of alternatives shall be based on test data showing that the method or material used is at least equivalent in terms of strength, deflection and capacity to that provided by the prescriptive methods and materials.

The provisions of this chapter may be used to strengthen historic structures, provided they are not in conflict with other related provisions and requirements that may apply.

Reason: Editorial: Revise construction type to be consistent with IBC language (see IBC Section 2302.1), and revise occupancy in exception 1 to be consistent with the IBC (see IBC Section 310.1). Note that the IBC specifies four Group R occupancies, while the UBC specified only two such divisions. The added IBC divisions are added to the exception to maintain the previous scope of this chapter based on the UBC occupancy classification.

It is not appropriate to exempt buildings assigned to SDC C from these requirements as this covers buildings in what is considered a moderate level of seismic hazard. SDC F is only associated with Occupancy Category IV, to which this chapter does not apply.

Cost Impact: The code change proposal **will/will not** increase the cost of construction.

Substantiation:

Proposal 5 (19) – Group B

IFC TABLE 1103.1, 1103.4.2, 1103.4.3, 1103.7.7, 1104.5, TABLE 1104.18

Staff question: FCAC to help with cleanup of Table 1104.18 (with all occupancies) due to scope of CTC? The descriptors should also be struck from all but the two Group M.

Proponents: CTC

IFC TABLE 1103.1 OCCUPANCY AND USE REQUIREMENTS^a

SECTION	USE			OCCUPANCY CLASSIFICATION				
	High-rise	Atrium or covered mall	Underground building	I-1	I-2	I-4	R-3	R-4
1103.2	R	R	R	R	R	R	R	R
1103.3	R		R	R	R	R	R	R
1103.4.1	R		R		R			
1103.4.2	R		R	R		R		R
1103.4.3	R		R	R		R		R
1103.4.4		R						
1103.4.6				R	R	R	R	R
1103.4.7				R	R	R	R	R

1103.4.8	R		R	R		R	R	R
1103.4.9	R				R			
1103.5.2					R			
1103.5.3 b								
1103.5.4				R	R	R	R	R
1103.6.1	R		R	R	R	R		R
1103.6.2	R		R	R	R	R		R
1103.7.2				R				
1103.7.3					R			
1103.7.7								R
1103.8				R			R	R
1103.9	R			R	R		R	R
1104	R	R	R	R	R	R	R	R
1105					R			
1106					R			

a. Existing buildings shall comply with the sections identified as “Required” (R) based on occupancy classification or use, or both, whichever is applicable.

b. Only applies to Group I-2 Condition 2 as established by the adopting ordinance.

c. Only applies to Group A-2 occupancies.

R = The building is required to comply.

(Portions of table not shown are unchanged)

IFC 1103.4.2 Three to five stories. In other than Group I-2 and I-3 occupancies, interior vertical openings connecting three to five stories shall be protected by either 1-hour fire-resistance-rated construction or an *automatic sprinkler system* shall be installed throughout the building in accordance with Section 903.3.1.1 or 903.3.1.2.

Exceptions:

1. Vertical opening protection is not required for Group R-3 or R-4 occupancies.
2. Vertical opening protection is not required for open parking garages.
3. Vertical opening protection for escalators shall be in accordance with Section 1103.4.5, 1103.4.6 or 1103.4.7.
4. *Exit access stairways* and *ramps* shall be in accordance with Section 1103.4.8.

IFC 1103.4.3 More than five stories. In other than Group I-2 and I-3 occupancies, interior vertical openings connecting more than five stories shall be protected by 1-hour fire-resistance-rated construction.

Exceptions:

1. Vertical opening protection is not required for Group R-3 or R-4 occupancies.
2. Vertical opening protection is not required for open parking garages.
3. Vertical opening protection for escalators shall be in accordance with Section 1103.4.5, 1103.4.6 or 1103.4.7.

