

**AGENDA**  
**DHCD 2012 Code Change Cycle**  
**Workgroup 2 Subgroup: ALF's I-1 Conditioned 1 and 2**  
**2012 USBC/IBC Code Change**

**January 15, 2013 - 10:00 a.m. – 2:00 p.m.**

**Location: Virginia Housing Center, 4224 Cox Rd.,  
Glen Allen, VA 23060**

**Lunch provided by reservation only. Please email  
[Janice.firestone@dhcd.virginia.gov](mailto:Janice.firestone@dhcd.virginia.gov) by January 8<sup>th</sup> if you would like to have a  
lunch ordered for you.**

Agenda

1. Review of G31 2015 ICC/IBC ALF I-1 Conditions 1 and 2 and any related code changes review. Overview to be provided by Dan Purgiel, author of the code changes.
2. 2012 USBC/IBC draft code change for G-31 **(in handout)**. Some decisions to be made are:
  - What to have
  - Retention of current I-1 17 and over
  - Sprinklers with 5 residents needing assistance
  - Where R-4 allows 9 to 16 residents 5 assistance with sprinklers and 5 on grade floor
  - Where R-3 or R-5 1-8 residents with up to 5 residents needing assistance with sprinklers.
  - Do we delete our requirements or some parts thereof or just use the I-1 conditioned 1 & 2 and the R-4 Condition 1 and 2? The draft will have to be amended for what the stakeholders/operators want to see as requirements.
3. Next steps:
  - February 28, 2013 Workgroup 2 - review code change for consensus among stakeholders
  - March 25<sup>th</sup> BHCD's CSC review
  - April 22<sup>nd</sup> consideration for 2012 USBC VCC IBC proposed regulations
4. New Business
5. Adjournment

VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF BUILDING AND FIRE REGULATION

Code Change Form for the 2012 Code Change Cycle

Code Change Number: \_\_\_ Draft December 18,  
2012 \_\_\_\_\_

Proponent Information

(Check one):  Individual  Government Entity  Company

Name: DHCD staff, for consideration by the sub-workgroup for Assisted Living Facilities

Proposal Information

Code(s) and Section(s): IBC Sections 202, 308.3, 308.4, 308.6, 310.6, 420, 504, 709.5, 903.2.6, 903.2.8, 1018

Proposed Change (including all relevant section numbers, if multiple sections):

See attached. Assisted Living Facilities licensed by the Department of Social Services

Supporting Statement (including intent, need, and impact of the proposal):

To be added at a later date.

Submittal Information

Date Submitted: \_\_\_\_\_

The proposal may be submitted by email as an attachment, by fax, by mail, or by hand delivery.

Please submit the proposal to:

DHCD DBFR SBCO (State Building Codes Office)

600 East Main Street

Suite 300

Richmond, VA 23219

Email Address: [Vernon.hodge@dhcd.virginia.gov](mailto:Vernon.hodge@dhcd.virginia.gov)

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Change Section 202 of the VCC (IBC) to read as follows:

**24-HOUR CARE BASIS.** 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~~ includes occupants ~~who~~ that have the ability to respond to emergency situations and evacuate at a slower rate and/or who have mental and psychiatric complications.

**GROUP HOME.** A facility for social rehabilitation, substance abuse or mental health problems that contains a group housing arrangement that provides *custodial care* but does not provide ~~acute~~ medical care.

Change Section 308.3 of the VCC (IBC) to read as follows:

**308.3 Institutional Group I-1.** This 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 indicated in Sections 308.3.1, 308.3.2 or 420. 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

**Exception:** ~~308.3.1~~ **308.3.1** In Group I-1 occupancies, not more than five of the residents may require physical assistance from the staff to respond to an emergency situation when all the residents that may require the physical assistance reside on a single level of exit discharge. (Should this be an exception to Condition 2 keeping USBC 5 residents and wouldn't then have to do compartments and the other new requirements if only did the 5 residents?)

