



STATE OF WASHINGTON

## STATE BUILDING CODE COUNCIL

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### **RE: Request for off-cycle rulemaking related to the adoption of Group R-4**

#### **Background Information:**

In 2006 when the state of Washington transitioned from the Uniform Building Code to the International building code codes, the state building code council determined not to adopt the R-4 occupancy classification. At that point in time, the smaller residential treatment facilities had been addressed by a specific state amendment for at least a decade. These facilities were classified as "licensed care (LC) occupancies" and the state had a successful history with mitigating building and fire risk using this strategy. We believe this state specific approach led to discomfort with adopting the R-4 occupancy at that point. In the following 15 years, the International Code Council (ICC) has undertaken a focused review of care facilities through the Care Facilities task group of the Code Technology Committee and the Committee for Healthcare. In that time, these committees have considered many state approaches to safely constructing care facilities and made several changes to the approach for I-1 and R-4 occupancy classes. As it stands today, the ICC has an established and recently reviewed approach for classifying smaller residential treatment type facilities – which is the R-4 occupancy. Because the R-4 is not currently adopted in the state a facility or designer is left with choosing the I-1 occupancy classification as the closest fit. This occupancy classification works, however, it was intended for slightly larger facilities and has more safety mitigations. Striking the current state amendment in Section 310.5 will provide a safe occupancy option for these types of facilities and bring our state code more in line with national approaches and standards.

#### **Justification:**

As the model codes have evolved, the R-4 occupancy has been confirmed to be a safe option that is broadly used across the country. The R-4 classification includes both active and passive fire life safety requirements that mitigate risks based on both use and the number of residents served. Additionally, the R-4 occupancy is divided into two sub-classifications: condition 1 and 2, which capture the unique risks of residents who need limited assistance with evacuation. These enhancements were added to the ICC model codes in 2015. Currently, Construction Review Services has no reason to oppose adoption of the R-4 occupancy classification. Based on feedback from the design and facilities management industries, this would allow a safe approach to developing smaller facilities with lower construction costs.

## **2021 International Building Code – sections with state amendments**

**BLUE** – Existing amendment

**RED** – Proposed modifications to existing amendments

**BLUE UNDERLINED** – Proposed new amendment

### **WAC 51-50-0308 – Institutional Group I**

**308.2 Institutional Group I-1.** Institutional Group I-1 occupancy shall include buildings, structures or portions thereof for more than sixteen persons, excluding staff, who reside on a twenty-four-hour basis in a supervised environment and receive custodial care. Buildings of Group I-1 shall be classified as one of the occupancy conditions specified in Section 308.2.1 or 308.2.2 and shall comply with Section 420. This group shall include, but not be limited to, the following:

Alcohol and drug centers;  
Assisted living facilities as licensed by Washington state under chapter 388-78A WAC;  
Congregate care facilities;  
Group homes;  
Halfway houses;  
Residential board and care facilities;  
Social rehabilitation facilities;

**RATIONALE:** There is no need to modify this existing amendment.

**308.2.6 Licensed care facilities Assisted living facilities.** Assisted living facilities as licensed by Washington state under chapter 388-78A WAC shall be classified as Group I-1, Condition 2.  
~~Residential treatment facilities licensed by Washington state under chapter 246-337 WAC shall be classified as one or more occupancy types in accordance with chapter 246-337 WAC.~~

**RATIONALE:** The proposed modification clarifies the intent and removes an existing amendment which is no longer necessary.

### **WAC 51-50-0310 Section 310—Residential Group R.**

~~**310.5 Residential Group R-4. R-4 classification is not adopted. Any reference in this code to R-4 does not apply.**~~

**RATIONALE:** The existing amendment is no longer needed; the IBC TAG proposes adoption of the model code language in this section.

**310.5 Residential Group R-4.** Residential Group R-4 occupancy shall include buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. Buildings of Group R-4 shall be classified as one of the occupancy conditions specified in Section 310.5.1 or 310.5.2. This group shall include, but not be limited to, the following:

Alcohol and drug centers  
Assisted living facilities  
Congregate care facilities  
Group homes  
Halfway houses  
Residential board and care facilities  
Social rehabilitation facilities

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code.

**RATIONALE:** This is the model code language; there is no need for State amendment in this section. The IBC TAG proposes adoption of the model code.

**310.5.1 Condition 1.** This occupancy condition shall include buildings in which persons receiving *custodial care*, without any assistance, are capable of responding to an emergency situation to complete building evacuation.

**310.5.2 Condition 2.** This occupancy condition shall include buildings in which there are any persons receiving *custodial care* who require limited verbal or physical assistance while responding to an emergency situation to complete building evacuation.

**Commented [CD(1):** This would be a defined term per Fire TAG recommendation to add definition from 2024 code

#### WAC 51-50-0420 – Groups I-1, R-1, R-2, and R-3, and R-4

**420.2 Separation walls.** Walls separating dwelling 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. Buildings containing multiple sleeping units with common use or central kitchens shall not be classified as a single dwelling.

#### 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 Groups R-3 facilities, walls within the dwelling units or sleeping units are not required to be constructed as fire partitions.~~
- ~~4. Groups R-2 and I-1 arranged into residential sleeping suites containing a maximum of five sleeping residents. Separation between bedrooms, living areas and toilet rooms within these residential sleeping suites shall not be required.~~
- ~~5. Group I-1 sleeping areas arranged so that a dedicated staff member has direct observation over a multiple resident sleeping room, without intervening full height walls, shall not be required to provide fire partitions within the resident sleeping area.~~

**RATIONALE:** The first three exceptions were model code exceptions in 2018 IBC. They appeared in the first printing, but then were eliminated in the following printings. The exceptions are not in 2021 IBC and must be eliminated from WAC 51-50-0420. The SBCC vote, for 2021 IBC, was to adopt the model code with the existing state amendments. If there are no exceptions in the 2021 IBC, the first three exceptions must be deleted.

Exceptions 4 and 5 are existing state amendments adopted because R-4 occupancy group was not adopted in WA. If R-4 is adopted, there is no longer need for exceptions 4 and 5. The IBC TAG recommended deletion of these exceptions.

#### WAC 51-50-0504 Section 504—Building height and number of stories.

**Table 504.4 Allowable number of stories above grade plane** (Not affected, R-4 is currently in the table)

#### WAC 51-50-0706 Section 706—Fire walls.

~~**706.4 Fire-resistance rating.** Fire walls shall have a fire-resistance rating of not less than that required by Table 706.4.~~

**Table 706.4  
Fire Wall Fire-resistance Ratings**

GROUP	FIRE-RESISTANCE-RATING (hours)
<del>A, B, E, H-4, I, R-1, R-2, U</del>	<del>3<sup>a</sup></del>
<del>F-1, H-3<sup>b</sup>, H-5, M, S-1</del>	<del>3</del>
<del>H-1, H-2</del>	<del>4<sup>b</sup></del>
<del>F-2, S-2, R-3, R-4</del>	<del>2</del>

- <sup>a</sup> In Type II, III, IV, or V construction, walls shall be permitted to have a 2-hour fire-resistance rating.
- <sup>b</sup> For Group H-1, H-2, or H-3 buildings, also see Sections 415.7 and 415.8.

