

Building Planning

Chapters 3 through 6

- **Chapter 3** Use and Occupancy Classification
- **Chapter 4** Special Detailed Requirements Based on Use and Occupancy
- **Chapter 5** General Building Heights and Areas
- **Chapter 6** Types of Construction

The application of the *Florida Building Code, Building* to a structure is typically initiated through the provisions of Chapters 3, 5, and 6. Chapter 3 establishes one or more occupancy classifications based upon the anticipated uses of a building. The appropriate classifications are necessary to properly apply many of the code's non-structural provisions. The requirements of Chapter 6 deal with classification as to construction type, based on a building's materials of construction and the level of fire resistance provided by such materials. Limitations on a building's height and area, set forth in Chapter 5, are directly related to the occupancies it houses and its type of construction. Chapter 5 also provides the various methods available to address conditions in which multiple uses or occupancies occur within the same building. Chapter 4 contains special detailed requirements based on unique conditions or uses that are found in some buildings. ■

304.1

Food Processing Facilities and Commercial Kitchens

304.1

Training and Skill Development Facilities

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Food Processing Facilities and Commercial Kitchens

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CHANGE TYPE: Modification

CHANGE SUMMARY: Small food processing establishments and commercial kitchens not associated with dining facilities are now considered as Group B occupancies.

2017 CODE: 304.1 Business Group B. Business Group B occupancy includes, among others, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts. Business occupancies shall include, but not be limited to, the following:

- Airport traffic control towers
- Ambulatory care facilities
- Animal hospitals, kennels and pounds
- Banks
- Barber and beauty shops
- Car wash
- Civic administration
- Clinic, outpatient
- Dry cleaning and laundries: pickup and delivery stations and self-service
- Educational occupancies for students above the 12th grade
- Electronic data processing
- Food processing establishments and commercial kitchens not associated with restaurants, cafeterias and similar dining facilities not more than 2500 square feet (232 m²) in area.

304.1 continues

304.1

Food Processing Facilities and Commercial Kitchens



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Carry-out business with commercial kitchen

304.1 continued

Laboratories: testing and research

Motor vehicle showrooms

Post offices

Print shops

Professional services (architects, attorneys, dentists, physicians, engineers, etc.)

Radio and television stations

Telephone exchanges

Training and skill development not in a school or academic program (this shall include, but not be limited to, tutoring centers, martial arts studios, gymnastics and similar uses regardless of the ages served, and where not classified as a Group A occupancy).

CHANGE SIGNIFICANCE: Facilities used for food processing and/or preparation have traditionally been considered as Group F-1 occupancies unless directly related to a dining activity. The Group F-1 classification has been applied to large-scale operations, such as food processing plants; moderate-scale uses, such as catering operations; and small-scale establishments, such as bakeries, carry-out pizza tenants and other uses that are open to the public. It is not uncommon for such small-scale food processing facilities to occur in mixed-occupancy buildings with retail sales, offices and restaurant tenants. For this reason, these establishments have sometimes been classified as Group M retail sales or Group B business occupancies.

Classifying such establishments as Group F-1 occupancies is now considered inappropriate where the floor area of the building or tenant space is relatively small. In addition, a Group M classification is considered not fully representative of the hazards involved with the food processing/public occupancy activity. Therefore, a Group B classification is to be applied where the facility does not exceed 2500 square feet in floor area. This classification also assumes the facility is not used for assembly purposes, such as a café or bar. This allowance is also extended to commercial kitchens such as those used for catering operations. Where the floor area exceeds the 2500-square-foot threshold, then a classification of Group F-1 continues to be appropriate.

CHANGE TYPE: Clarification

CHANGE SUMMARY: The Group B classification for training and skill development uses has been clarified to address the ages of the occupants using the facility, the occupant load limitation where the facility is used for assembly purposes, and the types of permitted uses.

2017 CODE: 304.1 Business Group B. Business Group B occupancy includes, among others, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts. Business occupancies shall include, but not be limited to, the following:

- Airport traffic control towers
- Ambulatory care facilities
- Animal hospitals, kennels and pounds
- Banks
- Barber and beauty shops
- Car wash
- Civic administration
- Clinic, outpatient
- Dry cleaning and laundries: pickup and delivery stations and self-service
- Educational occupancies for students above the 12th grade
- Electronic data processing
- Food processing establishments and commercial kitchens not associated with restaurants, cafeterias and similar dining facilities not more than 2500 square feet in area.

304.1 continues



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Music center

304.1

Training and Skill Development Facilities

304.1 continued

Laboratories: testing and research

Motor vehicle showrooms

Post offices

Print shops

Professional services (architects, attorneys, dentists, physicians, engineers, etc.)

