

**INTERNATIONAL CODE COUNCIL (ICC)  
Code Technology Committee (CTC)**

**Area of Study – Care Facilities**

**September 19, 2007**

**Interim Draft Report No. 2 of CTC Recommendations**

In accordance with ICC Council Policy No. 5, the CTC held meetings to evaluate the ICC Board - approved area of study entitled Care Facilities.

**Scope:** As noted in the CTC approved Scope & Objectives Statement, the original scope of this activity was:

Study issues associated with Day Care/Adult Care and Assisted Living facilities with an emphasis on the number of occupants in relation to the supervision, and the determination of the resident's capability of responding to an emergency situation without physical assistance from the facility's supervision.

On February/2007, the ICC Board of Directors expanded the scope of this Area of Study to "Care Facilities." This area of study now includes ambulatory health care in addition to day care facilities/adult care/assisted living.

**DEFINITIONS (Chapter 2 and Chapter 3)**

**AMBULATORY CARE FACILITY.** This occupancy shall include buildings or portions thereof used to provide ambulatory care which potentially renders individuals incapable of self-preservation while receiving treatment on a less than 24-hour basis. Such facilities shall include, but not limited to, medical, surgical, psychiatric, or nursing care.

**ADULT/CHILD CARE FACILITY.** This group shall include buildings or portions thereof occupied by individuals who receive care or supervision by individuals other than parents or guardians, relatives by blood, marriage or adoption, and in a place other than the home of the person cared for.

A facility such as the above with five or fewer individuals receiving care shall be classified as a Group R-3 or shall comply with the *International Residential Code* in accordance with Section 101.2.

Places of worship during religious functions are not included.

**CARE FACILITY.** A facility in which the care, supervision or needs of the individuals receiving care are attended to. Such facilities shall include but not be limited to:

Adult care facility  
Ambulatory care facility

Child care facility  
Congregate care facilities

**CHILD CARE FACILITY.** This group shall include buildings or portions thereof occupied by children who receive care or supervision by individuals other than parents or guardians, relatives by blood, marriage or adoption, and in a place other than the home of the person cared for.

A facility such as the above with five or fewer individuals receiving care shall be classified as a Group R-3 or shall comply with the *International Residential Code* in accordance with Section 101.2.

Places of worship during religious functions are not included.

**OUT-PATIENT CARE FACILITY.** See Ambulatory Care Facility

### CLASSIFICATION (Chapter 3)

#### Section 303.1 Assembly Group A

**Group A-3:** Assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A including, but not limited to:

Adult care facility

#### Section 304 Business Group B

**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:

Ambulatory care facility  
~~Clinic, outpatient~~

#### Section 308 Institutional Group I

**308.1 Institutional Group I.** Institutional Group I occupancy includes, among others, the use of a building, or a portion thereof, in which care or supervision is provided to individuals who, are not capable of self preservation without physical assistance or in which people are detained for penal or correctional purposes or in which the liberty of the occupants is restricted. Institutional occupancies shall be classified as Group I-2, I-3.

#### **308.2 Group I-1. Delete in its entirety**

**308.3 Group I-2.** This occupancy shall include buildings or portions thereof in which care is provided to individuals 2 ½ years of age or less or to individuals who are not capable of self preservation without physical assistance.

Exceptions:

1. A facility with five or fewer individuals receiving care shall be classified as Group R-3 provided that a sprinkler system is installed throughout R-3 fire area.

2. A child care facility that provides care or supervision for more than five but not more than 100 individuals age 21/2 years or less, when the rooms where care is provided are located on the level of exit discharge and each of these rooms has an exit door directly to the exterior, shall be classified as Group E.

3 A facility that provides care for more than five but not more than 16 individuals shall be permitted to be classified as Group R-3 provided that a minimum NFPA 13D sprinkler system is installed throughout the R-3 fire area and each of the rooms where care is provided is on the level of exit discharge and has an exit door directly to the exterior.

### **308.5 Group I-4. Delete in its entirety**

### **Section 310 Residential Group R**

**310.1 Residential Group R.** Residential Group R includes, among others, the use of a building, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I or when not regulated by the International Residential Code in accordance with Section 101.2. Residential occupancies shall include the following:

**R-1** Residential occupancies containing sleeping units where the occupants are primarily transient in nature, including:

Boarding houses (transient)  
Hotels (transient)  
Motels (transient)

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

Apartment houses  
Boarding houses (not transient)  
Convents  
Dormitories  
Fraternities and sororities  
Hotels (nontransient)  
Monasteries  
Motels (nontransient)  
Vacation timeshare properties

Exception:

Congregate living facilities with 16 or fewer individuals are permitted to comply with the requirements for Group R-3 provided that a minimum NFPA 13D sprinkler system is installed throughout.