**RATIONALE:** The state amendment is the elimination of R-4 from the table. If R-4 is adopted, the entire section must be eliminated from WAC.

**WAC 51-50-1006 Section 1006—Number of exits and exit access doorways.**

**Table 1006.2.1 Spaces with one exit or exit access doorway.** (Not affected, R-4 is currently in the table)

**1006.3.4 Single exits.** (Not affected)

A single *exit* or access to a single *exit* shall be permitted from any *story* or occupied roof where one of the following conditions exists:

.....

4. Group R-3 and R-4 occupancies shall be permitted to have one *exit* or access to a single *exit*.

**WAC 51-50-10100 Section 1010—Doors, gates, and turnstiles.**

**1010.2.14 Controlled egress doors in Groups I-1 and I-2.** Electric locking systems, including electromechanical locking systems and electromagnetic locking systems, shall be permitted to be locked in the means of egress in Group I-1 or I-2 occupancies where the clinical needs of persons receiving care require their containment. Controlled egress doors shall be permitted in such occupancies where the building is equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or an approved automatic smoke detection system installed in accordance with Section 907, provided that the doors are installed and operate in accordance with all of the following:

1. The door locks shall unlock on actuation of the *automatic sprinkler system* or automatic smoke detection system.
2. The doors locks shall unlock on loss of power controlling the lock or lock mechanism.
3. The door locking system shall be installed to have the capability of being unlocked by a switch located at the *fire command center*, a nursing station or other approved location. The switch shall directly break power to the lock.
4. A building occupant shall not be required to pass through more than one door equipped with a controlled *egress* locking system before entering an *exit*.
5. The procedures for unlocking the doors shall be described and approved as part of the emergency planning and preparedness required by Chapter 4 of the *International Fire Code*.
6. There is a system, such as a keypad and code, in place that allows visitors, staff persons and appropriate residents to exit. Instructions for exiting shall be posted within six feet of the door. All clinical staff shall have the keys, codes or other means necessary to operate the locking systems.
7. Emergency lighting shall be provided at the door.
8. The door locking system units shall be listed in accordance with UL 294.

**Exceptions:**

1. Items 1 through 4, and 6, shall not apply to doors to areas occupied by persons who, because of clinical needs, require restraint or containment as part of the function of a psychiatric or cognitive treatment area, provided that all clinical staff shall have the keys, codes or other means necessary to operate the locking devices.
2. Items 1 through 4, and 6, shall not apply to doors to areas where a listed egress control system is utilized to reduce the risk of child abduction from nursery and obstetric areas of a Group I-2 hospital.

**RATIONALE:** The IBC TAG recommended no further modifications in this existing amendment.

**WAC 51-50-10170 Section 1017—Exit access travel distance.**

**Table 1017.2**  
**Exit Access Travel Distance<sup>a</sup>**

Occupancy	Without Sprinkler System (feet)	With Sprinkler System (feet)
A, E, F-1, M, R, S-1	200 <sup>b</sup>	250 <sup>b</sup>
I-1	Not Permitted	250 <sup>b</sup>
B	200	300 <sup>c</sup>
F-Z, S-Z, U	300	400 <sup>c</sup>
H-1	Not Permitted	75 <sup>d</sup>
H-Z	Not Permitted	100 <sup>d</sup>
H-3	Not Permitted	150 <sup>d</sup>
H-4	Not Permitted	175 <sup>d</sup>
H-5	Not Permitted	200 <sup>c</sup>
1-Z, 1-3	Not Permitted	200 <sup>c</sup>
I-4	150	200 <sup>c</sup>

For SI: 1 foot = 304.8 mm.

<sup>a</sup> See the following sections for modifications to exit access travel distance requirements:

- Section 402.8: For the distance limitation in malls.
- Section 407.4: For the distance limitation in Group I-2.
- Sections 408.6.1 and 408.8.1: For the distance limitations in Group I-3.
- Section 411.2: For the distance limitation in special amusement areas.
- Section 412.6: For the distance limitations in aircraft manufacturing facilities.
- Section 1006.2.2.2: For the distance limitation in refrigeration machinery rooms.
- Section 1006.2.2.3: For the distance limitation in refrigerated rooms and spaces.
- Section 1006.3.4: For buildings with one exit.
- Section 1017.2.2: For increased distance limitation in Groups F-1 and S-1.
- Section 1030.7: For increased limitation in assembly seating.
- Section 3103.4: For temporary structures.
- Section 3104.9: For pedestrian walkways.
- [Section 3116: For fixed guideway and passenger rail stations.](#)

<sup>b</sup> Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.2.

<sup>c</sup> Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

<sup>d</sup> Group H occupancies equipped throughout with an automatic sprinkler system in accordance with Section 903.2.5.1.

<sup>e</sup> [Group R-3 and R-4 buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.3. See Section 903.2.8 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.3.](#)

**RATIONALE:** This is a model code language currently not adopted in WAC. It must be added to WAC to match the model code.

**WAC 51-50-1019 Reserved Section 1019—Exit access stairways and ramps.**

**1019.3 Occupancies other than Groups I-2 and I-3.** In other than Groups I-2 and I-3 occupancies, floor openings containing *exit access stairways* or ramps shall be enclosed with a shaft enclosure constructed in accordance with Section 713.

**Exceptions:**

1. ~~Exit access stairways and ramps that serve or atmospherically communicate between only two adjacent stories. Such interconnected stories shall not be open to other stories.~~
2. ~~In Group R-1, R-2 or R-3 occupancies, exit access stairways and ramps connecting four stories or less serving and contained within an individual dwelling unit or sleeping unit or live/work unit.~~
3. ~~Exit access stairways serving and contained within a Group R-3 congregate residence or a Group R-4 facility are not required to be enclosed.~~
4. ~~Exit access stairways and ramps in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, where the area of the vertical opening between stories does not exceed twice the horizontal projected area of the stairway or ramp and the opening is protected by a draft curtain and closely spaced sprinklers in accordance with NFPA 13. In other than Group B and M occupancies, this provision is limited to openings that do not connect more than four stories.~~
5. ~~Exit access stairways and ramps within an atrium complying with the provisions of Section 404.~~
6. ~~Exit access stairways and ramps in open parking garages that serve only the parking garage.~~
7. ~~Exit access stairways and ramps serving smoke protected or open-air assembly seating complying with the exit access travel distance requirements of Section 1030.7.~~
8. ~~Exit access stairways and ramps between the balcony, gallery or press box and the main assembly floor in occupancies such as theaters, places of religious worship, auditoriums, and sports facilities.~~
9. ~~Exterior exit access stairways or ramps between occupied roofs.~~

**RATIONALE:** The existing State amendment in exception 3 deletes R-4 because it is not currently adopted. With the adoption of R-4, the existing amendment must be deleted. Therefore, there is no need for this section in WAC.

**WAC 51-50-1107 Section 1107—Motor vehicle related facilities.**

**1107.2 Electrical vehicle charging stations.** Electrical vehicle charging stations shall comply with Sections 1107.2.1 and 1107.2.2.

**Exception:** Electrical vehicle charging stations provided to serve Group R-2, R-3 and R-4 occupancies are not required to comply with this section.

**Exception:** Electrical vehicle charging stations provided to serve Group R-3 and R-4 occupancies are not required to comply with this section.