Radio and television stations

Telephone exchanges

Training and skill development not in a school or academic program (this shall include, but not be limited to, tutoring centers, martial arts studios, gymnastics and similar uses regardless of the ages served, and where not classified as a Group A occupancy).

CHANGE SIGNIFICANCE: Various types of facilities are designed to teach and train persons outside of an academic school program. These types of uses, classified as Group B occupancies, include various skills, trades and technical programs for persons with a business, as well as those outside of a formal business setting that are not a part of a school or a degree program. Although the nature of the uses may cause consideration as Group E or Group M occupancies, the degree of anticipated hazards is most accurately addressed under the Group B classification.

The scope of such facilities assigned the Group B classification has previously been inconsistently applied regarding three key issues: (1) the ages of the occupants using the facility, (2) the occupant load limitation where the facility is used for assembly purposes, and (3) the types of uses considered to be classified as Group B. Additional code language now clarifies the original intent of the classification criteria.

Many skill development facilities are devoted to the training of children of various ages. The question of whether or not such training should fall under the Group E classification has now been specifically addressed by expressing that the Group B classification is to be applied regardless of age. Where the number of occupants in an assembly setting, of any age, is such that the occupant load triggers a Group A classification, typically 50 or more occupants, then the Group B classification is inappropriate. Training rooms and similar assembly rooms typically classified as Group A occupancies will maintain that classification. The types of uses anticipated in this classification category include tutoring centers, martial arts studios and gymnastics studios, as well as music and art development facilities.

CHANGE TYPE: Modification

CHANGE SUMMARY: A classification of Group F-1 is now applied only to larger-sized food processing facilities and commercial kitchens not associated with dining facilities.

2017 CODE: 306.2 Moderate-hazard factory industrial, Group F-1. Factory industrial uses which are not classified as Factory Industrial F-2 Low Hazard shall be classified as F-1 Moderate Hazard and shall include, but not be limited to, the following:

- Aircraft (manufacturing, not to include repair)
- Appliances
- Athletic equipment
- Automobiles and other motor vehicles
- Bakeries
- Beverages: over 16-percent alcohol content
- Bicycles
- Boats
- Brooms or brushes
- Business machines
- Cameras and photo equipment
- Canvas or similar fabric
- Carpets and rugs (includes cleaning)
- Clothing
- Construction and agricultural machinery
- Disinfectants
- Dry cleaning and dyeing

306.2 continues

306.2

Food Processing Facilities and Commercial Kitchens



Commercial catering facility

306.2 continued	<p>Electric generation plants</p> <p>Electronics</p> <p>Engines (including rebuilding)</p> <p>Food processing <u>establishments</u> and commercial kitchens not associated with restaurants, cafeterias and similar dining facilities <u>more than 2500 square feet (232 m²) in area</u></p> <p>Furniture</p> <p>Hemp products</p> <p>Jute products</p> <p>Laundries</p> <p>Leather products</p> <p>Machinery</p> <p>Metals</p> <p>Millwork (sash and door)</p> <p>Motion pictures and television filming (without spectators)</p> <p>Musical instruments</p> <p>Optical goods</p> <p>Paper mills or products</p> <p>Photographic film</p> <p>Plastic products</p> <p>Printing or publishing</p> <p>Recreational vehicles</p> <p>Refuse incineration</p> <p>Shoes</p> <p>Soaps and detergents</p> <p>Textiles</p> <p>Tobacco</p> <p>Trailers</p> <p>Upholstering</p> <p>Wood; distillation</p> <p>Woodworking (cabinet)</p>
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CHANGE SIGNIFICANCE: Food processing facilities and commercial kitchens not directly associated with dining facilities have traditionally been considered as Group F-1 occupancies due to the moderate-level hazards that are often encountered. Establishments where food is prepared in a commercial kitchen for carry-out purposes have also been sometimes considered as Group F-1 occupancies. Consistent with a modification to the Group B classification category, the floor area of the facility is now the determining factor in the proper occupancy classification of the use.

Where the food processing facility or establishment, or where the commercial kitchen not directly associated with dining activities, has a floor area exceeding 2500 square feet, a Group F-1 classification is warranted. Where the floor area of such a use does not exceed the 2500-square-foot limitation, a Group B classification is to be applied.

CHANGE TYPE: Modification

CHANGE SUMMARY: The uses permitted in a Group I-1 custodial care facility have been expanded to include care recipients who may need a limited degree of verbal or physical assistance if responding to a fire or other emergency situation.

2017 CODE: 308.3 Institutional Group I-1. This Institutional Group I-1 occupancy shall include buildings, structures or portions thereof for more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised environment and receive custodial care. ~~The persons receiving care are capable of self-preservation.~~ Buildings of Group I-1 shall be classified as one of the occupancy conditions specified in Sections 308.3.1 or 308.3.2. This group shall include, but not be limited to, the following:

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

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

308.3 continues



Assisted living facility

308.3

Group I-1 Occupancy Classification

308.3 continued

308.3.2 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.