~~**IFC 1103.7.7 Group R-4.** A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in existing Group R-4 residential care/assisted living facilities in accordance with Section 907.2.10.1.~~

~~**Exceptions:**~~

- ~~1. Where there are interconnected smoke alarms meeting the requirements of Section 907.2.11 and there is not less than one manual fire alarm box per floor arranged to continuously sound the smoke alarms.~~

~~2. Other manually activated, continuously sounding alarms approved by the fire code official.~~

IFC 1104.5 Illumination emergency power. Where *means of egress* illumination is provided, the power supply for *means of egress* illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, illumination shall be automatically provided from an emergency system for the following occupancies where such occupancies require two or more *means of egress*:

1. Group A having 50 or more occupants.
Exception: Assembly occupancies used exclusively as a place of worship and having an *occupant load* of less than 300.
2. Group B buildings three or more stories in height, buildings with 100 or more occupants above or below a *level of exit discharge* serving the occupants or buildings with 1,000 or more total occupants.
3. Group E in interior *exit access* and *exit stairways* and *ramps, corridors*, windowless areas with student occupancy, shops and laboratories.
4. Group F having more than 100 occupants.
Exception: Buildings used only during daylight hours and that are provided with windows for natural light in accordance with the *International Building Code*.
5. Group I.
6. Group M.
Exception: Buildings less than 3,000 square feet (279 m²) in gross sales area on one story only, excluding mezzanines.
7. Group R-1.
Exception: Where each *sleeping unit* has direct access to the outside of the building at grade.
8. Group R-2.
Exception: Where each *dwelling unit* or *sleeping unit* has direct access to the outside of the building at grade.
9. ~~Group R-4.
Exception: Where each *sleeping unit* has direct access to the outside of the building at ground level.~~

**IFC TABLE 1104.18
COMMON PATH, DEAD-END AND TRAVEL DISTANCE LIMITS (by occupancy)**

OCCUPANCY	COMMON PATH LIMIT		DEAD-END LIMIT		TRAVEL DISTANCE LIMIT	
	Unsprinklered (feet)	Sprinklered (feet)	Unsprinklered (feet)	Sprinklered (feet)	Unsprinklered (feet)	Sprinklered (feet)
Group I-1	75	75	20	50	200	250
Group I-2	Note e, g	Note e, g	Note f	Note f	150	200 ^c
Group I-4 (Day care centers)	NR	NR	20	20	200	250
Group R-3 (One- and two-family)	NR	NR	NR	NR	NR	NR
Group R-4 (Residential care/assisted living)	NR	NR	NR	NR	NR	NR

NR = No requirements.

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m².

- c. This dimension is for the total travel distance, assuming incremental portions have fully utilized their allowable maximums. For travel distance within the room, and from the room exit access door to the exit, see the appropriate occupancy chapter.
- e. In Group I-2, separation of exit access doors within a care recipient sleeping room, or any suite that includes care recipient sleeping rooms, shall comply with Section 1105.5.7.
- f. In Group I-2, in smoke compartments containing care recipient sleeping rooms and treatment rooms, dead-end corridors shall comply with Section 1105.5.6.
- g. In Group I-2 Condition 2, care recipient sleeping rooms, or any suite that includes care recipient sleeping rooms, shall comply with Section 1105.6.

(Portions not shown remain unchanged)

Reason: These are all mandatory retrofits that need to be carefully considered. Most of the changes to the tables are applicable if the changes to the sections are approved. Group I-4 and R-4 buildings should not reference provisions for buildings over 50 feet and buildings with heliports on the roof (IFC Sections 1103.6.1 and 1103.6.2).

Group R-4 Condition 1 are permitted to have an NFPA13D sprinkler system. IFC Sections 1103.4.2, and 1104.3.3 are in conflicts with the current open stairway allowances in the IBC Section 1019.3 Item 4. This goes against the provisions that allow for existing facilities to remain as is.

