

PART

1

Administration

Chapters 1 and 2

- **Chapter 1** Administration
- **Chapter 2** Definitions

The provisions of Chapter 1 address the application, enforcement, and administration of subsequent requirements of the code. In addition to establishing the scope of the International Building Code (IBC), the chapter identifies which buildings and structures come under its purview. A building code, as with any other code, is intended to be adopted as a legally enforceable document to safeguard health, safety, property, and public welfare. A building code cannot be effective without adequate provisions for its administration and enforcement. Chapter 2 provides definitions for terms used throughout the IBC. Codes, by their very nature, are technical documents, and as such, literally every word, term, and punctuation mark can add to or change the meaning of the intended result. ■

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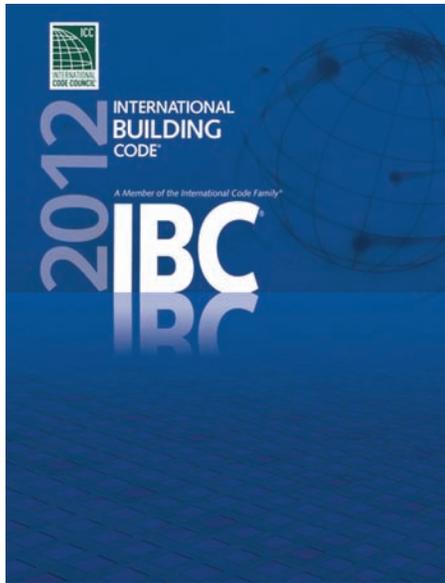
202

Definitions, Congregate Living Facilities

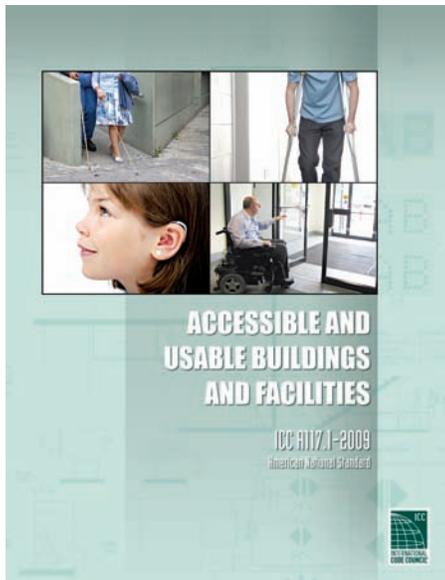


102.4

Conflicting Provisions between Codes and Standards



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Codes vs. Standards

CHANGE TYPE: Clarification

CHANGE SUMMARY: The hierarchy between the IBC and its referenced standards has been further described to clarify the extent of a referenced standard’s application.

2012 CODE: 102.4 Referenced Codes and Standards. The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

102.4.1 Conflicts. Where ~~differences~~ conflicts occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

102.4.2 Provisions in Referenced Codes and Standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code or the International Codes listed in Section 101.4, the provisions of this code or the International Codes listed in Section 101.4, as applicable, shall take precedence over the provisions in the referenced code or standard.

CHANGE SIGNIFICANCE: The IBC is, for the most part, a performance-based code, relying on numerous referenced standards to assist in its application. Where standards are referenced in the body of the IBC, the applicable portions of the standard relating to the specific code provision under consideration are considered a part of the code. Conflicts between the IBC and the various standards it references are to be expected, as there is not necessarily a conscious effort to see that the publications are completely compatible with each other. As a result, it is critical that the code indicate that its provisions are to be applied over those of a referenced standard where such conflicts exist. Additional language has been provided to address the hierarchy between the IBC and its referenced standards and to clarify the extent of a referenced standard’s application.

New Section 102.4.2 expands upon the provisions by making it clear that, even if a referenced standard contains requirements that parallel the IBC in the standard’s own duly referenced section(s), the provisions of the IBC will always take precedence. It is intended that the requirements of a referenced standard supplement the IBC provisions in those areas not already addressed by the code. In those cases where parallel or conflicting requirements occur, the IBC provisions are always to be applied.