**RATIONALE:** The existing amendment deletes R-2 and R-4 in the exception, used in the model code. The exception in WAC appears without R-2 and R-4. If R-4 is adopted, the exception for R-4 must be adopted as well.

**WAC 51-50-2405 Section 2405—Sloped glazing and skylights.**

**2405.3 Screening.** Where used in monolithic glazing systems, annealed, heat strengthened, fully tempered and wired glass shall have broken glass retention screens installed below the glazing material. The screens and their fastenings shall be:

1. Capable of supporting twice the weight of the glazing;
2. Firmly and substantially fastened to the framing members; and
3. Installed within 4 inches (102 mm) of the glass.

The screens shall be constructed of a noncombustible material not thinner than No. 12 B&S gage (0.0808 inch) with mesh not larger than 1 inch by 1 inch (25 mm by 25 mm). In a corrosive atmosphere, structurally equivalent noncorrosive screen materials shall be used. Annealed, heat strengthened, fully tempered and wired glass, when used in multiple-layer glazing systems as the bottom glass layer over the walking surface, shall be equipped with screening that conforms to the requirements for monolithic glazing systems.

EXCEPTION: In monolithic and multiple layer sloped glazing systems, the following applies:

1. Fully tempered glass installed without protective screens where glazed between intervening floors at a slope of 30 degrees (0.52 rad) or less from the vertical plane shall have the highest point of the glass 10 feet (3048 mm) or less above the walking surface.
2. Screens are not required below any glazing material, including annealed glass, where the walking surface below the glazing material is permanently protected from the risk of falling glass or the area below the glazing material is not a walking surface.
3. Any glazing material, including annealed glass, is permitted to be installed without screens in the sloped glazing systems of commercial or detached noncombustible greenhouses used exclusively for growing plants and not open to the public, provided that the height of the greenhouse at the ridge does not exceed 30 feet (9144 mm) above grade.
4. Screens shall not be required within individual dwelling units in Groups R-2, R-3, and R-4 where fully tempered glass is used as single glazing or as both panes in an insulating glass unit, and the following conditions are met:
  - 4.1. Each pane of the glass is 16 square feet (1.5 m<sup>2</sup>) or less in area.
  - 4.2. The highest point of the glass is 12 feet (3658 mm) or less above any walking surface or other accessible area.
  - 4.3. The glass thickness is 3/16 inch (4.8 mm) or less.
5. Screens shall not be required for laminated glass with a 15 mil (0.38 mm) polyvinyl butyral (or equivalent) interlayer *used in individual dwelling units in Groups R-2, R-3 and R-4* within the following limits:
  - 5.1. Each pane of glass is 16 square feet (1.5 m<sup>2</sup>) or less in area.
  - 5.2. The highest point of the glass is 12 feet (3658 mm) or less above a walking surface or other accessible area.

**RATIONALE:** The existing amendment deletes R-2, R-3, and R-4 in exception 5. The IBC TAG recommended maintaining of the existing amendment in exception 5.

## 2021 IBC - Model code sections without state amendments

### Definitions:

**CUSTODIAL CARE.** Assistance with day-to-day living tasks; such as assistance with cooking, taking medication, bathing, using toilet facilities and other tasks of daily living. Custodial care includes persons receiving care who have the ability to respond to emergency situations and may receive limited verbal or physical assistance. These care recipients may evacuate at a slower rate and/or who have mental and psychiatric complications.

**LIMITED VERBAL OR PHYSICAL ASSISTANCE.** Persons who, because of age, physical limitations, cognitive limitations, treatment or chemical dependency, and may not independently recognize, respond or evacuate without limited verbal or physical assistance during an emergency situation. Verbal assistance includes prompting, giving and repeating instructions. Physical assistance includes assistance with transfers to walking aids or mobility devices and assistance with egress.

**308.2.3 Six to 16 persons receiving custodial care.** A facility housing not fewer than six and not more than 16 persons receiving *custodial care* shall be classified as Group **R-4**.

**310.4 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:

.....

**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 420.11 and other applicable provisions of this code.

**420.5 Fire alarm systems and smoke alarms.** *Fire alarm* systems and smoke alarms shall be provided in Group I-1, R-1 and R-2 occupancies in accordance with Sections 907.2.6, 907.2.8 and 907.2.9, 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.

### Table 506.2 Allowable area factor

### Table 803.13 Interior wall and ceiling finish requirements by occupancy

**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.

**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.

### Section 903.3.1.2.3 Attics. (Item 4)

**903.3.1.3 NFPA 13D sprinkler systems.** *Automatic sprinkler systems* installed in one- and two-family dwellings; Group R-3; Group **R-4**, Condition 1; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D.

**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.

**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.

**903.3.1.3 NFPA 13D sprinkler systems.** *Automatic sprinkler systems* installed in one- and two-family dwellings; Group R-3; Group **R-4**, Condition 1; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D.

### 906.1 Where required. (Related to portable fire extinguishers)

**907.2.11.2 Groups R-2, R-3, R-4 and I-1.** Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, **R-4** and I-1 regardless of *occupant load* at all of the following locations:

Commented [CD2]: Definitions are added at request of Fire Code TAG



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**1006.2.2.6 Groups R-3 and R-4.** Where Group R-3 occupancies are permitted by Section 903.2.8 to be protected by an *automatic sprinkler system* installed in accordance with Section 903.3.1.3, the *exit access* travel distance for Group R-3 shall be not more than 125 feet (38 100 mm). Where Group R-4 occupancies are permitted by Section 903.2.8 to be protected by an *automatic sprinkler system* installed in accordance with Section 903.3.1.3, the *exit access* travel distance for Group R-4 shall be not more than 75 feet (22 860 mm).

**1006.3.2 Path of egress travel.** The path of egress travel to an *exit* shall not pass through more than one adjacent *story*.

**Exception:** The path of egress travel to an *exit* shall be permitted to pass through more than one adjacent *story* in any of the following:

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2. *Exit access stairways* serving and contained within a Group R-3 congregate residence or a Group R-4 facility.

**1010.1.1 Size of doors.** (Exception 8)

**Table 1020.2 Corridor Fire-Resistance Rating.** (Footnote d)

**1031.2 Where required.** In addition to the *means of egress* required by this chapter, *emergency escape and rescue openings* shall be provided in the following occupancies:

1. Group R-2 occupancies located in stories with only one *exit* or *access* to only one *exit* as permitted by Tables 1006.3.4(1) and 1006.3.4(2).
2. Group R-3 and R-4 occupancies.

.....

**1106.3 Groups I-1, R-1, R-2, R-3 and R-4.** Accessible parking spaces shall be provided in Group I-1, R-1, R-2, R-3 and R-4 occupancies in accordance with Items 1 through 4 as applicable.

1. In Group R-2, R-3 and R-4 occupancies that are required to have Accessible, Type A or Type B dwelling units or sleeping units, at least 2 percent, but not less than one, of each type of parking space provided shall be accessible.

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**1108.4 Accessible route.** (Exception 6)

**1108.6.4 Group R-4.** Accessible units and Type B units shall be provided in Group R-4 occupancies in accordance with Sections 1108.6.4.1 and 1108.6.4.2. Bedrooms in Group R-4 facilities shall be counted as sleeping units for the purpose of determining the number of units.