IFC Section 1103.7.7 - The requirements for a manual fire alarm system and an automatic smoke detection system in a facility with 16 or fewer residents is unwarranted. Such a system would not be required in an apartment building until there were at least 16 apartments – which is potentially many more people. Group R-4 is required to have single- and multiple- smoke alarms. Some of the language ‘nurse’s control stations’ and ‘constantly attended staff locations’ is not applicable to group homes of this small size.

This is not an attempt to remove the requirement for single- and multiple- station smoke alarms in Section 1103.8.

IFC 1104.5 - IBC Section 1006.3.2 Item 4 allows Group R-4 one exit (and emergency escape windows). Item 9 should not be in this text since this is a requirement for a two exit building. Doors directly to the outside are a bad idea for group homes that have concerns over wandering or flight.

IFC Table 1104.8 – The additional descriptions are only part of what each of these groups include. The descriptors should be deleted so that they are not perceived as limitations.

Cost Impact: The code change proposal **will/will not** increase the cost of construction.

Substantiation:

Proposal 6 (24) – Group A/B

IFC 807.1 (IBC [F] 806.1), [F] 806.2, 806.6

Proponent: **BCAC, FCAC and CTC Care**

IFC SECTION 807 (IBC [F] SECTION 806) DECORATIVE MATERIALS AND TRIM

IFC 807.1 (IBC [F] 806.1) General. Combustible decorative materials, other than decorative vegetation, shall comply with Sections 806.2 through ~~806.8~~ 806.9.

~~**[F] 806.2 Noncombustible materials.** The permissible amount of noncombustible decorative materials shall not be limited.~~

IFC 807.3 (IBC [F] ~~806.3~~ 806.2) Combustible decorative materials. (No change to text)

IFC 807.4 (IBC [F] ~~806.4~~ 806.3) Acceptance criteria and reports. (No change to text)

[F] 806.4 Occupancy-based requirements. Occupancies based requirement for combustibles decorative materials not complying with Section 806.3 shall comply with Sections 807.5.1 through 807.5.6 of the IFC.

(Renumber subsequent sections)

Reason: F109-13 changed the language in IFC 807.2 from what is currently shown IBC 806.2 to what is proposed above. The IBC and IFC should be consistent. It is hoped that this can also be scoped so that this will match IFC so that the provisions will continue to remain consistent. That was the intent of the original proposal.

The reference for occupancy specific decorative materials is to make the code official aware of the provisions for Group A, E, I, and R-2 in the IFC. Another alternative would be to repeat the sections here and scope administration to the IFC.

It should be noted that the current text in IBC Section 806.1, 806.3 and 806.4 are copies of the text in IFC 807.1, 807.3 and 807.4. IBC Section 806.5 through 806.8 are also direct copies of sections in the IFC.

Staff note: Okay are revised; rewrite reason; 806.2 not copied over because it includes maintenance issues.

Proposal 25 – Group A/B Suites in Group I-1 and R

Notes: Both FCAC and CTC were looking at suite style designs in dormitories and assisted living facilities. This is an attempt to bring those suggestions together for application. This proposal is in process and is brought together as a package. Portions were submitted as Group A. Several parts have public comments. Final code changes for Group B will be dependent on the outcome of those proposals.

Proponents: CTC & FCAC

G9-15 (AS) - PC

COMMON USE. Interior or exterior *circulation paths*, rooms, spaces or elements that are not for public use and are made available for the shared use of two or more people.

DWELLING. A building that contains one or two *dwelling units* used, intended or designed to be used, rented, leased, let or hired out to be occupied for living purposes.

DWELLING UNIT. A single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

SLEEPING UNIT. ~~A room or space in which people sleep, which can also include~~ A single unit providing rooms or spaces for one or more persons, including permanent provisions for living, sleeping, eating, and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a *dwelling unit* are not sleeping units.