As an example, IBC Section 415.6.4 mandates that “the construction and installation of dry cleaning plants shall be in accordance with the requirements of the IBC; the *International Mechanical Code* (IMC); the *International Plumbing Code* (IPC); and NFPA 32, *Standard for Dry Cleaning Plants*. Although NFPA 32 addresses construction and installation criteria for dry cleaning plants, only those portions of the standard that are not addressed within the IBC, IMC, and IPC are applicable. The requirements in NFPA 32 are intended to simply supplement the construction and installation provisions established in the International codes.

CHANGE TYPE: Addition

CHANGE SUMMARY: Mandatory conditions regarding the evaluation of modifications to flood-resistant construction provisions are now specifically identified and the building official has been given the authority to make such decisions.

2012 CODE: IBC 104.10 Modifications. Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the building official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of building safety.

104.10.1 Flood Hazard Areas. The building official shall not grant modifications to any provision required in flood hazard areas as established by Section 1612.3 unless a determination has been made that:

1. A showing of good and sufficient cause that the unique characteristics of the size, configuration, or topography of the site render the elevation standards of Section 1612 inappropriate.
2. A determination that failure to grant the variance would result in exceptional hardship by rendering the lot undevelopable.
3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, cause fraud on or victimization of the public, or conflict with existing laws or ordinances.
4. A determination that the variance is the minimum necessary to afford relief, considering the flood hazard.
5. Submission to the applicant of written notice specifying the difference between the design flood elevation and the elevation to which the building is to be built, stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation and stating that construction below the design flood elevation increases risks to life and property.

CHANGE SIGNIFICANCE: The building official is granted authority to permit modifications to the requirements of the code under certain specified circumstances. Although the provisions of Section 104.10 have never limited the extent of such authority, Appendix Section G105 has previously indicated that variances regarding flood-resistant construction shall only be issued by the board of appeals based upon compliance with five stated conditions of issuance. These conditions have been relocated to the body of the IBC regarding the evaluation of modifications to flood-resistant construction provisions and the building official has properly been given the authority to make such decisions.

104.10.1

Code Modifications for Flood Hazard Areas



Flood hazard area

104.10.1 continued

In order to be consistent with the requirements of the National Flood Insurance Program (NFIP) for the allowance of variances, Section 104.10.1 now identifies the specific issues the building official must consider prior to granting any modification to a flood hazard area provision. The NFIP requires that the authority having jurisdiction carefully consider a number of issues and make an informed determination as to the worthiness of the requested modification. Specifically assigning this responsibility to the building official rather than the board of appeals is consistent with the long-standing application of the IBC.

CHANGE TYPE: Modification

CHANGE SUMMARY: The allowance for fences to be exempt from permit requirements based on height was revised in a manner that maintains the spirit of the provision while at the same time allowing for minor variances that may exceed the previously-established fence height limit of 6 feet.

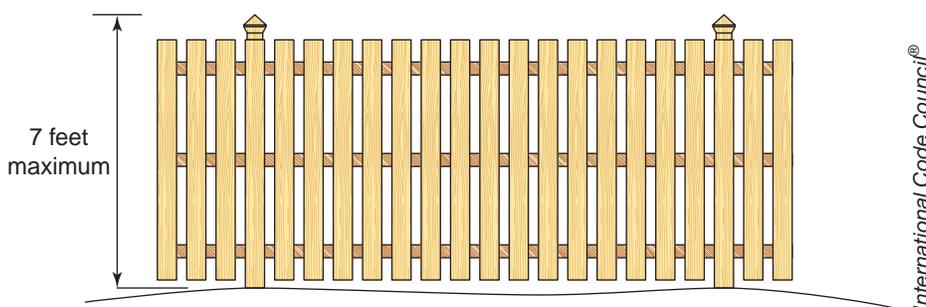
2012 CODE: 105.2 Work Exempt from Permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. (no changes to text)
2. Fences not over ~~6 feet (1829 mm)~~ 7 feet (2134 mm) high.
- 3.-13. (no changes to text)

CHANGE SIGNIFICANCE: A permit is typically required where any work regulated by the IBC takes place. The purpose of a permit is to cause the work to be reviewed, inspected, and approved to determine compliance with the code. There is some work that, although regulated by the code, is viewed to be so minor in nature that the issuance of a permit is deemed to be unnecessary. Fences are classified as Group U structures and are regulated to a limited degree. As a result, a building permit is required for the installation or construction of a fence unless it does not exceed an established height.