**1108.6.4.1 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.

**1108.6.4.2 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 1108.7.

**1111.2 Facilities serving Group R-2, R-3 and R-4 occupancies.** Recreational facilities that serve Group R-2, R-3 and Group R-4 occupancies shall comply with Sections 1111.2.1 through 1111.2.3, as applicable.

**1111.2.1 Facilities serving Accessible units.** In Group R-2 and R-4 occupancies where recreational facilities serve Accessible units, every recreational facility of each type serving Accessible units shall be accessible.

**1111.2.2 Facilities serving Type A and Type B units in a single building.** In Group R-2, R-3 and R-4 occupancies where recreational facilities serve a single building containing Type A units or Type B units, 25

**Commented [CD(3):** Added for clarity by motion in TAG meeting on 4/19/23

percent, but not less than one, of each type of recreational facility shall be *accessible*. Every recreational facility of each type on a site shall be considered to determine the total number of each type that is required to be *accessible*.

**1111.2.3 Facilities serving Type A and Type B units in multiple buildings.** In Group R-2, R-3 and R-4 occupancies on a single site where multiple buildings containing *Type A units* or *Type B units* are served by recreational facilities, 25 percent, but not less than one, of each type of recreational facility serving each building shall be *accessible*. The total number of each type of recreational facility that is required to be *accessible* shall be determined by considering every recreational facility of each type serving each building on the site.

**1112.1 Signs.** (Exception for Item 2)

**1609.2 Protection of openings.** (Exception 1)

**RATIONALE:** The IBC TAG recommended adoption of all model code sections listed above. There is no need for any action; these sections don't need to be included in the rulemaking documents.

## 2021 IFC

**BLUE** – Existing amendment

**RED** – Proposed modifications to existing amendments

**BLUE UNDERLINED** – Proposed new amendment

### WAC 51-54A-0202 General definitions.

#### SECTION 202 GENERAL DEFINITIONS

**CUSTODIAL CARE.** Assistance with day-to-day living tasks; such as assistance with cooking, taking medication, bathing, using toilet facilities and other tasks of daily living. Custodial care includes persons receiving care who have the ability to respond to emergency situations and may receive limited verbal or physical assistance. These care recipients may evacuate at a slower rate and/or who have mental and psychiatric complications.

**Commented [CD(4):** Definitions are added at request of Fire Code TAG

**LIMITED VERBAL OR PHYSICAL ASSISTANCE.** Persons who, because of age, physical limitations, cognitive limitations, treatment or chemical dependency, and may not independently recognize, respond or evacuate without limited verbal or physical assistance during an emergency situation. Verbal assistance includes prompting, giving and repeating instructions. Physical assistance includes assistance with transfers to walking aids or mobility devices and assistance with egress.

**Residential Group R.** Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I or when not regulated by the *International Residential Code*. This group shall include:

No changes to R-1 and R-2.

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

.....

~~**R-4** Classification is not adopted. Any reference in this code to R-4 does not apply.~~

**R-4** Residential occupancies shall include buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. Buildings of Group R-4 shall be classified as one of the occupancy conditions indicated below. This group shall include, but not be limited to, the following:

- Alcohol and drug centers;
- Assisted living facilities
- Congregate care facilities
- Group homes;
- Halfway houses;
- Residential board and care facilities;
- Social rehabilitation facilities;

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in the *International Building Code*.

**RATIONALE:** The existing amendment is no longer needed; the IBC TAG proposes adoption of the model code language in this section.

**Condition 1.** This occupancy condition shall include buildings in which persons receiving *custodial care*, without any assistance, are capable of responding to an emergency situation to complete building evacuation.

**Condition 2.** This occupancy condition shall include buildings in which there are any persons receiving

custodial care who require limited verbal or physical assistance while responding to an emergency situation to complete building evacuation.

**Commented [CD(5):** This would be a defined term per Fire TAG recommendation to add definition from 2024 code

**403.9.3 Group R-4 occupancies. This section not adopted.**

**WAC 51-54A-10100 – Doors, gates, and turnstiles.**

**1010.2.14 Controlled egress doors in Groups I-1 and I-2.** Electric locking systems, including electromechanical locking systems and electromagnetic locking systems, shall be permitted to be locked in the means of egress in Group I-1 or I-2 occupancies where the clinical needs of persons receiving care require their containment. Controlled egress doors shall be permitted in such occupancies where the building is equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or an approved automatic smoke or heat detection system installed in accordance with Section 907, provided that the doors are installed and operate in accordance with all of the following:

1. The doors shall unlock on actuation of the *automatic sprinkler system* or automatic smoke detection system.
2. The door locks shall unlock on loss of power controlling the lock or lock mechanism.
3. The door locking system shall be installed to have the capability of being unlocked by a switch located at the fire command center, a nursing station or other approved location. The switch shall directly break power to the lock.
4. A building occupant shall not be required to pass through more than one door equipped with a controlled *egress* locking system before entering an *exit*.
5. The procedures for unlocking the doors shall be described and approved as part of the emergency planning and preparedness required by Chapter 4 of the *International Fire Code*.
6. *There is a system, such as a keypad and code, in place that allows visitors, staff persons and appropriate residents to exit. Instructions for exiting shall be posted within six feet of the door.*
7. All clinical staff shall have the keys, codes or other means necessary to operate the locking systems.
8. Emergency lighting shall be provided at the door.
9. The door locking system units shall be listed in accordance with UL 294.

**Exceptions:**

1. Items 1 through 4, *and 6*, shall not apply to doors to areas where persons, which because of clinical needs, require restraint or containment as part of the function of a psychiatric treatment area
2. Items 1 through 4, *and 6*, shall not apply to doors to areas where a listed egress control system is utilized to reduce the risk of child abduction from nursery and obstetric areas of a Group I-2 hospital.

**RATIONALE:** The IBC TAG recommended no further modifications in this existing amendment; the IFC TAG agreed.

**WAC 51-54A-1017 Exit access travel distance. Table 1017.2**

**Exit Access Travel Distance<sup>a</sup>**

Occupancy	Without Sprinkler System (feet)	With Sprinkler System (feet)
A, E, F-1, M, R, S-1	200 <sup>c</sup>	250 <sup>b</sup>
I-1	Not Permitted	250 <sup>b</sup>
B	200	300 <sup>c</sup>
F-2, S-2, U	300	400 <sup>c</sup>
H-1	Not Permitted	75 <sup>d</sup>
H-2	Not Permitted	100 <sup>d</sup>
H-3	Not Permitted	150 <sup>d</sup>
H-4	Not Permitted	175 <sup>d</sup>

Occupancy	Without Sprinkler System (feet)	With Sprinkler System (feet)
H-5	Not Permitted	200 <sup>e</sup>
I-2, I-3	Not Permitted	200 <sup>e</sup>
I-4	150	200 <sup>e</sup>

For SI: 1 foot = 304.8 mm.

