

# Pikes Peak REGIONAL Building Department

## BASIC OCCUPANCY CLASSIFICATION – 2021 IBC

The Pikes Peak Regional Building Department (PPRBD) is responsible for enforcement of building codes within the City of Colorado Springs, Unincorporated El Paso County, Fountain, Monument, Manitou, Palmer Lake, Green Mountain Falls, and Woodland Park. PPRBD does not have jurisdiction on state or federal owned property. These jurisdictions have adopted the Pikes Peak Regional Building Code (PPRBC) which adopts the International family of codes by reference. The information provided below is applicable only to the building code and does not apply to zoning codes.

The International Building Code (IBC) requires all building or tenant spaces be assigned an “occupancy classification” based upon the use(s) of the space. The IBC uses this occupancy classification to address requirements specific to the intended use. As an example, one would not expect a storage warehouse to meet the same life safety requirements of a hospital. When a new building is constructed, or a new tenant space is finished, a Certificate of Occupancy is generated. The Certificate of Occupancy (CO) lists the occupancy classification, among other things. This certificate allows the current business to use the space in accordance with the occupancy classification of the building. Provided the use or occupancy classification of the building does not change, the building may exist as is; only work done to the building must meet current codes.

Should a building or tenant space become vacant the Certificate of Occupancy should be reviewed prior to a new tenant. Provided the use remains within the same occupancy classification the existing Certificate of Occupancy is still valid. If the new use falls within a different occupancy classification, the building or tenant space will require a new Certificate of Occupancy. This process may require the building to be brought into full compliance with building codes. It is highly suggested that a licensed design professional (Architect or Engineer) familiar with building codes be consulted. The process of changing the occupancy classification of an existing building is not always a difficult process but can be very frustrating when it is not anticipated.

PPRBD maintains records of all buildings within the jurisdiction, but some buildings are older than the building department and in some cases the records do not exist. An excellent source of this information is [www.pprbd.org](http://www.pprbd.org). From the main page click on “Permits” then “Find Permits” and then “By Address”. At the next window enter the address of the space in question. The following page will list all of the permits issued, under the address there may be a “Commercial Certificate of Occupancy” number. This number is a link to the most current Certificate of Occupancy for the space.

Following is excerpt from the International Building Code. This is the criteria used to assign an occupancy classification. Please keep in mind that PPRBD is responsible for the determination and verification of occupancy classifications

## **SECTION 303—ASSEMBLY GROUP A**

**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.

**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.

**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.
2. A room or space used for assembly purposes that is less than 750 square feet (70 m<sup>2</sup>) in area and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.

**303.1.3 Associated with Group E occupancies.** A room or space used for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy.

**303.1.4 Accessory to places of religious worship.** Accessory religious educational rooms and religious auditoriums with occupant loads of less than 100 per room or space are not considered separate occupancies.

**303.1.5 Special amusement areas.** Special amusement areas shall comply with Section 411.

**303.2 Assembly Group A-1.** Group A-1 occupancy includes assembly uses, usually with fixed seating, intended for the production and viewing of the performing arts or motion pictures including, but not limited to:

*Motion picture theaters*

*Symphony and concert halls*

*Television and radio studios admitting an audience*

*Theaters*

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

*Banquet halls*

*Casinos (gaming areas)*

*Nightclubs*

*Restaurants, cafeterias and similar dining facilities (including associated commercial kitchens)*

*Taverns and bars*

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

*Amusement arcades*

*Art galleries*

*Bowling alleys*

*Community halls*

*Courtrooms*

*Dance halls (not including food or drink consumption)*

*Exhibition halls*

*Funeral parlors*

*Greenhouses for the conservation and exhibition of plants that provide public access*

*Gymnasiums (without spectator seating)*

**303.4 Assembly Group A-3 (CONT).**

- Indoor swimming pools (without spectator seating)*
- Indoor tennis courts (without spectator seating)*
- Lecture halls*
- Libraries*
- Museums*
- Places of religious worship*
- Pool and billiard parlors*
- Waiting areas in transportation terminals*

**303.5 Assembly Group A-4.** Group A-4 occupancy includes assembly uses intended for viewing of indoor sporting events and activities with spectator seating including, but not limited to:

- Arenas*
- Skating rinks*
- Swimming pools*
- Tennis courts*

**303.6 Assembly Group A-5.** Group A-5 occupancy includes assembly uses intended for participation in or viewing outdoor activities including, but not limited to:

- Amusement park structures*
- Bleachers*
- Grandstands*
- Stadiums*

**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:

- Airport*
- traffic control towers*
- Ambulatory care facilities*

*Animal hospitals, kennels and pounds*

*Banks*

*Barber and beauty shops*

*Car wash*

*Civic administration*

*Clinic, outpatient*

*Dry cleaning and laundries: pick-up and delivery stations and self-service*

*Educational occupancies for students above the 12th grade*

*Electronic data processing*

*Food processing establishments and commercial kitchens not associated with restaurants, cafeterias and similar dining facilities not more than 2,500 square feet (232 m2) in area.*

*Laboratories: testing and research*

*Motor vehicle showrooms*

*Post offices*

*Print shops*

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

*Radio and television stations*

*Telephone exchanges*

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

**304.2 Airport traffic control towers.** Airport traffic control towers shall comply with Section 412.2.

**304.3 Ambulatory care facilities.** Ambulatory care facilities shall comply with Section 422.

**304.4 Higher education laboratories.** Higher education laboratories shall comply with Section 428.

## **SECTION 305—EDUCATIONAL GROUP E**

**305.1 Educational Group E.** Educational Group E occupancy includes, among others, the use of a building or structure, or a portion thereof, by six or more persons at any one time for educational purposes through the 12th grade.

**305.1.1 Accessory to places of religious worship.** Religious educational rooms and religious auditoriums, which are accessory to places of religious worship in accordance with Section 303.1.4 and have occupant loads of less than 100 per room or space, shall be classified as Group A-3 occupancies.

**305.2 Group E, day care facilities.** This group includes buildings and structures or portions thereof occupied by more than five children older than 2 1/2 years of age who receive educational, supervision or personal care services for fewer than 24 hours per day.

**305.2.1 Within places of religious worship.** Rooms and spaces within places of religious worship providing such day care during religious functions shall be classified as part of the primary occupancy.

**305.2.2 Five or fewer children.** A facility having five or fewer children receiving such day care shall be classified a part of the primary occupancy.

**305.2.3 Five or fewer children in a dwelling unit.** A facility such as the above within a dwelling unit and having five or fewer children receiving such day care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.

**305.3 Storm shelters in Group E occupancies.** Storm shelters shall be provided for Group E occupancies where required by Section 423.5.

## **SECTION 306—FACTORY GROUP F**

**306.1 Factory Industrial Group F.** Factory Industrial Group F occupancy includes, among others, the use

of a building or structure, or a portion thereof, for assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations that are not classified as a Group H hazardous or Group S storage occupancy.

### **306.2 Moderate-hazard factory industrial,**

**Group F-1.** Factory industrial uses that are not classified as Factory Industrial F-2 Low Hazard shall be classified as F-1 Moderate Hazard and shall include, but not be limited to, the following:

*Aircraft (manufacturing, not to include repair)*

*Appliances*

*Athletic equipment*

*Automobiles and other motor vehicles*

*Bakeries*

*Beverages: over 16-percent alcohol content*

*Bicycles*

*Boats*

*Brooms or brushes*

*Business machines*

*Cameras and photo equipment*

*Canvas or similar fabric*

*Carpets and rugs (includes cleaning)*

*Clothing*

*Construction and agricultural machinery*

*Disinfectants*

*Dry cleaning and dyeing*

*Electric generation plants*

*Electronics*

*Energy storage systems (ESS) in dedicated use buildings*

*Engines (including rebuilding)*

*Food processing establishments and commercial kitchens not associated with restaurants, cafeterias and similar dining facilities more than 2,500 square feet (232 m<sup>2</sup>) in area.*