Traditionally, those fences not exceeding 6 feet in height were exempt from permit requirements due to the limited hazard or concern posed by such structures. However, the construction or installation of fences greater than 6 feet in height has required that the owner or authorized agent obtain a building permit in order to evaluate and approve the fence for potential issues such as structural integrity, effect on required light and ventilation, and fire department access. The 6-foot threshold has allowed the vast majority of fences to fall under the exemption from permits, including most fences in residential applications. However, with the potential variations in adjacent ground level and variable methods of construction, it is not uncommon for 6-foot-high fences to have portions above the 6-foot limit. Decorative elements at support posts also often exceed the 6-foot limitation. Therefore, a modification was made that maintains the spirit of the provision while at the same time allowing for minor variances that may exceed the established fence height limit.



Fence not requiring a permit

105.2, #B2

Fences Exempt from Permits

202

Definitions

CHANGE TYPE: Clarification

CHANGE SUMMARY: For consistency and usability purposes, all definitions of terms specifically defined in the IBC have now been moved to a single location in Chapter 2.

2012 CODE: 310.2 Definitions. ~~The following words and terms shall, for the purposes of this section and as used elsewhere in this code, have the meanings shown herein. The following terms are defined in Chapter 2:~~

CONGREGATE LIVING FACILITIES. ~~A building or part thereof that contains sleeping units where residents share bathroom and/or kitchen facilities.~~

202 Definitions.

CONGREGATE LIVING FACILITIES. ~~See Section 310.2. A building or part thereof that contains sleeping units where residents share bathroom and/or kitchen facilities.~~

(The preceding example reflects the format change for all definitions in the IBC.)

CHANGE SIGNIFICANCE: Throughout the IBC, specific terms are used in a manner that differs from their ordinarily accepted meaning. Such terms are necessarily defined in order to clarify their meaning within the context of the code. In the past, these definitions have been found in various locations throughout the IBC. For consistency and usability purposes, all definitions have now been moved to a single location in Chapter 2.



Congregate living facility

There are more than 700 definitions in the IBC. Historically, approximately 10 percent of the definitions have been located in Chapter 2. The other 90 percent have been scattered in more than 40 locations throughout the remainder of the code. With all defined terms now italicized, it is likely that more code users will research the definitions rather than rely on their assumption of the definition of a term. By relocating all of the definitions to a single location in Chapter 2, the IBC will become more user-friendly. It should be noted that only the definitions themselves have been relocated. The specifically defined terms continue to be listed in their previous locations to remind the code user that a definition of the term can be found in Chapter 2.



PART **2**

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 International Building Code 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 nonstructural 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. ■

303.1.3

Assembly Rooms Associated with Group E Occupancies

303.3

Occupancy Classification of Casino Gaming Floors

303.3, 306.2

Occupancy Classification of Commercial Kitchens

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507.1

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TABLE 509

Incidental Uses—Rooms or Areas

TABLE 602, NOTE H

Fire Ratings of Exterior Walls

303.1.3

Assembly Rooms Associated with Group E Occupancies

CHANGE TYPE: Clarification

CHANGE SUMMARY: The allowance for a Group E classification of accessory assembly spaces in school buildings has been clarified so as to not confuse the provision with the mixed-occupancies requirements dealing with accessory occupancies as regulated by Section 508.2.

2012 CODE: 303.1 Assembly Group A. Assembly Group A occupancy includes, among others, the use of a building or structure, or a portion thereof, for the gathering of persons for purposes such as civic, social, or religious functions; recreation; food or drink consumption; or awaiting transportation.