Reason: Some hotel rooms, assisted living and dormitories are designed as suites. In a hotel or assisted living space, common designs are one or two bedrooms a living space and private bath. In a dorm, common designs are two rooms with a private bath between; or three or four bedrooms with a living space and private bathrooms. These units act as a group similar to an apartment. Currently the definition for sleeping unit could be interpreted to be just a bedroom. When these bedrooms are combined into suites, they should be considered as one sleeping unit.



G37-15 (AM)

310.4 Residential Group R-2. Residential Group R-2 occupancies containing *sleeping units* or more than two *dwelling units* where the occupants are primarily permanent in nature, including:

- Apartment houses with three or more dwelling units
- ~~Boarding houses (nontransient) with more than 16 occupants~~
- ~~Congregate living facilities (nontransient) with more than 16 occupants~~
- Boarding houses (nontransient)
- Convents
- Dormitories
- Fraternities and sororities
- Monasteries
- Hotels (nontransient)
- Live/work units
- Monasteries
- Motels (nontransient)
- Vacation timeshare properties

310.5 Residential Group R-3. Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

- Buildings that do not contain more than two *dwelling units*
- ~~Boarding houses (nontransient) with 16 or fewer occupants~~
- Boarding houses (transient) with 10 or fewer occupants
- Care facilities that provide accommodations for five or fewer persons receiving care
- Congregate living facilities (nontransient) with 16 or fewer occupants
- Boarding houses (nontransient)
- Convents
- Dormitories
- Fraternities and sororities
- Monasteries
- Congregate living facilities (transient) with 10 or fewer occupants
- Lodging houses with five or fewer guest rooms

Reason: Currently convents, dormitories, fraternities, sororities and monasteries are only listed as Group R-2. If these facilities are small enough (i.e., 16 or fewer occupants), they should be permitted to comply with Group R-3

requirements. This would be consistent with current allowances for boarding houses and non-transient congregate residences.

Note: CTC recommended stating the number of occupants at the beginning of each section and not repeating. There was also questions on why both transient and non-transient were not both 16 occupants.

12-08-14: Suggest revisions.

G118-15 (AS) PC
G119-15 (AS) PC

SECTION 420

GROUPS I-1, R-1, R-2, R-3 AND R-4

420.1 General. Occupancies in Groups I-1, R-1, R-2, R-3 and R-4 shall comply with the provisions of Sections 420.1 through 420.6 and other applicable provisions of this code.

420.2 Separation walls. Walls separating *dwelling units and sleeping units* in the same building, walls separating *sleeping units* in the same building and walls separating *dwelling or sleeping units* from other occupancies contiguous to them in the same building shall be constructed as *fire partitions* in accordance with Section 708.

Exceptions:

1. Where sleeping units include private bathrooms, walls between bedrooms and the associated private bathrooms are not required to be constructed as fire partitions.
2. Where sleeping units are constructed as suites, walls between bedrooms within the sleeping unit and the walls between the bedrooms and associated living spaces are not required to be constructed as fire partitions.
3. In Group R-3 and Group R-4 facilities, walls within the dwelling unit are not required to be constructed as fire partitions.

420.3 Horizontal separation. Floor assemblies separating *dwelling units* in the same buildings, floor assemblies separating *sleeping units* in the same building and floor assemblies separating *dwelling or sleeping units* from other occupancies contiguous to them in the same building shall be constructed as *horizontal assemblies* in accordance with Section 711.

Exception: In Group R-3 and Group R-4 facilities, floor assemblies within the dwelling units are not required to be constructed as horizontal assemblies.