- <sup>a</sup> See the following sections for modifications to exit access travel distance requirements:
- Section 402.8 of the *International Building Code*: For the distance limitation in malls.
  - Section 407.4 of the *International Building Code*: For the distance limitation in Group I-2.
  - Sections 408.6.1 and 408.8.1 of the *International Building Code*: For the distance limitations in Group I-3.
  - Section 411.2 of the *International Building Code*: For the distance limitation in special amusement areas.
  - Section 412.6 of the *International Building Code*: For the distance limitations in aircraft manufacturing facilities.
  - Section 1006.2.2.2: For the distance limitation in refrigeration machinery rooms.
  - Section 1006.2.2.3: For the distance limitation in refrigerated rooms and spaces.
  - Section 1006.3.4: For buildings with one exit.
  - Section 1017.2.2: For increased distance limitation in Groups F-1 and S-1.
  - Section 1030.7: For increased limitation in assembly seating.
  - Section 3103.4 of the *International Building Code*: For temporary structures.
  - Section 3104.9 of the *International Building Code*: For pedestrian walkways.
  - Section 4901: For fixed guideway and passenger rail stations.
- <sup>b</sup> Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.2.
- <sup>c</sup> Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
- <sup>d</sup> Group H occupancies equipped throughout with an automatic sprinkler system in accordance with Section 903.2.5.1.
- <sup>e</sup> Group R-3 ~~and R-4~~ buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.3. See Section 903.2.8 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.3.

**RATIONALE:** This is a model code language currently not adopted in WAC. It must be added to WAC to match the model code.

**WAC 51-54A-1019 ~~Reserved~~ Section 1019—Exit access stairways and ramps. 1019.3-**

**~~Occupancies other than Groups I-2 and I-3.~~** In other than Groups I-2 and I-3 occupancies, floor openings containing exit access stairways or ramps shall be enclosed with a shaft enclosure constructed in accordance with Section 713 of the *International Building Code*.

- EXCEPTIONS:**
- ~~1. Exit access stairways and ramps that serve or atmospherically communicate between only two stories. Such interconnected stories shall not be open to other stories.~~
  - ~~2. In Group R-1, R-2, or R-3 occupancies, exit access stairways and ramps connecting four stories or less serving and contained within an individual dwelling unit or sleeping unit or live/work unit.~~
  - ~~3. Exit access stairways serving and contained within a Group R-3 congregate residence or a Group R-4 facility are not required to be enclosed.~~
  - ~~4. Exit access stairways and ramps in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, where the area of the vertical opening between stories does not exceed twice the horizontal projected area of the stairway or ramp and the opening is protected by a draft curtain and closely spaced sprinklers in accordance with NFPA 13. In other than Group B and M occupancies, this provision is limited to openings that do not connect more than four stories.~~

~~5. Exit access stairways and ramps within an atrium complying with the provisions of Section 404 of the International Building Code.~~

~~6. Exit access stairways and ramps in open parking garages that serve only the parking garage.~~

~~7. Exit access stairways and ramps serving smoke-protected or open-air assembly seating complying with the exit access travel distance requirements of Section 1030.7.~~

~~8. Exit access stairways and ramps between the balcony, gallery or press box and the main assembly floor in occupancies such as theaters, places of religious worship, auditoriums, and sports facilities.~~

~~9. Exterior exit access stairways or ramps between occupied roofs.~~

**RATIONALE:** The existing State amendment in exception 3 deletes R-4 because it is not currently adopted. With the adoption of R-4, the existing amendment must be deleted. Therefore, there is no need for this section in WAC.

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## **2021 IFC - Model code sections without state amendments**

### **Definitions:**

**CUSTODIAL CARE.** Assistance with day-to-day living tasks; such as assistance with cooking, taking medication, bathing, using toilet facilities and other tasks of daily living. Custodial care includes persons receiving care who have the ability to respond to emergency situations and may receive limited verbal or physical assistance. These care recipients may evacuate at a slower rate and/or who have mental and psychiatric complications.

**LIMITED VERBAL OR PHYSICAL ASSISTANCE.** Persons who, because of age, physical limitations, cognitive limitations, treatment or chemical dependency, and may not independently recognize, respond or evacuate without limited verbal or physical assistance during an emergency situation. Verbal assistance includes prompting, giving and repeating instructions. Physical assistance includes assistance with transfers to walking aids or mobility devices and assistance with egress.

**Commented [CD(6):** Definitions in green are added at request of fire code TAG

Six to 16 persons receiving custodial care. A facility housing not fewer than six and not more than 16 persons receiving custodial care shall be classified as Group R-4.

### **Chapter 4:**

403.9.3 Group R-4 occupancies. An approved fire safety and evacuation plan in accordance with Section 404 shall be prepared and maintained for Group R-4 occupancies. Group R-4 occupancies shall comply with Sections 403.9.3.1 through 403.9.3.4.

405.2 Occupant participation. Emergency fire and evacuation drills shall involve the actual evacuation of occupants to a selected assembly point and shall provide occupants with experience in exiting through required exits.

#### Exceptions:

1. In ambulatory care facilities and Group I-2, the movement of care recipients to a safe area or to the exterior of the building is not required.
2. In Group I-1, Condition 2, the assembly point for residents is permitted to be within an adjacent smoke compartment.
3. In Group R-4, actual exiting from emergency escape and rescue openings shall not be required. Opening the emergency escape and rescue openings and signaling for help shall be an acceptable alternative.
4. In Group I-3, Conditions 2 through 5 where a defend-in-place response is permitted, the assembly point for detainees is permitted to be within an adjacent smoke compartment.
5. In Group I-3, Conditions 2 through 5, movement of detainees is not required to an assembly point where there are security concerns.

**405.5 Time.** Drills shall be held at unexpected times and under varying conditions to simulate the unusual conditions that occur in case of fire.

#### Exceptions:

1. In severe climates, the fire code official shall have the authority to modify the emergency evacuation drill termination points and frequency.
2. In Groups I-1, I-2, I-3 and R-4, where staff-only emergency evacuation drills are conducted after visiting hours or where care recipients are expected to be asleep, a coded announcement shall be an acceptable alternative to audible alarms.

**TABLE 405.3  
FIRE AND EVACUATION DRILL  
FREQUENCY AND PARTICIPATION**

GROUP OR OCCUPANCY	FREQUENCY	PARTICIPATION
Group A	Quarterly	Staff
Group B <sup>a</sup>	Annually	All occupants
Group B (Ambulatory care facilities)	Quarterly on each shift	Staff
Group B <sup>a</sup> (Clinic, outpatient)	Annually	Staff
Group E	Monthly <sup>a</sup>	All occupants
Group F	Annually	Employees
Group I-1	Semiannually on each shift	All occupants
Group I-2	Quarterly on each shift	Staff
Group I-3	Quarterly on each shift <sup>a</sup>	Staff
Group I-4	Monthly on each shift	All occupants
Group R-1	Quarterly on each shift	Employees
Group R-2 <sup>b</sup>	Four annually	All occupants
Group R-4	Semiannually on each shift	All occupants

a. Emergency evacuation drills are required in Group B buildings having an occupant load of 500 or more persons or more than 100 persons above or below the lowest level of exit discharge.

b. Emergency evacuation drills in Group R-2 college and university buildings shall be in accordance with Section 403.9.2.1. Other Group R-2 occupancies shall be in accordance with Section 403.9.2.2

**Chapter 6:**

**605.5 Portable unvented heaters.** Portable unvented fuel-fired heating equipment shall be prohibited in occupancies in Groups A, E, I, R-1, R-2, R-3 and R-4 and ambulatory care facilities.