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

Buildings that do not contain more than two dwelling units.

Congregate living facilities with 16 or fewer individuals provided that a minimum NFPA 13D sprinkler system is installed throughout.

A facility with five or fewer –individuals receiving care as permitted in Section 308.3 shall be classified as Group R-3 provided that a minimum NFPA 13D sprinkler system is installed throughout.

A facility that provides care for more than five but not more than 16 individuals as permitted in Section 308.3 shall be permitted to be classified as Group R-3 provided that a minimum NFPA 13R sprinkler system is installed throughout and each of the rooms where care is provided is on the level of exit discharge and has an exit door directly to the exterior.

Care facilities for 5 or less individuals receiving care that are within a single-family home are permitted to comply with the International Residential Code.

#### **Group R-4. Delete in its entirety**

### **SPECIAL USE AND OCCUPANCY (Chapter 4)**

#### **Group B Ambulatory Care Facilities**

**x.1 General.** Group B Ambulatory care facilities shall comply with the provisions of this section and other applicable provisions of this code.

**x.1.1 Smoke barriers within Ambulatory Care Facilities,** Smoke barriers shall be provided to subdivide every area used for treatment of patients into areas not larger than 10,000 sq/ft and the travel distance from any point in a smoke compartment to a smoke barrier door shall not exceed 200 feet (60 960 mm). The smoke barrier shall be installed in accordance with Section 709.

**x.1.2 Refuge area.** At least 30 net square feet (2.8m<sup>2</sup>) per patient shall be provided within the aggregate area of corridors, patient rooms, treatment rooms, lounge or dining areas and other low-hazard areas on each side of each smoke barrier. On floors not housing patients confined to a bed or litter, at least 15 net square feet (0.56 m<sup>2</sup>) per occupant shall be provided on each side of each smoke barrier for the total number of occupants in adjoining smoke compartments.

**x.1.3 Independent egress.** A means of egress shall be provided from each smoke compartment created by smoke barriers without having to return through the smoke compartment from which means of egress originated.

#### **Section 407 Group I-2**

**407.1 General.** Occupancies in Group I-2 shall comply with the provisions of this section and other applicable provisions of this code.

**407.2 Corridors.** Corridors in occupancies in Group I-2 shall be continuous to the exits and separated from other areas in accordance with Section 407.3 except spaces conforming to Sections 407.2.1 through 407.2.4.

#### **407.2.1 Spaces of unlimited area.**

Waiting areas and similar spaces constructed as required for corridors shall be permitted to be open to a corridor, only where all of the following criteria are met:

1. The spaces are not occupied for sleeping units, treatment rooms, hazardous or incidental use areas as defined in Section 508.2.
2. The open space is protected by an automatic fire detection system installed in accordance with Section 907.
3. The corridors onto which the spaces open, in the same smoke compartment, are protected by an automatic fire detection system installed in accordance with Section 907, or the smoke compartment in which the spaces are located is equipped throughout with quick-response sprinklers in accordance with Section 903.3.2.
4. The space is arranged so as not to obstruct access to the required exits.

**407.2.2 Care Providers' stations.** Spaces for care providers', supervisory staff, doctors' and nurses' charting, communications and related clerical areas shall be permitted to be open to the corridor, when such spaces are constructed as required for corridors.

**407.2.3 Mental health treatment areas.** Areas wherein mental health patients who are not capable of self-preservation are housed, or group meeting or multipurpose therapeutic spaces other than incidental use areas as defined in Section 508.2, under continuous supervision by facility staff, shall be permitted to be open to the corridor, where the following criteria are met:

1. Each area does not exceed 1,500 square feet (140m<sup>2</sup>).
2. The area is located to permit supervision by the facility staff.
3. The area is arranged so as not to obstruct any access to the required exits.
4. The area is equipped with an automatic fire detection system installed in accordance with Section 907.2.
5. Not more than one such space is permitted in any one smoke compartment.
6. The walls and ceilings of the space are constructed as required for corridors.