Reason – Proposal 6: *Group R-4 group homes operate as a single family home. If these facilities are considered dwelling units or sleeping units is not consistently interpreted. Separation requirements would require bedrooms to be separated from each other and the corridor. Doors would have to be rated and have closers. This is not appropriate for this type of facility.*

There have been a series of lawsuits against jurisdictions across the United States regarding enforcement of requirements for group homes that exceed the requirements for single family homes. This is being interpreted as a violation of the Fair Housing Act. The CTC committee reviewed the requirements for group homes in the codes to see where there were differences and if these differences were justified due to the level of care provided for the residents. In some limited situations, where there was a question for Group R-4 group homes, the same issue existing for Group R-3 congregate residences. For consistency in the code, these need to be considered together rather than separately. Therefore, this proposal is for both Group R-4 and Group R-3 congregate residences (both with 16 or fewer residents per Sections 310.5 and 310.6.)

Reason with all groups: *Group R-3 congregate residences and R-4 facilities operate the same a single family home. They should not have separations requirements for walls and floors within the residence.*

Where hotel rooms or dormitory rooms are designed as suites, these rooms within the unit are similar to an apartment – typically minus the kitchen. This design should be allowed to operate as a unit, and not require separation walls within the unit. This will also allow for the doors within the unit to not be on closers.

Note: Section 420.2, Exceptions 1 and 2 are not needed if the definition for sleeping units would allow suites to be considered as a single sleeping unit.

12-8-14 – okay as revised

Group B (with 907.2.10)

420.4 Smoke barriers in Group I-1 Condition 2.

420.4.1 Refuge area.

[F] 420.5 Automatic sprinkler system. Group R occupancies shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.2.8. Group I-1 occupancies shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.2.6. Quick response or residential automatic sprinklers shall be installed in accordance with Section 903.3.2.

[F] 420.6 Fire alarm systems and smoke alarms. Fire alarm systems and smoke alarms shall be provided in Group I-1, R-1, and R-2 ~~and Group R-4~~ occupancies in accordance with Sections 907.2.6, 907.2.8, and 907.2.9 ~~and 907.2.10~~, respectively. Single- or multiple- station smoke alarms shall be provided in Groups I-1, R-2, R-3 and R-4 in accordance with Section 907.2.11.

Reason: See reason under 907.2.10.

Group B

[F] 907.2.9 Group R-2. Fire alarm systems and smoke alarms shall be installed in Group R-2 occupancies as required in Sections 907.2.9.1 through 907.2.9.3.

[F] 907.2.9.1 Manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies where any of the following conditions apply:

1. Any *dwelling unit* or *sleeping unit* is located three or more *stories* above the lowest *level of exit discharge*.
2. Any *dwelling unit* or *sleeping unit* is located more than one *story* below the highest *level of exit discharge* of *exits* serving the *dwelling unit* or *sleeping unit*.
3. The building contains more than 16 *dwelling units* or *sleeping units*.

Exceptions:

1. A fire alarm system is not required in buildings not more than two *stories* in height where all *dwelling units* or *sleeping units* and contiguous *attic* and *crawl* spaces are separated from each other and public or common areas by not less than 1-hour *fire partitions* and each *dwelling unit* or *sleeping unit* has an *exit* directly to a *public way*, *egress court* or *yard*.
2. Manual fire alarm boxes are not required where the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2 and the occupant notification appliances will automatically activate throughout the notification zones upon a sprinkler water flow.

3. A fire alarm system is not required in buildings that do not have interior *corridors* serving *dwelling units* and are protected by an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2, provided that *dwelling units* either have a *means of egress* door opening directly to an exterior *exit access* that leads directly to the *exits* or are served by open-ended *corridors* designed in accordance with Section 1027.6, Exception 3.

[F] 907.2.9.2 Smoke alarms. Single- and multiple-station smoke alarms shall be installed in accordance with Section 907.2.11.

[F] 907.2.9.3 Group R-2 college and university buildings. An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies operated by a college or university for student or staff housing in all of the following locations:

1. Common spaces outside of *dwelling units* and *sleeping units*.
2. Laundry rooms, mechanical equipment rooms and storage rooms.
3. All interior corridors serving *sleeping units* or *dwelling units*.