**308.3.2 I-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.

~~308.3.2~~ **308.3.3** ~~Nine to sixteen persons receiving custodial care.~~ A facility ~~such as above~~, housing not fewer than **nine** and not more than 16 persons receiving ~~such~~ custodial care, shall be classified as Group R-4.

~~308.3.4~~ **308.3.4** ~~Eight or fewer persons receiving custodial care.~~ A facility ~~such as the above~~ with five or fewer persons receiving ~~such~~ custodial care shall be classified as Group R-3 or shall comply with the **R-5?** *International Residential Code* provided an *automatic sprinkler system* is installed in accordance with Section 903.3.1.3 or with Section P2904 of the *International Residential Code*.

Change Section 308.4 of the VCC (IBC) to read as follows:

**308.4 Institutional Group 1-2.** This 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 Five or fewer persons receiving medical care.** A facility ~~such as the above~~ with five or fewer persons receiving ~~such~~ medical care shall be classified as Group R-3 or shall comply with the **R-5?** *International Residential Code* provided an *automatic sprinkler system* is installed in accordance with Section 903.3.1.3 or with Section P2904 of the *International Residential Code*.

Change Section 310.6 of the VCC (IBC) to read as follows:

**310.6 Residential Group R-4 .** This occupancy shall include buildings, structures or portions thereof for more than **nine** 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 person receiving care are capable of self preservation.~~ Buildings of Group R-4 shall be classified as one of the occupancy conditions indicated in Sections 310.1 R-4 ( five exceptions keep), 310.6.1 or **420 move?** 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 **R-5?**, except as otherwise provided for in this code, or shall comply with the IRC provided the building is protected by an automatic sprinkler system installed in accordance with **Section 903.2.8.**

**310.6.1 R-4 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.

Exceptions: 1 to 5 remain same and this is section with the need for most work to integrate Conditions 1&2

Appears R-4 condition 1 is partly USBC Exceptions #3 all capable of self-evacuation and then #4 can have 5 residents needing assistance on grade floor, with sprinklers. Confusing now?

Options to consider: Keep these exceptions or perhaps delete #3 and 4 replacing with R-4 condition 1 or some combination. Keep exceptions 1, 2, and 5.

**310.7 Residential Group R-5.** (The following are existing VCC amendments to this section of the IBC with changes to sections numbers). Residential occupancies in detached one- and two-family dwellings, townhouses and accessory structures within the scope of the *International Residential Code*, also referred to as the "IRC".

The construction of R-5 structures shall comply with the IRC. The amendments to the IRC set out in Section ~~310.6~~ **310.10** shall be made to its use as part of this code. In addition, all references to Section 101.2 in the IBC relating to construction of such structures subject to the IRC shall be considered to be references in this section. **R-5 correlation with G31 condition 2**

**310.7.1 Additional Requirements.** (Keep existing VCC language).

**310.8 Family Day Homes.** (Keep existing language).

**310.9 Radon-resistant construction in Group R-3 and R-4 structures.** (Keep existing language).

Change Section 420 of the VCC (IBC) to read as follows:

**420.1 General.** Occupancies in Groups I-1, R-1, R-2 and ~~1~~ R-3 and R-4 shall comply with the provisions of Sections 420.1 through ~~420.5~~ 420.6 and other applicable provisions of this code.

**420. ~~4/308.3.2~~ I-1 and R-4 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. ~~310.6.2 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.~~

~~420.4 Automatic sprinkler system~~ **420.4.1 Smoke barriers in Group I-1 Condition 2.** Smoke barriers shall be provided in Group I-1 Condition 2 to subdivide every story used by persons receiving care, treatment or sleeping and to provide other stories with an occupant load of 50 or more persons, into no fewer than 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.

**420.4.2 Refuge area.** Refuge areas shall be provided within each smoke compartment. The size of the refuge area shall accommodate the occupants and care recipients from the adjoining smoke compartment. Where a smoke compartment is adjoined by two or more smoke compartments, the minimum area of the refuge area shall accommodate the largest occupant load of the adjoining compartments. The size of the refuge area shall provide the following:

1. Not less than 15 net square feet (1.4 m<sup>2</sup>) for each care recipient.
2. Not less than 6 net square feet (0.56 m<sup>2</sup>) for other occupants.