**407.3 Corridor walls.** Corridor walls shall be constructed as smoke partitions in accordance with Section 710.

**407.3.1 Corridor doors.** Corridor doors, other than those in a wall required to be rated by Section 508.2 or for the enclosure of a vertical opening or an exit, shall not have a required fire protection rating and shall not be required to be equipped with self-closing or automatic-closing devices, but shall provide an effective barrier to limit the transfer of smoke and shall be equipped with positive latching. Roller latches are not permitted. Other doors shall conform to Section 715.4.

**407.3.2 Locking devices.** Locking devices that restrict access to the care recipient's room from the corridor, and that are operable only by staff from the corridor side, shall not restrict the means of egress from the care recipient's room.

**Exception.** This section shall not apply to patient rooms in mental health and similar care facilities.

**407.4 Smoke barriers.** Smoke barriers shall be provided to subdivide every story used by persons receiving care, treatment or sleeping and to divide other stories with an occupant load of 50 or more persons, into at least two smoke compartments. Such stories shall be divided into smoke compartments with an area of not more than 22,500 square feet (2092 m<sup>2</sup>) and the travel distance from any point in a smoke compartment to a smoke barrier door shall not exceed 200 feet (60 960 mm). The smoke barrier shall be in accordance with Section 709.

**407.4.1 Refuge area.** At least 30 net square feet (2.8m<sup>2</sup>) per care recipient shall be provided within the aggregate area of corridors, sleeping areas, treatment rooms, lounge or dining areas and other low-hazard areas on each side of each smoke barrier. On floors where all of the care recipients are ambulatory, at least 15 net square feet (1.4 m<sup>2</sup>) per occupant shall be provided on each side of each smoke barrier for the total number of occupants in adjoining smoke compartments.

**407.5 Automatic sprinkler system.**

Smoke compartments containing sleeping units shall be equipped throughout with an automatic fire sprinkler system in accordance with Section 903.3.1.1. The smoke compartments shall be equipped with approved quick-response or residential sprinklers in accordance with Section 903.3.2.

**407.6 Automatic fire detection.** Corridors in nursing homes , long-term care facilities, detoxification facilities and spaces permitted to be open to the corridors by Section 407.2 shall be equipped with an automatic fire detection system. Hospitals shall be equipped with smoke detection as required in Section 407.2.

Detoxification facilities  
Hospitals  
Long-term care facilities  
Nursing homes

**Exceptions:**

1. Corridor smoke detection is not required where sleeping units are provided with smoke detectors that comply with UL 268. Such detectors shall be connected to the emergency electrical system and shall provide a visual display on the corridor side of each sleeping unit and an audible and visual alarm at the care provider's station attending each unit.
2. Corridor smoke detection is not required where sleeping unit doors are equipped with automatic door-closing devices with integral smoke detectors on the unit sides installed in accordance with their listing, provided that the integral detectors perform the required alerting function.

**407.7 Secured yards.** Grounds are permitted to be fenced and gates therein are permitted to be equipped with locks, provided that safe dispersal areas having 30 net square feet (2.8 m<sup>2</sup>) for bed and litter patients and 15 net square feet (0.56 m<sup>2</sup>) for ambulatory care recipients and other occupants are located between the building and the fence. Such provided safe dispersal area shall not be located less than 50 feet (15 240 mm) from the building they serve

## GENERAL BUILDING HEIGHTS AND AREAS (Chapter 5)

### Table 503 Allowable Height and Building Areas

**I-1. Delete in its entirety**

**I-4. Delete in its entirety**

**R-4. Delete in its entirety**

### Table 508.2 Incidental Use Areas

Group B Ambulatory Care Facility Waste and Linen Collection Room	1 hour
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## FIRE PROTECTION SYSTEMS (Chapter 9)

### Section 903 Automatic Sprinkler Systems

**903.x Group B Ambulatory Care Facilities.** An automatic sprinkler system shall be provided for Group B Ambulatory Care Facility occupancies when either of the following conditions are met:

1. More than four (4) care recipients are located on the story of exit discharge;
2. One or more care recipients are located at other than the level of exit discharge.

**903.x.1** In buildings where care is provided on level(s) other than the story of exit discharge a compliant sprinkler system shall be installed on the floor where care is provided as well as all floors below and to the level of exit discharge including basements where applicable.