Exceptions:

1. 303.1.1 Small Buildings and Tenant Spaces. A building or tenant space used for assembly purposes with an *occupant load* of less than 50 persons shall be classified as a Group B occupancy.

2. 303.1.2 Small Assembly Spaces. The following rooms and spaces shall not be classified as Assembly occupancies:

1. A room or space used for assembly purposes with an *occupant load* of less than 50 persons and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.
- 3.2. A room or space used for assembly purposes that is less than 750 square feet (70 m²) in area and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.



High school gymnasium/auditorium

4. 303.1.3 Associated with Group E Occupancies. ~~Assembly areas that are accessory to Group E occupancies are not considered separate occupancies except when applying the assembly occupancy requirements of Chapter 11. A room or space used for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy.~~

5. 303.1.4 Accessory to Places or Religious Worship. Accessory religious educational rooms and religious auditoriums with occupant loads of less than 100 are not considered separate occupancies.

CHANGE SIGNIFICANCE: Where persons gather for civic, social, or religious functions; recreation; food or drink consumption; and similar activities, the function is considered “assembly” in nature. Classification as a Group A occupancy is typically warranted, unless the space is relatively small or the occupant load is relatively low. In addition, assembly spaces—such as gymnasiums and auditoriums—directly related to Group E educational occupancies are not generally classified as Group A occupancies but rather as simply portions of the Group E building. The allowance for the Group E classification of “accessory” assembly spaces in school buildings has been clarified by modifying the code to address “associated” assembly spaces so as to not confuse the provision with the mixed-occupancies requirements dealing with accessory occupancies as regulated by Section 508.2. The application of the provision continues to be appropriate to those assembly areas of school buildings—such as gymnasiums and auditoriums—that are primarily an extension of the educational function.

The reference to Chapter 11 was also removed as it was deemed unnecessary in the application of accessibility provisions as they apply to assembly areas. The accessibility requirements for fixed-seating facilities, dining areas, and other assembly seating areas are based on the general function of assembly activities and not tied to an occupancy classification. In addition, the assembly means of egress provisions of Section 1028 are also identified as applicable to assembly spaces within Group E occupancies. A number of other text changes were made throughout the code to focus on the use of the space for assembly purposes, rather than the occupancy classification.

303.3

Occupancy Classification of Casino Gaming Floors

CHANGE TYPE: Addition

CHANGE SUMMARY: The classification of a casino gaming floor is now specifically identified as a Group A-2 occupancy.

2012 CODE: **303.3 Assembly Group A-2.** Assembly uses intended for food and/or drink consumption including, but not limited to:

- Banquet halls
- Casinos (gaming areas)
- Night clubs
- Restaurants, cafeterias, and similar dining facilities (including associated commercial kitchens)
- Taverns and bars

CHANGE SIGNIFICANCE: Assembly uses classified as Group A occupancies are further subclassified into one of five occupancy groups. Many assembly uses are specifically identified as to which classification they most typically belong through the listing of various uses found within each subclassification. Casino gaming floors have traditionally been considered as Group A occupancies where the occupant load is 50 or more persons; however, there has been disagreement over the specific classification of such uses as they previously have not been listed in the code. The classification of a casino gaming floor is now specifically identified as a Group A-2 occupancy.

Assigning an occupancy group to a casino gaming floor has varied due to the lack of any specific mention as to its proper classification. Although the degree of hazard has caused some to historically classify the use as a Group A-2 occupancy, the lack of a specific mention often resulted in applying the default provisions associated with Group A-3 occupancies. And although a casino gaming floor does not seem to fit into a classification reserved for food and/or drink consumption, it has been determined that there are similar hazard characteristics with other uses classified as Group A-2. There are distracting lights, sounds, decorations, and, in many



Classification of casino and related uses.

cases, alcoholic beverages are being consumed. Due to the various distractions, it is possible that the occupants will become disoriented and confused in an emergency situation and have difficulty locating the means of egress.