Areas or spaces permitted to be included in the calculation of the refuge area are corridors, lounge or dining areas and other low hazard areas.

~~420.4~~ **420.5 Automatic sprinkler system. (No change to text) what is this?**

420. 5 option 903.2.8.3 Group R-4 Condition 2. An automatic sprinkler system installed in accordance with 903.3.1.2 shall be permitted in Group R-4 Condition 2. Attics shall be protected in accordance with Sections 903.2.8.3.1 or 903.2.8.3.2.

420.5.1/903.2.8.3.1 Attics used for living purposes, storage or fuel fired equipment. Attics used for living purposes, storage or fuel fired equipment shall be protected throughout with automatic sprinkler system installed in accordance with 903.3.1.2.

420.5.2/903.2.8.3.2 Attics not used for living purposes, storage or fuel fired equipment . Attics not used for living purposes, storage or fuel fired equipment shall be protected in accordance with one of the following:

1. Attics protected throughout by a heat detector system arranged to activate the building fire alarm system in accordance with Section 907.2.10.
2. Attics constructed of non-combustible materials.
3. Attics constructed of fire-retardant-treated wood framing complying with Section 2303.2.
4. The automatic fire sprinkler system shall be extended to provide protection throughout the attic space.

**420.5 420.6 Smoke detection and fire alarm system. ~~Smoke-detection and fire alarm systems and smoke alarms.~~** Fire alarm systems and smoke alarms shall be provided in Group I-1, R-1, . and R-2 and Group R-4 occupancies in accordance with Sections 907.2.6, 907.2.8, ~~and~~ 907.2.9 and 907.2.10, respectively. Single- or multiple- station smoke alarms shall be provided in Groups I-1, R-2, R-3 and R-4 in accordance with Section 907.2.11.

**R-5 how cover?**

Change Section 504 of the VCC (IBC) to read as follows:

**504.2 Automatic sprinkler system increase.** Where a building is equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, the value specified in Table 503 for maximum *building height* is increased by 20 feet (6096 mm) and the maximum number of *stories* is increased by one. These increases are permitted in addition to the *building area* increase in accordance with Sections 506.2 and 506.3. For Group R buildings equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.2, the value specified in Table 503 for maximum *building height* is increased by 20 feet (6096 mm) and the maximum number of *stories* is increased by one, but shall not exceed 60 feet (18 288 mm) or four *stories*, respectively.

**Exception:** The use of an *automatic sprinkler system* to increase *building heights* shall not be permitted for the following conditions: **R-5 covered?**

1. Buildings, or portions of buildings, classified as a Group I-1 Condition 2, of Type IIB, III, IV or V construction or Group 12 ~~occupancy~~ occupancies of Type IIB, III, IV or V construction.
2. Buildings, or portions of buildings, classified as a Group H-1, H-2, H-3 or H-5 occupancy.
3. Buildings where an *automatic sprinkler system* is substituted for fire-resistance rated construction in accordance with table 601, Note d.

Change Section 709.5 of the VCC (IBC) to read as follows:

**709.5 Openings.** Openings in a *smoke barrier* shall be protected in accordance with Section 716.

**Exceptions:**

1. In Group I-1 Condition 2, Group 1-2 and ambulatory care facilities, where doors are installed across *corridors*, a pair of opposite- swinging doors without a center mullion shall be installed having vision panels with fire-protection- rated glazing materials in fire-protection-rated frames, the area of which shall not exceed that tested. The doors shall be close fitting within operational tolerances, and shall not have undercuts in excess of 3/4-inch, louvers or grilles. The doors shall have head and jamb stops, astragals or rabbets at meeting edges and shall be automatic-closing by smoke detection in accordance with Section 716.5.9.3. Where permitted by the door manufacturer's listing, positive-latching devices are not required.
2. In Group I-1 Condition 2, Group 1-2 and ambulatory care facilities, horizontal sliding doors installed in accordance with Section 1008.1.4.3 and protected in accordance with Section 716.