**903.3.2 Quick-response and residential sprinklers.** Where automatic sprinkler systems are required by this code, quick-response or residential automatic sprinklers shall be installed in the following areas in accordance with

Section 903.3.1 and their listings:

1. Throughout all spaces within a smoke compartment containing ~~non-staff-patient~~ sleeping units in Group I-2 in accordance with this code.
2. Dwelling units, and sleeping units in Group R occupancies.
3. Light-hazard occupancies as defined in NFPA 13.

### Section 907 Fire Alarm and Detection Systems

**907.2 Where required.** An approved manual, automatic or manual and automatic fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.9, unless other requirements are provided by another section of this code. Where automatic sprinkler protection installed in accordance with Section

903.3.1.1 or 903.3.1.2 is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required.

The automatic fire detectors shall be smoke detectors. Where ambient conditions prohibit installation of automatic smoke detection, other automatic fire detection shall be allowed.

**907.2.2 Group B.** A manual fire alarm system shall be installed in Group B occupancies having an occupant load of 500 or more persons or more than 100 persons above or below the lowest level of exit discharge.

**Exception:** Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system and the alarm notification appliances will activate upon sprinkler water flow.

**907.2.2.1 Group B Ambulatory Care Facilities.** An approved automatic fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in all Group B Ambulatory Care Facilities which exceed 5,000 sq/ft in area.

**907.2.6 Group I.** A manual fire alarm system and an automatic fire detection system shall be installed in Group I occupancies. An electrically supervised, automatic smoke detection system shall be provided in waiting areas that are open to corridors.

Exception: Manual fire alarm boxes in patient sleeping areas of Group I-2 occupancies shall not be required at exits if located at all nurses' care providers' control stations or other constantly attended staff locations, provided such stations are visible and continuously accessible and that travel distances required in Section 907.3.1 are not exceeded.

**907.2.6.1 Group I-1. Delete in its entirety**

**907.2.6.2 Group I-2.** Corridors in nursing homes, long term care facility, detoxification facilities and spaces permitted to be open to the corridors by Section 407.2 shall be equipped with an automatic fire detection system. Hospitals shall be equipped with smoke detection as required in Section 407.2.

**Exceptions:**

1. Corridor smoke detection is not required in smoke compartments that contain sleeping units where such units are provided with smoke detectors that comply with Section 407.6. Exception 1
2. Corridor smoke detection is not required in smoke compartments that contain sleeping units where such unit doors are equipped with automatic door-closing devices with integral smoke detectors on the unit sides installed in accordance with their listing, provided that the integral detectors perform the required alerting function.

**ACCESSIBILITY**

**1103.2.12 Day care facilities.** Where a day care facility (Groups A-3, E and R-3) is part of a dwelling unit, only the portion of the structure utilized for the day care facility is required to be accessible.



**1106.4 Rehabilitation facilities and outpatient physical therapy facilities.** Twenty percent, but not less than one, of the portion of patient and visitor parking spaces serving rehabilitation facilities and outpatient

**1107.5.2 Group I-2 nursing homes.** Accessible units and Type B units shall be provided in nursing homes of Group I-2 occupancies in accordance with Sections 1107.5.2.1 and 1107.5.2.2.

**1107.5.2.1 Accessible units.** At least 50 percent but not less than one of each type of the dwelling and sleeping units shall be Accessible units.

**1107.5.2.2 Type B units.** In structures with four or more dwelling or sleeping units intended to be occupied as a residence, every dwelling and sleeping unit intended to be occupied as a residence shall be a Type B unit.

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

**1107.5.3 Group I-2 hospitals.** Accessible units and Type B units shall be provided in General-purpose hospitals, psychiatric facilities, detoxification facilities and residential care/assisted living facilities of Group I-2 occupancies in accordance with Sections 1107.5.3.1 and 1107.5.3.2.

**1107.5.3.1 Accessible units.** At least 10 percent, but not less than one, of the dwelling units and sleeping units shall be Accessible units.

**1107.5.3.2 Type B units.** In structures with four or more dwelling or sleeping units intended to be occupied as a residence, every dwelling and sleeping unit intended to be occupied as a residence shall be a Type B unit.

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

**1107.5.4 Group I-2 rehabilitation facilities.** In hospitals and rehabilitation facilities of Group I-2 occupancies which specialize in treating conditions that affect mobility, or units within either which specialize in treating conditions that affect mobility, 100 percent of the dwelling units and sleeping units shall be Accessible units. physical therapy facilities shall be accessible.