*Furniture*

*Hemp products/Jute products*

**306.2 Moderate-hazard factory industrial, Group F-1 (CONT)**

*Laundries*

*Leather products*

*Machinery*

*Metals*

*Millwork (sash and door)*

*Motion pictures and television filming (without spectators)*

*Musical instruments*

*Optical goods*

*Paper mills or products*

*Photographic film*

*Plastic products*

*Printing or publishing*

*Recreational vehicles*

*Refuse incineration*

*Shoes*

*Soaps and detergents*

*Textiles*

*Tobacco*

*Trailers*

*Upholstering*

*Water/sewer treatment facilities*

*Wood; distillation*

*Woodworking (cabinet)*

**306.2.1 Aircraft manufacturing facilities.** Aircraft manufacturing facilities shall comply with Section 412.6.

**306.3 Low-hazard factory industrial, Group F-2.** Factory industrial uses that involve the fabrication or manufacturing of noncombustible materials that during finishing, packing or processing do not involve a significant fire hazard shall be classified as F-2 occupancies and shall include, but not be limited to, the following:

*Beverages: up to and including 16-percent alcohol content*

*Brick and masonry*

*Ceramic products*

*Foundries*

*Glass products*

*Gypsum*

*Ice*

*Metal products (fabrication and assembly)*

**SECTION 307—HIGH-HAZARD GROUP H**

**307.1 High-hazard Group H.** High-hazard Group H occupancy includes, among others, the use of a building or structure, or a portion thereof, that involves the manufacturing, processing, generation or storage of materials that constitute a physical or health hazard in quantities in excess of those allowed in control areas complying with Section 414, based on the maximum allowable quantity limits for control areas set forth in Tables 307.1(1) and 307.1(2). Hazardous occupancies are classified in Groups H-1, H-2, H-3, H-4 and H-5 and shall be in accordance with this section, the requirements of Section 415 and the International Fire Code. Hazardous materials stored, or used on top of roofs or canopies, shall be classified as outdoor storage or use and shall comply with the International Fire Code.

**307.1.1 Uses other than Group H.** An occupancy that stores, uses or handles hazardous materials as described in one or more of the following items shall not be classified as Group H, but shall be classified as the occupancy that it most nearly resembles.

1. Buildings and structures occupied for the application of flammable finishes, provided that such buildings or areas conform to the requirements of Section 416 and the International Fire Code.
2. Wholesale and retail sales and storage of flammable and combustible liquids in mercantile occupancies conforming to the International Fire Code.

### 307.1.1 Uses other than Group H (CONT)

3. Closed piping system containing flammable or combustible liquids or gases utilized for the operation of machinery or equipment.
4. Cleaning establishments that utilize combustible liquid solvents having a flash point of 140°F (60° C) or higher in closed systems employing equipment listed by an approved testing agency, provided that this occupancy is separated from all other areas of the building by 1-hour fire barriers constructed in accordance with Section 707 or 1-hour horizontal assemblies constructed in accordance with Section 711, or both.
5. Cleaning establishments that utilize a liquid solvent having a flash point at or above 200°F (93°C).
6. Liquor stores and distributors without bulk storage.
7. Refrigeration systems.
8. The storage or utilization of materials for agricultural purposes on the premises.
9. Stationary batteries utilized for facility emergency power, uninterruptable power supply or telecommunication facilities, provided that the batteries are provided with safety venting caps and ventilation is provided in accordance with the International Mechanical Code.
10. Corrosive personal or household products in their original packaging used in retail display.
11. Commonly used corrosive building materials.
12. Buildings and structures occupied for aerosol product storage, aerosol cooking spray products or plastic aerosol 3 products shall be classified as Group S-1, provided that such buildings conform to the requirements of the International Fire Code.
13. Display and storage of nonflammable solid and nonflammable or noncombustible liquid hazardous materials in quantities not exceeding the maximum allowable quantity per control area in Group M or S occupancies complying with Section 414.2.5.
14. The storage of black powder, smokeless propellant and small arms primers in Groups M and R-3 and special industrial explosive devices in Groups B, F, M and S, provided such storage conforms to the quantity limits and requirements prescribed in the International Fire Code.
15. Stationary fuel cell power systems installed in accordance with the International fire code.
16. Capacitor energy storage systems in accordance with the International Fire Code.
17. Group B higher education laboratory occupancies complying with Section 428 and Chapter 38 of the International Fire code
18. Distilling or brewing of beverages conforming to the requirements of the International Fire code.
19. The storage of beer, distilled spirits and wines in barrels and casks conforming to the requirements of the International Fire Code.

**307.2 Hazardous materials.** Hazardous materials in any quantity shall conform to the requirements of this code, including Section 414, and the International Fire Code.