Change Section 903.2.6 of the VCC (IBC) to read as follows:

**903.2.6 Group I.** An automatic sprinkler system shall be provided throughout buildings with a Group I fire area.

**Exceptions:**

1. An automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1 Condition 1 facilities.
2. ~~An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be allowed in Group I-1 facilities when in compliance with all of the following:~~
  - ~~2.1. A hydraulic design information sign is located on the system riser~~
  - ~~2.2. Exception 1 of Section 903.4 is not applied, and~~
  - ~~2.3. Systems shall be maintained in accordance with the requirements of Section 903.3.1.2.~~
3. An automatic sprinkler system is not required where Group I-4 day care facilities are at the level of exit discharge and where every room where care is provided has at least one exterior exit door.
- 3 4. In buildings where Group I-4 day care is provided on levels other than the level of exit discharge, an automatic sprinkler system in accordance with 903.3.1.1 shall be installed on the entire floor where care is provided and all floors between the level of care and the level of exit discharge, all floors below the level of exit discharge, other than areas classified as an open parking garage.

Change Section 903.2.8 of the VCC (IBC) to read as follows:

**903.2.8 Group R.** An *automatic sprinkler system* installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R *fire area*.

**903.2.8.1 Group R-3 or-R-4 ~~congregate residence~~.** An automatic sprinkler system installed in accordance with 903.3.1.3 shall be permitted in Group R-3- ~~or R-4 congregate residence with 16 or fewer residents.~~

**903.2.8.2 ~~Care facilities~~ Group R-4 Condition 1.** An automatic sprinkler system installed in accordance with 903.3.1.3 shall be permitted in Group R-4 Condition 1. **What about 2908**

**903.2.8.2 903.2.8.4 Care facilities.** An automatic sprinkler system installed in accordance with 903.3.1.3 shall be permitted in care facilities with **12/10** or fewer individuals in a single family dwelling. **What about 2908?**

Change Section 903.3.1.3 of the VCC (IBC) to read as follows:

**903.3.1.3 NFPA 13D sprinkler systems.** Automatic sprinkler systems installed in one and two-family dwellings, Group R-3, and R-4 ~~congregate residences~~ Condition 1 and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D. **what about 2908?**

Change Section 907.2.6.1 of the VCC (IBC) to read as follows:

**907.2.6.1 Group I-1.** In Group I-1 occupancies, an automatic smoke detection system shall be installed in corridors, waiting areas open to corridors and habitable spaces other than sleeping units and kitchens. The system shall be activated in accordance with Section 907.5.

**Exceptions:**

1. For Group I-1 Condition 1 smoke ~~Smoke~~ detection in habitable spaces is not required where the facility is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
2. Smoke detection is not required for exterior balconies

Change Section 1018.1 of the VCC (IBC) to read as follows:

**1018.1 Construction.** *Corridors* shall be fire-resistance rated in accordance with Table 1018.1. The *corridor* walls required to be fire-resistance rated shall comply with Section 708 for *fire partitions*.

**Exceptions:**

1. A *fire-resistance rating* is not required for *corridors* in an occupancy in Group E where each room that is used for instruction has at least one door opening directly to the exterior and rooms for assembly purposes have at least one-half of the required *means of egress* doors opening directly to the exterior. Exterior doors specified in this exception are required to be at ground level.
2. A *fire-resistance rating* is not required for *corridors* contained within a dwelling or sleeping unit in an occupancy in Group I-1 and Group R.
3. A *fire-resistance rating* is not required for *corridors* in *open parking garages*.
4. A *fire-resistance rating* is not required for *corridors* in an occupancy in Group **B** which is a space requiring only a single *means of egress* complying with Section 1015.1.
5. *Corridors* adjacent to the *exterior walls* of buildings shall be permitted to have unprotected openings on unrated *exterior walls* where unrated walls are permitted by Table 602 and unprotected openings are permitted by Table 705.8.