Classification of a casino gaming floor as a Group A-2 occupancy allows for application of the necessary provisions to address the expected hazards. It should be noted that small casino gaming facilities may be classified as Group B where they meet the conditions of Section 303.1.1 or 303.1.2. It is also important to note that the Group A-2 classification is limited to the gaming areas only. Other areas in a casino that may be associated with the gaming activities—such as restaurants, theaters, guest rooms, and administrative areas—are to be classified based upon their own individual function.

303.3, 306.2

Occupancy Classification of Commercial Kitchens



Commercial kitchen

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CHANGE TYPE: Clarification

CHANGE SUMMARY: The appropriate occupancy classification of a commercial kitchen has been clarified based upon the kitchen's relationship, or lack of a relationship, to dining facilities.

2012 CODE: **303.3 Assembly Group A-2.** Assembly uses intended for food and/or drink consumption including, but not limited to:

- Banquet halls
- Casinos (gaming areas)
- Night clubs
- Restaurants, cafeterias, and similar dining facilities (including associated commercial kitchens)
- Taverns and bars

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:

- Food processing and commercial kitchens not associated with restaurants, cafeterias, and similar dining facilities.
- (no changes to other uses on the list)

CHANGE SIGNIFICANCE: Commercial kitchens have historically been characterized as two different types, those that are directly associated with a restaurant or similar dining facility and those that are independent of any related dining area, such as a catering business. The appropriate occupancy classification of commercial kitchens has been clarified through text changes in three different areas of the code.

In Table 508.4 regulating separated occupancies, footnote d has been eliminated to help provide clarity to the classification of a commercial kitchen. The past presence of the footnote eliminating any required fire separation between a commercial kitchen and the restaurant seating area that it serves often led to a conclusion that the commercial kitchen needed to be classified differently than the associated dining area. It was occasionally assumed that if they were intended to both be classified as the same occupancy, that of the restaurant seating area, then there was no relevance to the footnote. However, common practice has always been to include the kitchen area as an extension of the restaurant seating area, causing both spaces to be considered as Group A-2, or Group B for smaller restaurants. In order to clarify the appropriate occupancy classification of the associated kitchen, the footnote has been deleted.

To further identify the classification of the two types of commercial kitchens, additional language has been added to the code listings of those uses classified as Group A-2 and Group F-1 occupancies. Commercial kitchens associated with restaurants, cafeterias, and similar dining facilities, are now considered as a portion of the Group A-2 occupancies classification. Extending this concept, a kitchen associated with a small

Group B restaurant would simply be classified as a portion of the Group B occupancy. Although a commercial kitchen does not pose the same types of hazards as an assembly use, the allowance for a similar classification has generally been considered as an appropriate decision. Where the commercial kitchen is not associated with a dining facility, such as a catering business, the kitchen is to be classified as a Group F-1 occupancy in the same manner as any other food processing operations.

Table 307.1(1), Section 307.4

Facilities Generating Combustible Dusts

CHANGE TYPE: Modification

CHANGE SUMMARY: In the determination of occupancy classification for a facility where combustible dusts are anticipated, a technical report and opinion must now be provided to the building official that provides all necessary information for a qualified decision as to the potential combustible dusts hazard.

2012 CODE:

TABLE 307.1(1) Maximum Allowable Quantity Per Control Area of Hazardous Materials Posing a Physical Hazard

Material	Class	Group When the Maximum Allowable Quantity is Exceeded	Storage ^b			Use-Closed Systems ^b		Use-Open Systems ^b		
			Solid pounds (cubic feet)	Liquid gallons (pounds)	Gas cubic feet at NTP	Solid pounds (cubic feet)	Liquid gallons (pounds)	Gas cubic feet at NTP	Solid pounds (cubic feet)	Liquid gallons (pounds)
Combustible Dust	N/A	H-2	Note q	N/A	N/A	Note q	N/A	N/A	Note q	N/A

q. Where manufactured, generated or used in such a manner that the concentration and conditions create a fire or explosion hazard based on information prepared in accordance with Section 414.1.3.