Exceptions:

1. Portable unvented fuel-fired heaters listed in accordance with UL 647 are permitted to be used in one- and two-family dwellings, where operated and maintained in accordance with the manufacturer's instructions.
2. Portable outdoor gas-fired heating appliances in accordance with Section 605.5.2.



## Chapter 8:

TABLE 803.3

### INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY<sup>k</sup>

GROUP	SPRINKLERED <sup>f</sup>			NONSPRINKLERED		
	Interior exit stairways and ramps and exit passageways <sup>a, b</sup>	Corridors and enclosure for exit access stairways and ramps	Rooms and enclosed spaces <sup>c</sup>	Interior exit stairways and ramps and exit passageways <sup>a, b</sup>	Corridors and enclosure for exit access stairways and ramps	Rooms and enclosed spaces <sup>c</sup>
A-1 and A-2	B	B	C	A	A <sup>d</sup>	B <sup>e</sup>
A-3 <sup>f</sup> , A-4, A-5	B	B	C	A	A <sup>d</sup>	C
B, E, M, R-1, <b>R-4</b>	B	C <sup>g</sup>	C	A	B <sup>h</sup>	C
F	C	C	C	B	C	C
H	B	B	C <sup>g</sup>	A	A	B
I-1	B	C	C	A	B	B
I-2	B	B	B <sup>h, i</sup>	A	A	B
I-3	A	A <sup>j</sup>	C	A	A	B
I-4	B	B	B <sup>h, i</sup>	A	A	B
R-2	C	C	C	B	B	C
R-3	C	C	C	C	C	C
S	C	C	C	B	B	C
U	No Restrictions			No Restrictions		

For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929 m<sup>2</sup>.

a. Class C interior finish materials shall be allowed for wainscoting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 803.11 of the International Building Code.

b. In exit enclosures of buildings less than three stories in height of other than Group I-3, Class B interior finish for nonsprinklered buildings and Class C for sprinklered buildings shall be permitted.

c. Requirements for rooms and enclosed spaces shall be based on spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered as enclosing spaces and the rooms or spaces on both sides shall be considered as one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor, regardless of the group classification of the building or structure.

d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall be not less than Class B materials.

e. Class C interior finish materials shall be allowed in Group A occupancies with an occupant load of 300 persons or less.

f. In places of religious worship, wood used for ornamental purposes, trusses, paneling or chancel furnishing shall be allowed.

g. Class B material is required where the building exceeds two stories.

h. Class C interior finish materials shall be allowed in administrative spaces.

i. Class C interior finish materials shall be allowed in rooms with a capacity of four persons or less.

j. Class B materials shall be allowed as wainscoting extending not more than 48 inches above the finished floor in corridors.

k. Finish materials as provided for in other sections of this code.

l. Applies where the vertical exits, exit passageways, corridors or rooms and spaces are protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

m. Corridors in ambulatory care facilities shall have a Class B or better interior finish material.

**806.1.1 Restricted occupancies.** Natural cut trees shall be prohibited within ambulatory care facilities and Group A, E, I-1, I-2, I-3, I-4, M, R-1, R-2 and **R-4** occupancies.

Exceptions:

1. Trees located in areas protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 shall not be prohibited in Groups A, E, M, R-1 and R-2.
2. Trees shall be allowed within dwelling units in Group R-2 occupancies.

**807.4 Artificial decorative vegetation.** Artificial decorative vegetation shall comply with this section and the requirements of Sections 806.2 and 806.3. Natural decorative vegetation shall comply with Section 806.

Exception: Testing of artificial vegetation is not required in Group I-1; Group I-2, Condition 1; Group R-2; Group R-3; or Group **R-4** occupancies equipped throughout with an approved automatic

sprinkler system installed in accordance with Section 903.3.1, where such artificial vegetation complies with the following:

1. Wreaths and other decorative items on doors shall not obstruct the door operation and shall not exceed 50 percent of the surface area of the door.
2. Decorative artificial vegetation shall be limited to not more than 30 percent of the wall area to which it is attached.
3. Decorative artificial vegetation not on doors or walls shall not exceed 3 feet (914 mm) in any dimension.

#### **Chapter 9:**

**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.

**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.

**903.3.1.2.3 Attics.** Attic protection shall be provided as follows:

1. Attics that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system.
2. Where fuel-fired equipment is installed in an unsprinklered attic, not fewer than one quick-response intermediate temperature sprinkler shall be installed above the equipment.
3. Where located in a building of Type III, Type IV or Type V construction designed in accordance with Section 510.2 or 510.4 of the International Building Code, attics not required by Item 1 to have sprinklers shall comply with one of the following if the roof assembly is located more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access needed to meet the provisions in Section 503:
  - 3.1. Provide automatic sprinkler system protection.
  - 3.2. Construct the attic using noncombustible materials.
  - 3.3. Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the International Building Code.
  - 3.4. Fill the attic with noncombustible insulation.

The height of the roof assembly shall be determined by measuring the distance from the lowest required fire vehicle access road surface adjacent to the building to the eave of the highest pitched roof, the intersection of the highest roof to the exterior wall, or the top of the highest parapet, whichever yields the greatest distance. For the purpose of this measurement, required fire vehicle access roads shall include only those roads that are necessary for compliance with Section 503.

4. Group R-4, Condition 2 occupancy attics not required by Item 1 to have sprinklers shall comply with one of the following:
  - 4.1. Provide automatic sprinkler system protection.
  - 4.2. Provide a heat detection system throughout the attic that is arranged to activate the building fire alarm system.
  - 4.3. Construct the attic using noncombustible materials.
  - 4.4. Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the International Building Code.
  - 4.5. Fill the attic with noncombustible insulation.

**903.3.1.3 NFPA 13D sprinkler systems.** Automatic sprinkler systems installed in one- and two-family dwellings; Group R-3; Group R-4, Condition 1; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D.

**906.1 Where required.** Portable fire extinguishers shall be installed in all of the following locations:

1. In new and existing Group A, B, E, F, H, I, M, R-1, R-2, **R-4** and S occupancies.

Exceptions:

1. In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C.
2. In Group E occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each classroom is provided with a portable fire extinguisher having a minimum rating of 2-A:20-B:C.
3. In storage areas of Group S occupancies where forklift, powered industrial truck or powered cart operators are the primary occupants, fixed extinguishers, as specified in NFPA 10, shall not be required where in accordance with all of the following:
  - 3.1. Use of vehicle-mounted extinguishers shall be approved by the fire code official.
  - 3.2. Each vehicle shall be equipped with a 10-pound, 40A:80B:C extinguisher affixed to the vehicle using a mounting bracket approved by the extinguisher manufacturer or the fire code official for vehicular use.
  - 3.3. Not less than two spare extinguishers of equal or greater rating shall be available on-site to replace a discharged extinguisher.
  - 3.4. Vehicle operators shall be trained in the proper operation, use and inspection of extinguishers.
  - 3.5. Inspections of vehicle-mounted extinguishers shall be performed daily.
2. Within 30 feet (9144 mm) distance of travel from commercial cooking equipment and from domestic cooking equipment in Group I-1; I-2, Condition 1; and R-2 college dormitory occupancies.
3. In areas where flammable or combustible liquids are stored, used or dispensed.
4. On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 3316.1.
5. Where required by the sections indicated in Table 906.1.
6. Special-hazard areas, including but not limited to laboratories, computer rooms and generator rooms, where required by the fire code official.