**Supporting Statement:**

The current IBC requires all occupants receiving Custodial Care to be able to evacuate on their own without any assistance from others. Most state Custodial Care (assisted living/ residential care/ group homes) licensing agencies allow occupants who require limited assistance with evacuation.<sup>1</sup> The lack of consistency between what the states allow and the IBC Custodial Care provisions causes inconsistent application of the IBC.<sup>2</sup> This proposal resolves that conflict and will result in better consistency. The proposal integrates allowing both residents who require limited assistance with evacuation and those that do not in Custodial Care occupancies.

The proposed Group I-1 and R-4 custodial care revisions accomplish the following:

It provides "condition classifications" for both Groups I-1 and R-4. It makes Condition 1 for the buildings, as currently allowed, with residents capable of responding on their own during emergencies. It adds a Condition 2 for buildings residents who may require some assistance with evacuation. It retains the USBC 5 residents can be in the new I-1, R-4 or R-5 needing assistance. It retains the USBC for up to eight residents being in an unsprinkled R-5 if all the residents are capable of self-preservation.

- It adds to the new Group I-1 Condition 2, four more stringent requirements due to the new resident type allowed, in addition to the existing current Group I-1 Condition 1 requirements: story limitations, smoke barriers, increased sprinkler protection, attic protection and additional smoke detection.
- It adds to the new Group R-4 Condition 2, due to the new resident type allowed, two more stringent requirements in addition to the capable Group R-4 Condition 1 requirements: story limitations, and additional attic detection or protection, considering the smaller facilities.
- It clarifies in the revised Custodial Care definition and in Group I-1 and R-4 Condition 2 occupancies that they are not Group 1-2, which provides Medical Care. Group I-1 Custodial Care has persons with some physical or mental limitations, who may require limited assistance in emergency evacuation, but who are still capable enough to participate in complete building evacuation during emergencies. This limit of the level of care or resident type in Group I-1 and R-4 does not include Group 1-2 higher acuity occupants who require full nursing care or Medical Care as defined. Those receiving Medical Care in Group 1-2 may be bedridden during emergencies, may be on life support systems, or may be semiconscious or unconscious, all in which evacuation concepts allow for defend in place strategies.
- The substantiation for both the IBC and correlating IFC changes relating to this Group I-1/R4 proposal are integrated below in IBC section order, to provide a comprehensive correlation of both sets of changes for both codes.
- Group I-1 Condition 2 & Group 1-2 similarity & difference:** Group I-1 Condition 2 adds smoke barriers like Group 1-2 medical care occupancies. Smoke barriers provide temporary protection for custodial care residents that require assistance from others in an emergency. These Group I-1 facilities still eventually complete building evacuation and residents still participate in fire drills as in the current IFC, versus the "defend in place" and non fire drill participation in Group 1-2 Medical Care facilities. The proponent is also proposing minor Group I-1 Condition 2 changes in the IFC, still requiring fire drill participation, and full evacuation, while utilizing smoke compartments to allow for staged building evacuation.
- Group I-1 Condition 2 & Group 1-2 differences:** Group I-1 Condition 2 still has appropriate corridor protections, dwelling and sleeping unit separation, smoke detection, and unit smoke alarms, which Group 1-2 Medical Care does not require. This is due to small apartments generally occurring in Custodial Care that may have some domestic cooking appliances, while Group 1-2 Medical Care has sleeping rooms where cooking is prohibited in the rooms. It is also due to resident to staff ratios that are generally less in Custodial Care than Group 1-2 Medical Care during night time.
- Group I-1/R-4 Condition 2 & Group 1-2 difference:** Group I-1 and R-4 Condition 2 occupancies through state licensing agencies, do not allow residents that must remain in bed during emergency evacuation, so Group 1-2 increased means of egress width requirements in Chapter 10 for bed movement are not applied.
- Group I-1/R-4 Condition 2 & Group 1-2 differences:** Other differences between traditional Group 1-2 occupancies and new Group I-1 and R-4 Condition 2 occupancies are maintained due to differences between the types of care provided (Medical Care versus Custodial Care), and other characteristics of the two occupancy groups. One example is that Medical Care may have semiconscious or unconscious persons who are totally dependent on others for their safety during emergencies. Custodial Care has persons who are conscious but may not be as functional or responsive to emergencies as compared to the general population. These persons still have sufficient functional ability to participate in evacuation with or without assistance. This aspect of the revised Group I-1 is also consistent with all state assisted living regulations.
- The type of IBC defined care that is provided (Medical or Custodial).** The care level limits Group I-1 to provide Custodial Care and does not allow the higher resident acuity levels allowed in nursing facilities or hospitals (Medical Care).
- The type of evacuation process and evacuation capability that is allowed in Custodial Care versus Medical Care.** It limits Custodial Care to residents that may require limited assistance in evacuation but who are capable of actively participating in complete building evacuation versus the defend in place concept for Medical Care
- That they receive care on a 24 hour basis as defined.**