(no changes to remainder of table and footnotes)

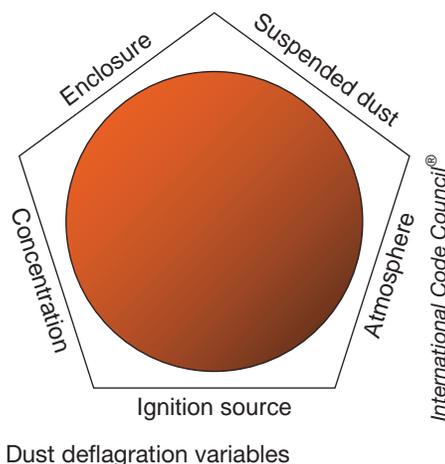
307.4 High-hazard Group H-2. Buildings and structures containing materials that pose a deflagration hazard or a hazard from accelerated burning shall be classified as Group H-2. Such materials shall include, but not be limited to, the following:

Combustible dusts where manufactured, generated, or used in such a manner that the concentration and conditions create a fire or explosion hazard based on information prepared in accordance with Section 414.1.3.

(no changes to other materials on list)

CHANGE SIGNIFICANCE: Combustible dusts are considered as finely divided solid material that is less than 420 microns in diameter which, when dispersed in air in the proper proportions, could be ignited by a flame, spark, or other source of ignition. Examples include organic materials such as wheat flour or corn meal in a food manufacturing plant, pharmaceuticals, wood flour produced during sanding operations in a furniture manufacturing plant, or powdered plastics in a manufacturing environment. The hazard presented by uncontrolled combustible dusts is so great that classification as a Group H-2 occupancy occurs where the concentration and conditions under which the dusts are manufactured, generated, or used are such that a fire or explosion hazard is created. Reference is now made to Section 414.1.3, which requires a technical report and opinion be provided to the building official that provides all necessary information for a qualified decision as to the potential combustible dusts hazard.

A comprehensive discussion on the evaluation of combustible dusts hazards can be found in the *Significant Changes to the International Fire Code*, 2012 Edition, authored by Scott Stookey.



CHANGE TYPE: Clarification

CHANGE SUMMARY: A number of new definitions related to care facilities have been added and some existing definitions have been revised to provide clarity and consistency in application.

2012 CODE: ~~308.3-1~~ **308.2 Definitions.** ~~The following words and terms shall, for the purposes of this section and as used elsewhere in this code, have the meanings shown herein. The following terms are defined in Chapter 2:~~

~~24-HOUR CARE~~

~~CUSTODIAL CARE~~

~~DETOXIFICATION FACILITIES~~

~~CHILD FOSTER CARE FACILITIES~~

~~HOSPITALS AND MENTAL PSYCHIATRIC HOSPITALS~~

~~INCAPABLE OF SELF PRESERVATION~~

~~MEDICAL CARE~~

~~NURSING HOMES~~

202 Definitions.

24 HOUR CARE. The actual time that a person is an occupant within a facility for the purpose of receiving care. It shall not include a facility that is open for 24 hours and is capable of providing care to someone visiting the facility during any segment of the 24 hours.

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 include occupants who evacuate at a slower rate and/or who have mental and psychiatric complications.

DETOXIFICATION FACILITIES. ~~Facilities that serve patients who are provided treatment for substance abuse on a 24-hour basis and serving care recipients who are incapable of self-preservation or who are harmful to themselves or others.~~

CHILD FOSTER CARE FACILITIES. ~~Facilities that provide care on a 24-hour basis to more than five children, 2½ years of age or less.~~

HOSPITALS AND MENTAL PSYCHIATRIC HOSPITALS. Facilities buildings, or portions thereof used on a 24-hour basis that provide care or treatment for the medical, psychiatric, obstetrical, or surgical treatment of inpatients who care recipients that are incapable of self-preservation.

INCAPABLE OF SELF PRESERVATION. Persons because of age; physical limitations; mental limitations; chemical dependency, or medical treatment cannot respond as an individual to an emergency situation.

MEDICAL CARE. Care involving medical or surgical procedures, nursing, or for psychiatric purposes.