Exception: Portable fire extinguishers are not required at normally unmanned Group U occupancy buildings or structures where a portable fire extinguisher suitable to the hazard of the location is provided on the vehicle of visiting personnel.

**907.2.11.2 Groups R-2, R-3, **R-4** and I-1.** Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, **R-4** and I-1 regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

#### **Chapter 10:**

**1006.2.2.6 Groups R-3 and **R-4**.** Where Group R-3 occupancies are permitted by Section 903.2.8 to be protected by an automatic sprinkler system installed in accordance with Section 903.3.1.3, the exit access travel distance for Group R-3 shall be not more than 125 feet (38 100 mm). Where Group **R-4** occupancies are permitted by Section 903.2.8 to be protected by an automatic sprinkler system installed in

accordance with Section 903.3.1.3, the exit access travel distance for Group R-4 shall be not more than 75 feet (22 860mm).

**TABLE 1006.2.1  
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY**

OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (feet)		
		Without Sprinkler System (feet)		With Sprinkler System (feet)
		Occupant Load		
		OL ≤ 30	OL > 30	
A <sup>a</sup> , E, M	49	75	75	75 <sup>a</sup>
B	49	100	75	100 <sup>a</sup>
F	49	75	75	100 <sup>a</sup>
H-1, H-2, H-3	3	NP	NP	25 <sup>b</sup>
H-4, H-5	10	NP	NP	75 <sup>b</sup>
I-1, I-2 <sup>d</sup> , I-4	10	NP	NP	75 <sup>a</sup>
I-3	10	NP	NP	100 <sup>a</sup>
R-1	10	NP	NP	75 <sup>a</sup>
R-2	20	NP	NP	125 <sup>a</sup>
R-3 <sup>c</sup>	20	NP	NP	125 <sup>a, e</sup>
R-4 <sup>c</sup>	20	NP	NP	125 <sup>a, e</sup>
S <sup>f</sup>	29	100	75	100 <sup>a</sup>
U	49	100	75	75 <sup>a</sup>

For SI: 1 foot = 304.8 mm.

NP = Not Permitted.

- Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.2
- Group H occupancies equipped throughout with an automatic sprinkler system in accordance with Section 903.2.5.
- For a room or space used for assembly purposes having fixed seating, see Section 1030.8.
- For the travel distance limitations in Group I-2, see Section 407.4 of the International Building Code.
- The common path of egress travel distance shall apply only in a Group R-3 occupancy located in a mixed occupancy building.
- The length of common path of egress travel distance in a Group S-2 open parking garage shall be not more than 100 feet.
- For the travel distance limitations in Groups R-3 and R-4 equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.3, see

**1006.3.2 Path of egress travel.** The path of egress travel to an exit shall not pass through more than one adjacent story.

Exception: The path of egress travel to an exit shall be permitted to pass through more than one adjacent story in any of the following:

- In Group R-1, R-2 or R-3 occupancies, exit access stairways and ramps connecting four stories or fewer serving and contained within an individual dwelling unit or sleeping unit or live/work unit.
- Exit access stairways serving and contained within a Group R-3 congregate residence or a Group R-4 facility.
- Exit access stairways and ramps within an atrium complying with Section 404.
- Exit access stairways and ramps in open parking garages that serve only the parking garage.
- Exit access stairways and ramps serving open-air assembly seating complying with the exit access travel distance requirements of Section 1030.7.

6. Exit access stairways and ramps between the balcony, gallery or press box and the main assembly floor in occupancies such as theaters, places of religious worship, auditoriums and sports facilities.
7. Exterior exit access stairways and ramps between occupied roofs.

**1006.3.4 Single exits.** A single exit or access to a single exit shall be permitted from any story or occupied roof, where one of the following conditions exists:

1. The occupant load, number of dwelling units and exit access travel distance do not exceed the values in Table 1006.3.4(1) or 1006.3.4(2).
2. Rooms, areas and spaces complying with Section 1006.2.1 with exits that discharge directly to the exterior at the level of exit discharge, are permitted to have one exit or access to a single exit.
3. Parking garages where vehicles are mechanically parked shall be permitted to have one exit or access to a single exit.
4. Group R-3 and **R-4** occupancies shall be permitted to have one exit or access to a single exit.
5. Individual single-story or multistory dwelling units shall be permitted to have a single exit or access to a single exit from the dwelling unit provided that both of the following criteria are met:
  - 5.1. The dwelling unit complies with Section 1006.2.1 as a space with one means of egress.
  - 5.2. Either the exit from the dwelling unit discharges directly to the exterior at the level of exit discharge, or the exit access outside the dwelling unit's entrance door provides access to not less than two approved independent exits.

**1010.1.1 Size of doors.** The required capacity of each door opening shall be sufficient for the occupant load thereof and shall provide a minimum clear opening width of 32 inches (813 mm). The clear opening width of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). Where this section requires a minimum clear opening width of 32 inches (813 mm) and a door opening includes two door leaves without a mullion, one leaf shall provide a minimum clear opening width of 32 inches (813 mm). In Group I-2, doors serving as means of egress doors where used for the movement of beds shall provide a minimum clear opening width of 41 1/2 inches (1054 mm). The minimum clear opening height of doors shall be not less than 80 inches (2032 mm).

Exceptions:

1. In Group R-2 and R-3 dwelling and sleeping units that are not required to be an Accessible unit, Type A unit or Type B unit, the minimum width shall not apply to door openings that are not part of the required means of egress.
2. Group I-3 door openings to resident sleeping units that are not required to be an Accessible unit shall have a minimum clear opening width of 28 inches (711 mm).
3. Door openings to storage closets less than 10 square feet (0.93 m<sup>2</sup>) in area shall not be limited by the minimum clear opening width.
4. The maximum width of door leaves in revolving doors that comply with Section 1010.3.1 shall not be limited.
5. The maximum width of door leaves in power-operated doors that comply with Section 1010.3.2 shall not be limited.
6. Door openings within a dwelling unit or sleeping unit shall have a minimum clear opening height of 78 inches (1981 mm).
7. In dwelling and sleeping units that are not required to be Accessible, Type A or Type B units, exterior door openings, other than the required exit door, shall have a minimum clear opening height of 76 inches (1930 mm).
8. In Groups I-1, R-2, R-3 and **R-4**, in dwelling and sleeping units that are not required to be Accessible, Type A or Type B units, the minimum clear opening widths shall not apply to interior egress doors.
9. Door openings required to be accessible within Type B units intended for user passage shall have a minimum clear opening width of 31.75 inches (806 mm).

10. Doors to walk-in freezers and coolers less than 1,000 square feet (93 m<sup>2</sup>) in area shall have a maximum width of 60 inches (1524 mm) nominal.

11. Doors serving nonaccessible single user shower or sauna compartments; toilet stalls; or dressing, fitting or changing rooms shall have a minimum clear opening width of 20 inches (508 mm).