Exception: An automatic smoke detection system is not required in buildings that do not have interior *corridors* serving *sleeping units* or *dwelling units* and where each *sleeping unit* or *dwelling unit* either has a *means of egress* door opening directly to an exterior *exit access* that leads directly to an *exit* or a *means of egress* door opening directly to an *exit*.

Required smoke alarms in *dwelling units* and *sleeping units* in Group R-2 occupancies operated by a college or university for student or staff housing shall be interconnected with the fire alarm system in accordance with NFPA 72.

Group B **PROPOSAL 2 (5) (including IEBC Section 804.4.1.7)**

IBC/IFC [F] 907.2.10 Group R-4, Condition 2. Fire alarm systems and smoke alarms shall be installed in Group R-4, Condition 2 occupancies as required in Sections 907.2.10.1 through 907.2.10.32.

IBC/IFC [F] 907.2.10.1 Manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-4, Condition 2 occupancies.

Exceptions:

1. A manual fire alarm system is not required in buildings not more than two ~~stories~~ in height where all individual ~~sleeping units~~ rooms and contiguous ~~attic~~ and crawl spaces to those ~~sleeping rooms~~ units are separated from each other and public or common areas by not less than 1-hour ~~fire partitions~~ and each individual ~~sleeping unit~~ room has an ~~exit~~ directly to a ~~public way, egress court or yard~~.
2. Manual fire alarm boxes are not required throughout the building where all of the following conditions are met:
 - 2.1. The building is equipped throughout with an ~~automatic sprinkler system~~ installed in accordance with Section 903.3.1.1 or 903.3.1.2.
 - 2.2. The notification appliances will activate upon sprinkler water flow.
 - 2.3. Not fewer than one manual fire alarm box is installed at an ~~approved~~ location.
3. Manual fire alarm boxes in resident or patient sleeping areas shall not be required at ~~exits~~ where located at all nurses' control stations or other constantly attended staff

~~locations, provided such stations are visible and continuously accessible and that the distances of travel required in Section 907.4.2.1 are not exceeded.~~

IBC/IFC [F] 907.2.10.2 Automatic smoke detection system. An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed in *corridors*, waiting areas open to *corridors* and *habitable spaces* other than *sleeping units rooms* and kitchens.

Exceptions:

1. Smoke detection in *habitable spaces* is not required where the facility is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1.
2. An automatic smoke detection system is not required in buildings that do not have interior *corridors* serving *sleeping units rooms* and where each *sleeping unit room* has a *means of egress* door opening directly to an *exit* or to an exterior *exit access* that leads directly to an *exit*.

Reason: *The requirements for a manual fire alarm system and an automatic smoke detection system in a facility with 16 or fewer residents is unwarranted. Such a system would not be required in an apartment building until there were at least 16 apartments – which is potentially many more people. Group R-4 is required to have single- and multiple- smoke alarms. Some of the language ‘nurse’s control stations’ and ‘constantly attended staff locations’ is not applicable to group homes of this small size.*

*This is **not** an attempt to remove the requirement for single- and multiple- station smoke alarms in Section 907.2.11.2.*

For correlation, the mandatory retrofit requirement for this system should also be deleted from the IFC Chapter 11 Construction Requirements for Existing Buildings and the reference to the same in the IEBC.

12-8-14: Bob suggested that this should be for Group R-4, Condition 2, given that residents need assistance. .

907.2.10.1 deleted because an NFPA 13R system already has all the elements in Exception 2.

Group B

[F] 907.2.11 Single- and multiple-station smoke alarms. *Listed* single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.6 and NFPA 72.