CHANGE SIGNIFICANCE: Institutional Group I-1 occupancies include those uses where individuals receiving custodial care on a 24-hour basis live in a residential environment. Historically, the Group I-1 classification identified those facilities where the care recipients do not require any staff assistance should a fire or other emergency exist that would require the occupants to evacuate the building or relocate within the building. Types of uses included in this category include halfway houses, assisted living facilities and group homes. The uses permitted in a Group I-1 occupancy have been expanded to include care recipients who may need a limited degree of verbal or physical assistance if responding to a fire or other emergency situation.

Most state custodial care licensing agencies allow for the housing of occupants in assisted living facilities, residential care facilities and group homes even though such occupants may require some limited assistance with evacuation. In order to gain consistency between the FBCB and what the other states allow, the custodial care provisions of the FBCB have been modified. The revised provisions allow both care recipients who require limited assistance with evacuation, as well as those who do not, to reside in a Group I-1 custodial care facility. Through the use of “Condition” classifications 1 and 2, the differences in the evacuation capabilities of the residents can be appropriately addressed.

Condition 1 custodial care facilities reflect the 5th edition (2014) FBCB Group I-1 classification where the residents are capable of responding to an emergency without the assistance of others. Condition 2 has been added to address facilities where the residents are receiving custodial care but may require some assistance with evacuation. Four more stringent requirements addressing story limitations, smoke barriers, sprinkler protection and smoke detection have been instituted for Condition 2 occupancies due to the concerns regarding evacuation potential. It is anticipated that most Group I-1 custodial care facilities will be classified as Condition 2 unless the permit application or submittal documents identify the applicable licensing regulations that limit the resident type to Condition 1. Similar changes occurred addressing custodial care facilities with a limited number of care recipients as regulated under the Group R-4 occupancy classification.

An additional revision to the list of Group I-1 occupancies is the deletion of the term “convalescent facilities.” The term was deemed to be outdated and was similarly deleted from the listing of Group R-4 uses.

CHANGE TYPE: Modification

CHANGE SUMMARY: Two basic conditions of Group I-2 medical care uses that have previously been regulated together as a single category have been created, dividing the classification into short-term care facilities, such as hospitals, and long-term care facilities, such as nursing homes.

2017 CODE: 308.4 Institutional Group I-2. This Institutional Group I-2 occupancy shall include buildings and structures used for medical care on a 24-hour basis for more than five persons who are incapable of self-preservation. This group shall include, but not be limited to, the following:

- Foster care facilities
- Detoxification facilities
- Hospitals
- Nursing homes
- Psychiatric hospitals

308.4.1 Occupancy conditions. Buildings of Group I-2 shall be classified as one of the occupancy conditions indicated in Sections 308.4.1.1 or 308.4.1.2.

308.4.1.1 Condition 1. This occupancy condition shall include facilities that provide nursing and medical care but do not provide emergency care, surgery, obstetrics or inpatient stabilization units for psychiatric or detoxification, including but not limited to nursing homes and foster care facilities.

308.4.1.2 Condition 2. This occupancy condition shall include facilities that provide nursing and medical care and could provide emergency care, surgery, obstetrics or in-patient stabilization units for psychiatric or detoxification, including but not limited to hospitals.

CHANGE SIGNIFICANCE: Group I-2 occupancies have historically been considered as facilities used for medical care on a 24-hour basis, where the care recipients are typically incapable of self-preservation. A “protect-in-place” philosophy is applied to these occupancies due to the inability of the occupants to evacuate efficiently and under their own control. Hospitals and nursing homes are the two primary types of facilities that are regulated under the Group I-2 classification. The revision to Section 308.4 now provides two categories of medical care uses that have previously been regulated together as a single category.

Due to the diversification of how medical care is provided in the five characteristic uses as established in Section 308.4, the Group I-2 classification has now been subdivided into two basic categories: Condition 1, long-term care (nursing homes), and Condition 2, short-term care (hospitals). Changes in how care is delivered include a general increase in the ratio of floor area per patient in hospitals due to the increase in diagnostic equipment and the movement toward single-occupant patient rooms, as

308.4 continues

308.4

Group I-2 Occupancy Classification



Group I-2, Condition 1 nursing home

308.4 *continued*

well as a trend to provide more residential-type arrangements in nursing homes, such as group/suite living and cooking facilities. Although most applicable code requirements will continue to apply to both medical care conditions classified as Group I-2, the division of uses does allow for varying provisions based upon the type of care being provided. Detoxification facilities and those facilities where patients receive psychiatric treatment will also be classified as either Condition 1 or 2, depending upon the extent of care provided.