TABLE 1020.2  
CORRIDOR FIRE-RESISTANCE RATING

OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	REQUIRED FIRE-RESISTANCE RATING (hours)	
		Without sprinkler system	With sprinkler system
H-1, H-2, H-3	All	Not Permitted	1 <sup>c</sup>
H-4, H-5	Greater than 30	Not Permitted	1 <sup>c</sup>
A, B, E, F, M, S, U	Greater than 30	1	0
R	Greater than 10	Not Permitted	0.5 <sup>d</sup> /1 <sup>d</sup>
I-2 <sup>a</sup>	All	Not Permitted	0
I-1, I-3	All	Not Permitted	1 <sup>b,c</sup>
I-4	All	1	0

a. For requirements for occupancies in Group I-2, see Sections 407.2 and 407.3 of the International Building Code.

b. For a reduction in the fire-resistance rating for occupancies in Group I-3, see Section 408.8 of the International Building Code.

c. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 where allowed.

d. Group R-3 and **R-4** buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.3. See Section 903.2.8 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.3.

**1031.2 Where required.** In addition to the means of egress required by this chapter, emergency escape and rescue openings shall be provided in the following occupancies:

1. Group R-2 occupancies located in stories with only one exit or access to only one exit as permitted by Tables 1006.3.4(1) and 1006.3.4(2).
2. Group R-3 and **R-4** occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have not fewer than one emergency escape and rescue opening in accordance with this section. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such openings shall open directly into a public way or to a yard or court that opens to a public way.

Exceptions:

1. Basements with a ceiling height of less than 80 inches (2032 mm) shall not be required to have emergency escape and rescue openings.
2. Emergency escape and rescue openings are not required from basements or sleeping rooms that have an exit door or exit access door that opens directly into a public way or to a yard, court or exterior egress balcony that opens to a public way.
3. Basements without habitable spaces and having not more than 200 square feet (18.6 m<sup>2</sup>) in floor area shall not be required to have emergency escape and rescue openings.
4. Storm shelters are not required to comply with this section where the shelter is constructed in accordance with ICC 500.
5. Within individual dwelling and sleeping units in Groups R-2 and R-3, where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, sleeping rooms in basements shall not be

required to have emergency escape and rescue openings provided that the basement has one of the following:

- 5.1. One means of egress and one emergency escape and rescue opening.
- 5.2. Two means of egress.

## Chapter 11:

**TABLE 1103.1**  
**OCCUPANCY AND USE REQUIREMENTS<sup>a</sup>**

SECTION	USE				OCCUPANCY CLASSIFICATION																				
	High-rise	Atrium or covered mall	Under-ground building	Tire storage	A	B	E	F	H-1	H-2	H-3	H-4	H-5	I-1	I-2	I-3	I-4	M	R-1	R-2	R-3	R-4	S		
1103.2	R	R	R	—	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	—	—	R		
1103.3	R	—	R	—	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	—	—	R		
1103.4.1	R	—	R	—	—	—	—	—	—	—	—	—	—	—	—	R	R	—	—	—	—	—	—		
1103.4.2	R	—	R	—	R	R	R	R	R	R	R	R	R	R	—	—	R	R	R	R	—	—	R		
1103.4.3	R	—	R	—	R	R	R	R	R	R	R	R	R	R	—	—	R	R	R	R	—	—	R		
1103.4.4	—	R	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
1103.4.5	—	—	—	—	—	R	—	—	—	—	—	—	—	—	—	—	—	R	—	—	—	—	—		
1103.4.6	—	—	—	—	R	—	R	R	R	R	R	R	R	R	R	R	R	—	R	R	R	R	R		
1103.4.7	—	—	—	—	R	—	R	R	R	R	R	R	R	R	R	R	R	—	R	R	R	R	R		
1103.4.8	R	—	R	—	R	R	R	R	R	R	R	R	R	R	—	—	R	R	R	R	R	R	R		
1103.4.9	R	—	—	—	—	—	—	—	—	—	—	—	—	—	R	—	—	—	—	—	—	—	—		
1103.4.10	—	—	—	—	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R		
1103.5.1	—	—	—	—	R <sup>c</sup>	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
1103.5.2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	R	—	—	—	—	—	—	—		
1103.5.3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	R <sup>b</sup>	—	—	—	—	—	—	—		
1103.5.5	—	—	—	—	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R		
1103.6.1	R	—	R	—	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	—	—	R		
1103.6.2	R	—	R	—	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	—	—	R		
1103.7.1	—	—	—	—	—	—	R	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
1103.7.2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	R	—	—	—	—	—	—	—	—		
1103.7.3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	R	—	—	—	—	—	—	—		
1103.7.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	R	—	—	—	—	—	—	—		
1103.7.5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	R	—	—	—	—		
1103.7.6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	R	—	—	—		
1103.8	—	—	—	—	—	—	—	—	—	—	—	—	—	R	—	—	—	—	R	R	R	R	R		
1103.9	R	—	—	—	—	—	—	—	—	—	—	—	—	R	R	—	R	—	R	R	R	R	R		
1103.10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	R	—	—	—	—	—	—	—	—		
1104	R	R	R	R	—	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R		
1105	—	—	—	—	—	—	—	—	—	—	—	—	—	—	R	—	—	—	—	—	—	—	—		
1106	—	—	—	R	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		

R = The building is required to comply.

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 occupancies as established by the adopting ordinance or legislation of the jurisdiction.

c. Only applies to Group A-2 occupancies where alcoholic beverages are consumed

## TABLE 1104.18

## Chapter 12:

**1206.1 General.** Stationary fuel cell power systems in new and existing occupancies shall comply with this section.

Exception: The temporary use of a fuel cell-powered electric vehicle to power a Group R-3 or **R-4** building while parked shall comply with Section 1206.14.

**1206.5 Residential use.** Stationary fuel cell power systems shall not be installed in Group R-3 and **R-4** buildings, or dwelling units associated with Group R-2 buildings unless they are specifically listed for residential use.

Exception: The temporary use of a fuel cell-powered electric vehicle to power a Group R-3 or **R-4** building while parked shall comply with Section 1206.14.

**1206.14 Group R-3 and R-4 fuel cell vehicle energy storage system use.** The temporary use of the dwelling unit owner or occupant's fuel cell-powered electric vehicle to power a Group R-3 or R-4 dwelling while parked in an attached or detached garage or outside shall comply with the vehicle manufacturer's instructions and NFPA 70.

**1207.1 General.** The provisions in this section are applicable to stationary and mobile electrical energy storage systems (ESS).

Exception: ESS in Group R-3 and R-4 occupancies shall comply with Section 1207.11.

**1207.11 ESS in Group R-3 and R-4 occupancies.** ESS in Group R-3 and R-4 occupancies shall be installed and maintained in accordance with Sections 1207.11.1 through 1207.11.9. The temporary use of an owner or occupant's electric-powered vehicle as an ESS shall be in accordance with Section 1207.11.10.

**1207.11.9 Toxic and highly toxic gas.** ESS that have the potential to release toxic or highly toxic gas during charging, discharging and normal use conditions shall not be installed within Group R-3 or R-4 occupancies.

**Appendix B:**

**B105.1 One- and two-family dwellings, Group R-3 and R-4 buildings and townhouses.** The minimum fire-flow and flow duration requirements for one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1(1) and B105.1(2).

**B105.2 Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses.** The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1(2) and B105.2.

**RATIONALE:** The IBC and IFC TAG recommended adoption of all model code sections listed above. There is no need for any action; these sections don't need to be included in the rulemaking documents.