**Section 202 - Custodial Care.** The revision to the custodial care definition clarifies the difference between custodial care and medical care. Medical care allows for defend in place as is proposed by the ICC Ad Hoc Committee on Healthcare. The revised text clarifies that custodial care includes persons that can still respond to emergencies at a slower rate than the general population for complete building evacuation, due to mental, psychiatric or physical complications.

**Section 308.3** Group I-1 is revised to allow persons who can respond to an emergency situation with or without assistance from others. Assisted living is the largest use group of the custodial care uses with over 32,000 facilities. Currently nearly all state licensing agencies allow a majority of their assisted living classifications to have residents that may require limited assistance from others during emergency evacuation. There are also numerous other uses in Group I-1 that have all persons that can evacuation on their own with assistance from others. The "Condition" concept is utilized from the Group 1-3 detention occupancy to differentiate Group I-1 occupancies between needing assistance and not needing assistance in evacuation.

Many assisted living, residential care, and some group home facilities have some residents that may fall under the following limited assistance with evacuation condition as paraphrased from the NFPA 101A Guide on Alternative Approaches to Life Safety. This guide has been utilized by many states licensing agencies, starting since the early 1990's, to determine the relative emergency evacuation capability of residents of custodial care types of residents, with or without assistance from others. It is used here to show the relative nuances of evacuation assistance that will be included in custodial care in the IBC. The concepts are similar as proposed herein, that the occupants still actively participate in fire drills and are trained to complete building evacuation during emergencies, with or without assistance from others:

- A person who has mild to more resistance or confusion to respond to an alarm, or needing someone to help them with instructions as found with persons with dementia or persons with Alzheimer's.
- A person needing extra intermediate or continuous help during their emergency evacuation.
- A person who has some physical impairment needing physical assistance to help them evacuate.
- A person who needs some assistance getting out of bed or is considered not self starting, but can continue with or without assistance in building evacuation.
- A person with seconds or even a few minutes of impaired consciousness intermittently a few times over a few months due to medications or illness.
- A person requiring minor or constant supervision or attention to help them receive, comprehend, and follow through instructions during emergencies.
- A person who is on medications, or even exceptionally sound sleepers, making them have some chance of not having a waking response to an alarm.
- All persons still have the capability level to participate in emergency evacuation with or without assistance from others.

**Section 420.4** Smoke barriers are added as a requirement in the Group I-1 Condition 2. Smoke barriers are added due to new proposed resident type allowed and to create similar requirements as Group 1-2. Compartmentalization is a key aspect of occupancies with occupants who may need assistance with evacuation. There are also state licensing regulations in a majority of states requiring smoke barriers in their assisted living facilities. The smoke barrier sections utilize and match technical requirements, language and format from the current 1-2 Section 407 for smoke barriers. The smoke compartment area matches the current area limit.

**Section 420.4.1** Matches the format and requirements of the smoke barrier requirements from Section 407. The 15 square feet refuge area is smaller than the Group 1-2 refuge area requirements due to no bedridden residents being allowed in custodial care uses by all state regulatory agencies. The 15 square feet matches over the one third of states that have similar state assisted living refuge areas in their licensing life safety regulations compared to this custodial care proposal.