308.2, 202

Definitions of Care Facilities

308.2, 202 *continued*

Group I-2 nursing home

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NURSING HOMES. ~~Nursing homes are long-term care facilities that provide care on a 24-hour basis, including both intermediate care facilities and skilled nursing facilities, serving more than five persons and where any of the persons are incapable of self-preservation.~~

CHANGE SIGNIFICANCE: The special provisions of Section 308 addressing Group I occupancies can vary significantly based upon the specific type of institutional use involved. Requirements are in part based upon the number, capabilities, and condition of occupants, as well as the services rendered. In order to correctly assign code requirements based upon the perceived hazards, it is important that the various types of uses and terms be clearly defined. A number of new definitions have been added, and some existing definitions have been revised to provide clarity and consistency in terminology. The new definitions specifically describe each type of care or facility and identify the distinct differences between them. Some terms were consolidated to be more descriptive of a group of occupants, yet generic enough to be used interchangeably.

The term “24-hour care” has been introduced to clarify that it is applicable to the length of stay within the facility by the person receiving care, rather than the hours of operation of the care facility. “Custodial care” includes those conditions where the care recipient needs assistance with daily living tasks, typically for extended periods of time. It is expected that individuals under custodial care are generally capable of self-preservation under emergency conditions; however, their evacuation time is more lengthy than that expected of the general population. The term “incapable of self-preservation” has been utilized in the IBC since its first edition to describe individuals who need physical assistance from others during evacuation procedures; however, the term has never before been specifically defined. The general term “medical care” is also defined to include the major aspects of health care, including medical and surgical procedures.

Infant and toddler care, previously defined as “child care,” is now considered “foster care” to differentiate it from the child care activities that occur in a day care environment. The term “mental hospital” has been revised to “psychiatric hospital” to reflect the current thinking within the industry. In both the foster care and psychiatric hospital definitions, the reference to 24-hour care has been deleted as it is redundant to the general description of a Group I-2 occupancy. Other minor modifications include the change from the term “patient” to “care recipient” and the reference to “nurse” is now “care provider.”

CHANGE TYPE: Modification

CHANGE SUMMARY: A Group I-2 occupancy classification is now only applicable to those medical facilities where six or more individuals incapable of self-preservation are receiving care.

2012 CODE: ~~308.3~~ **308.4 Institutional Group I-2.** This occupancy shall include buildings and structures used for medical, ~~surgical,~~ psychiatric, nursing or custodial 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 Child~~ care facilities
- Detoxification facilities
- Hospitals
- Nursing homes
- ~~Mental Psychiatric~~ hospitals

308.4.1 Five or Fewer Persons Receiving Care. A facility such as the above with five or fewer persons receiving such care shall be classified as Group R-3 or shall comply with the *International Residential Code* provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or Section P2904 of the *International Residential Code*.

CHANGE SIGNIFICANCE: Group I-2 occupancies include those medical care functions where the recipients receive care on a 24-hour basis, such as nursing homes and hospitals. It is anticipated that most of the care recipients are incapable of self-preservation and require the assistance of others under fire or other emergency conditions. A care-recipient threshold

308.4 continues

308.4

Occupancy Classification for Medical Care Facilities



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Group I-2 hospital

308.4 continued

has now been established to limit the Group I-2 classification only to those facilities where six or more individuals are receiving care. Where the number of care recipients does not exceed five, a classification of Group R-3 is most appropriate. As an alternative, such care facilities with five or fewer care recipients may also be regulated under the provisions of the *International Residential Code* (IRC), rather than the IBC, if the building is provided with a fire sprinkler system. The sprinkler system must be installed in accordance with the requirements of NFPA 13D, *Installation of Sprinkler Systems in One- and Two-family Dwellings and Manufactured Homes*, or those set forth in IRC Section 2904, *Dwelling Unit Fire Sprinkler Systems*. The reduction in requirements provided through classification as a Group R-3 occupancy or IRC-regulated building is consistent with that provided for other institutional uses. The code typically recognizes that such small occupant loads in institutional or educational environments can be adequately addressed for fire and life safety through the provisions for dwelling units.