(F163-13) [F] 907.2.11.7 Smoke detection system. Smoke detectors listed in accordance with UL 268 and provided as part of the building *fire alarm system* shall be an acceptable alternative to single- and multiple-station *smoke alarms* and shall comply with the following:

1. The *fire alarm system* shall comply with all applicable requirements in Section 907.
2. Activation of a smoke detector in a *dwelling unit* or *sleeping unit* shall initiate alarm notification in the *dwelling unit* or *sleeping unit* in accordance with Section 907.5.2.
3. Activation of a smoke detector in a *dwelling unit* or *sleeping unit* shall not activate alarm notification appliances outside of the *dwelling unit* or *sleeping unit*, provided that a supervisory signal is generated and monitored in accordance with Section 907.6.6.

[F] 907.5.2.3.1 Public use areas and common use areas. Visible alarm notification appliances shall be provided in *public use areas* and *common use areas*.

Exceptions:

1. Where employee work areas have audible alarm coverage, the notification appliance circuits serving the employee work areas shall be initially designed with not less than 20-percent spare capacity to account for the potential of adding visible notification appliances in the future to accommodate hearing-impaired employee(s).

2. In Group R-2 buildings, constructed with multiple sleeping units, the visible alarm notification appliances are not required in the contiguous common use living spaces within the sleeping unit is not required where the automatic smoke detection system complies with Section 907.2.9.3 and the unit smoke detectors comply with Section 907.5.2.3.3.

Reason: The new style for dorm rooms is 2, 3 or 4 bedrooms with a shared living space and private bathrooms. There is an inconsistent interpretation on if the living/study area of these suites is a common use space and should have visible alarms the same as the corridor. This space already has additional requirements in Sections 907.2.9.3 and 907.5.2.3.3. This area should not be considered a common use space, thus the need for the exception proposed.

12-04-14: On hold for Group B - revisit

Group B

[F] 907.5.2.3.2 Groups I-1 and R-1. Group I-1 and R-1 dwelling units or sleeping units in accordance with Table 907.5.2.3.2 shall be provided with a visible alarm notification appliance, activated by both the in-room smoke alarm and the building fire alarm system.

**[F] TABLE 907.5.2.3.2
VISIBLE ALARMS**

NUMBER OF SLEEP UNITS	SLEEPING ACCOMMODATIONS WITH VISIBLE ALARMS
6 to 25	2
26 to 50	4
51 to 75	7
76 to 100	9
101 to 150	12
151 to 200	14
201 to 300	17
301 to 400	20
401 to 500	22
501 to 1,000	5% of total
1,001 and over	50 plus 3 for each 100 over 1,000

[F] 907.5.2.3.3 Group R-2. In Group R-2 occupancies required by Section 907 to have a fire alarm system, all dwelling units and sleeping units shall be provided with the capability to support visible alarm notification appliances in accordance with Chapter 10 of ICC A117.1. Such capability shall be permitted to include the potential for future interconnection of the building fire alarm system with the unit smoke alarms, replacement of audible appliances with combination audible/visible appliances, or future extension of the existing wiring from the unit smoke alarm locations to required locations for visible appliances.

E160-15 AM

1107.6.2 Group R-2. Accessible units, Type A units and Type B units shall be provided in Group R-2 occupancies in accordance with Sections 1107.6.2.1 through 1107.6.2.3.

1107.6.2.1 Live/work units. In live/work units constructed in accordance with Section 419, the nonresidential portion is required to be accessible. In a structure where there are four or more live/work units intended to be occupied as a residence, the residential portion of the live/work unit shall be a Type B unit.

Exception: The number of *Type B units* is permitted to be reduced in accordance with Section 1107.7.

1107.6.2.2 Apartment houses, monasteries and convents. *Type A units* and *Type B units* shall be provided in apartment houses, monasteries and convents in accordance with Sections 1107.6.2.2.1 and 1107.6.2.2.2.

Bedrooms in monasteries and convents shall be counted as units for the purpose of determining the number of units. Where the bedrooms are grouped in sleeping units, only one bedroom in each sleeping unit shall count towards the number of required Type A units.