The "sleeping rooms" are also removed as a refuge area space as compared to Group 1-2. This is appropriate because custodial care often includes apartments or sleeping rooms that have domestic cooking facilities with the associated room and corridor smoke and fire separation requirements included in Group I-1 and R. This is also another difference between custodial care and medical care.

**(IFC) Section 420.5 and 420.6** The current Section "420.4 Automatic sprinkler system" is moved to Section 420.5 as a clerical change due to the new proposed added sections prior. The current Section "420.5 Smoke detection and fire alarm system" is moved to section 420.6 as a clerical change due to the new proposed added sections prior. There are proposed clerical changes to the new section 420.6 that add all of the actual occupancies cross-referenced in the sections referenced in the section.

**Section 504.2** requires that the new Group I-1 and R-4 Condition 2 not be allowed to use sprinklers for story increases in Type IIB, III, IV, or V construction, matching the current exception for Group 1-2. The limitation is proposed due to the new resident type. It is also because about 30 states licensing agencies already limit their custodial care facilities with residents needing assistance with evacuation to less than the four stories that are currently allowed in Group I-1 in the combustible construction types.

Oregon has had no multiple fire death fires in over 100 buildings using these concepts and requirements, and all fires were contained.

**(IFC) Section 903.2.6** requires full NFPA 13 sprinkler coverage in the Group I-1 Condition 2 facility fire areas. The NFPA 13 requirement is added due to the new proposed resident type allowed. Full sprinkler coverage provided by a NFPA 13 system is a key aspect of larger occupancies with residents needing some assistance with evacuation. Currently over half the states licensing agencies already require NFPA 13 sprinklers in their large assisted living facilities with residents needing assistance with evacuation. The exception is revised to allow NFPA 13R in other Group **I-1** Condition 1 facilities, maintaining the current exception for the current capable Group I-1 uses. The exception number 2 is deleted since a NFPA 13D system for single family residential or other small facilities was never intended to be allowed in and Group I-1 facility serving more than 16 residents, irrelevant of whether they require assistance with evacuation.

**(IFC) Section 903.2.8.3** is revised to allow for the new R-4 Condition 2 occupancy. The R-4 Condition 2 occupancy would have both an NFPA13R sprinkler system required as well as added attic protection. In attics not used for living purposes, storage or fuel fired equipment, there are four options offered. Either the smoke detection system will provide early warning of an attic fire, or the chance of a fire in the attic is reduced by construction or sprinklers. Automatic sprinklers in the unheated attic space would have a freezing issue in group homes in northern climates, so additional options are necessary.

**(IFC) Section 907.2.6.1** is revised to eliminate the smoke detection exception only in buildings housing Group I-1 Condition 2 occupancies. This proposal still allows the exception to be applied to other buildings with Group I-1 Condition 1 as defined by fire walls or exterior walls.

**Section 1018.1 Corridor Construction** is revised to allow halls within dwelling units in Group I-1 be non-rated just like R occupancies as a missed oversight from previous editions of the code.

1. Industry representatives confirmed in information provided to the CTC that custodial care and especially assisted living/ residential care IBC occupancy classification varies greatly across the country. Industry substantiated that it is mostly due to the IBC stating that only occupants who can evacuate on their own occur in IBC custodial care occupancies versus what actually occurs nationally. This conflict then causes some custodial care to be classified as a hybrid of Group I-1 and 1-2 in states amending the IBC, some classified as Group 1-2, some classified as general I1 or 1-2 hybrids in states enforcing other varying standards (NFPA 101), some individual projects applying alternative means creating a hybrid occupancy, and some miss-applying the capability standard. The industry representatives were associated with the American Health Care Association, Assisted Living Federation of America, and Leading Age as the three industry trade associations representing almost all assisted living/ residential care in the country.

**Cost Impact:** The proposed changes will not increase the cost of construction. Reduction