CHANGE TYPE: Modification

CHANGE SUMMARY: The allowance for constructing Group R-4 supervised residential facilities under the *International Residential Code* has been eliminated.

2012 CODE: 310.6 Residential Group R-4. Residential occupancies shall include buildings arranged for occupancy as residential care/assisted living facilities including more than five but not more than 16 occupants, excluding staff.

This 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. The persons receiving care are capable of self-preservation. 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

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code. or shall comply with the *International Residential Code* provided the building

310.6 continues

310.6

Uses Classified as Group R-4 Occupancies



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Group R-4 halfway house

310.6 *continued*

~~is protected by an automatic sprinkler system installed in accordance with Section 903.2.8.~~

CHANGE SIGNIFICANCE. Facilities where occupants are ambulatory but live in a residential environment where supervised custodial and/or personal care services are provided are classified as Group I-1 occupancies unless the number of persons receiving care does not exceed 16. The Group R-4 classification is applicable where more than 5, but no more than 16, persons are housed. The direct relationship between Groups I-1 and R-4 is now more obvious because the laundry list of such types of uses is consistent between both occupancy groups. The only difference between the two classifications is the number of care recipients, as the expectation for both occupancy groups is that the individuals, although supervised, are individually capable of responding to an emergency without physical assistance from others.

Although the new listing of common Group R-4 occupancies simply provides clarification to the code, a second change modifies the provisions by removing the allowance for constructing the described type of supervised care facilities under the *International Residential Code*. Only the provisions of the IBC for Group R-3 or R-4 occupancies are now applicable for custodial care and similar facilities. This is consistent with the change affecting Group R-3 care facilities that limits the application of the IRC to such facilities with five or fewer individuals receiving care. A companion code change in Section 903.2.8 now allows for the use of an NFPA 13D fire sprinkler system in Group R-4 occupancies. Previously, the installation of an NFPA 13R system was the minimum requirement for such occupancies. The allowance for use of an NFPA 13D system is consistent with the requirements of the standard and with court findings regarding nondiscrimination issues involving group homes.

CHANGE TYPE: Clarification

CHANGE SUMMARY: A variety of changes have now been made to clarify the open mall building provisions that were originally developed for covered mall conditions.

2012 CODE: 402.1 Scope. Applicability. The provisions of this section shall apply to buildings or structures defined herein as covered or open mall buildings not exceeding three floor levels at any point nor more than three stories above grade plane. Except as specifically required by this section, covered and open mall buildings shall meet applicable provisions of this code.

Exceptions:

1. Foyers and lobbies of Groups B, R-1, and R-2 are not required to comply with this section.
2. Buildings need not comply with the provisions of this section when they totally comply with other applicable provisions of this code.

CHANGE SIGNIFICANCE: The increasingly popular concept to create large-scale projects resembling covered mall buildings without roofs over the pedestrian circulation areas was newly addressed in the 2009 IBC through the introduction of “open mall building” provisions. It was recognized that designs featuring various “tenant space” buildings and “anchor buildings” situated around unroofed pedestrian ways (open malls) were very similar to those for covered mall buildings, including corresponding code requirements. The new allowance for open mall buildings recognized that the

402 continues



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Open mall building

402

Open Mall Buildings

402 continued

same benefits should be available as for enclosed structures, provided the appropriate measures are taken. Where the mall area is open to the sky, equivalent or better life safety and property protection is provided. A variety of changes have now been made to clarify those provisions that were originally developed only for covered mall conditions. Although the general provisions were intended to be applied equally to both open mall buildings and covered mall buildings, a number of the previous requirements did not fully address open mall conditions. It was deemed necessary to modify some of the past requirements for covered mall buildings in order to make them applicable to open mall conditions. The only new concept is the establishment of an “open mall building perimeter line” that is to be used to identify the boundary between what is considered to be part of the open mall building and what is outside of the building. This allows for the proper application of a variety of provisions, including those dealing with floor area and means of egress. By definition, the perimeter line encircles all buildings which comprise the open mall building, including the open-air walkways and courtyards. Anchor buildings are considered as outside of the building perimeter line.