1107.6.2.2.1 Type A units. In Group R-2 occupancies containing more than 20 *dwelling units* or *sleeping units*, at least 2 percent but not less than one of the units shall be a *Type A unit*. All Group R-2 units on a *site* shall be considered to determine the total number of units and the required number of *Type A units*. *Type A units* shall be dispersed among the various classes of units. ~~Bedrooms in monasteries and convents shall be counted as sleeping units for the purpose of determining the number of units. Where the sleeping units are grouped into suites, only one sleeping unit in each suite shall count towards the number of required Type A units.~~

Exceptions:

1. The number of *Type A units* is permitted to be reduced in accordance with Section 1107.7.
2. *Existing structures* on a *site* shall not contribute to the total number of units on a *site*.

1107.6.2.2.2 Type B units. Where there are four or more *dwelling units* or *sleeping units* intended to be occupied as a residence in a single structure, every *dwelling unit* and *sleeping unit* intended to be occupied as a residence shall be a *Type B unit*.

Exception: The number of *Type B units* is permitted to be reduced in accordance with Section 1107.7.

1107.6.2.3 Group R-2 other than live/work units, apartment houses, monasteries and convents. In Group R-2 occupancies, other than live/work units, apartment houses, monasteries and convents falling within the scope of Section 1107.6.2.1 and 1107.6.2.2, Accessible units and *Type B units* shall be provided in accordance with Sections 1107.6.2.3.1 and 1107.6.2.3.2.

Bedrooms in congregate living facilities, dormitories, sororities, fraternities, and boarding houses shall be counted as sleeping units for the purpose of determining the number of units. Where the bedrooms sleeping units are grouped into suites dwelling or sleeping units, only one bedroom sleeping unit in each suite dwelling or sleeping unit shall be permitted to count towards the number of required Accessible units.

1107.6.2.3.1 Accessible units. *Accessible dwelling units* and *sleeping units* shall be provided in accordance with Table 1107.6.1.1.

1107.6.2.3.2 Type B units. Where there are four or more *dwelling units* or *sleeping units* intended to be occupied as a residence in a single structure, every *dwelling unit* and every *sleeping unit* intended to be occupied as a residence shall be a *Type B unit*.

Exception: The number of *Type B units* is permitted to be reduced in accordance with Section 1107.7.

1107.6.3 Group R-3. In Group R-3 occupancies where there are four or more *dwelling units* or *sleeping units intended to be occupied as a residence* in a single structure, every *dwelling unit* and *sleeping unit intended to be occupied as a residence* shall be a *Type B unit*.

Bedrooms within congregate living facilities, dormitories, sororities, fraternities, and boarding houses shall be counted as sleeping units for the purpose of determining the number of units.

Exception: The number of *Type B units* is permitted to be reduced in accordance with Section 1107.7.

1107.6.4 Group R-4. *Accessible units* and *Type B units* shall be provided in Group R-4 occupancies in accordance with Sections 1107.6.4.1 and 1107.6.4.2.

Bedrooms in Group R-4 facilities shall be counted as sleeping units for the purpose of determining the number of units.

1107.6.4.1 Accessible units. In Group R-4 Condition 1, at least one of the *sleeping units* shall be an *Accessible unit*. In Group R-4 Condition 2, at least two of the *sleeping units* shall be an *Accessible unit*.

1107.6.4.2 Type B units. In structures with four or more *sleeping units intended to be occupied as a residence*, every *sleeping unit intended to be occupied as a residence* shall be a *Type B unit*.

Exception: The number of *Type B units* is permitted to be reduced in accordance with Section 1107.7.

Reason: *ADA and FHA count bedrooms in dormitories and congregate residences when determining the number of units for accessibility requirements. With the recognition that suite designs can include more than one bedroom in a sleeping unit, the requirements here need to be tweaked to align with these federal regulations.*

12-8-14: Put definitions and Chapter 11 changes together. When dealing with alarms, reference Group A definitions. Otherwise break up. Make sure this gets to BCAC for Group A proposals.