**307.3 High-hazard Group H-1.** Buildings and structures containing materials that pose a detonation hazard shall be classified as Group H-1. Such materials shall include, but not be limited to, the following:

*Detonable pyrophoric materials*

*Explosives:*

*Division 1.1*

*Division 1.2*

*Division 1.3*

*Division 1.4*

### 307.3 High-hazard Group H-1 (CONT)

*Division 1.5*

*Division 1.6*

*Organic peroxides, unclassified detonable*

*Oxidizers, Class 4*

*Unstable (reactive) materials, Class 3 detonable and Class 4*

**307.3.1 Occupancies containing explosives not classified as H-1.** The following occupancies containing explosive materials shall be classified as follows:

1. Division 1.3 explosive materials that are used and maintained in a form where either confinement or configuration will not elevate the hazard from a mass fire to mass explosion hazard shall be allowed in H-2 occupancies.

2. Articles, including articles packaged for shipment, that are not regulated as a Division 1.4 explosive under Bureau of Alcohol, Tobacco, Firearms and Explosives regulations, or unpackaged articles used in process operations that do not propagate a detonation or deflagration between articles shall be allowed in H-3 occupancies.

**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:

*Class I, II or IIIA flammable or combustible liquids that are used or stored in normally open containers or systems, or in closed containers or systems pressurized at more than 15 pounds per square inch gauge (103.4kPa).*

*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.*

*Cryogenic fluids, flammable.*

*Flammable gases.*

*Organic peroxides, Class I.*

*Oxidizers, Class 3, that are used or stored in normally open containers or systems, or in closed containers or systems pressurized at more than 15 pounds per square inch gauge (103 kPa).*

*Pyrophoric liquids, solids and gases, nondetonable.*

*Unstable (reactive) materials, Class 3, nondetonable.*

*Water-reactive materials, Class 3.*

**307.5 High-hazard Group H-3.** Buildings and structures containing materials that readily support combustion or that pose a physical hazard shall be classified as Group H-3. Such materials shall include, but not be limited to, the following:

*Class I, II or IIIA flammable or combustible liquids that are used or stored in normally closed containers or systems pressurized at 15 pounds per square inch gauge (103.4 kPa) or less.*

*Combustible fibers, other than densely packed baled cotton, 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.*

*Consumer fireworks, 1.4G (Class C, Common)*

*Cryogenic fluids, oxidizing*

*Flammable solids*

*Organic peroxides, Class II and III*

*Oxidizers, Class 2*

### **307.5 High-hazard Group H-3 (CONT)**

*Oxidizers, Class 3, that are used or stored in normally closed containers or systems pressurized at 15 pounds per square inch gauge (103 kPa) or less*

*Oxidizing gases*

*Unstable (reactive) materials, Class 2*

*Water-reactive materials, Class 2*

**307.6 High-hazard Group H-4.** Buildings and structures containing materials that are health hazards shall be classified as Group H-4. Such materials shall include, but not be limited to, the following:

*Corrosives*

*Highly toxic materials*

*Toxic materials*

**307.7 High-hazard Group H-5.** Semiconductor fabrication facilities and comparable research and development areas in which hazardous production materials (HPM) are used and the aggregate quantity of materials is in excess of those listed in Tables 307.1(1) and 307.1(2) shall be classified as Group H-5. Such facilities and areas shall be designed and constructed in accordance with Section 415.10.

**307.8 Multiple hazards.** Buildings and structures containing a material or materials representing hazards that are classified in one or more of Groups H-1, H-2, H-3 and H-4 shall conform to the code requirements for each of the occupancies so classified.

## **SECTION 308—INSTITUTIONAL GROUP I**

**308.1 Institutional Group I.** Institutional Group I occupancy includes, among others, the use of a building or structure, or a portion thereof, in which care or supervision is provided to persons who are or are not capable of self-preservation without

physical assistance or in which persons 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-1, I-2, I-3 or I-4.

**308.2 Institutional Group I-1.** Institutional Group I-1 occupancy shall include buildings, structures or portions thereof for more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised environment and receive custodial care. Buildings of Group I-1 shall be classified as one of the occupancy conditions specified in Section 308.2.1 or 308.2.2, and shall comply with Section 420. This group shall include, but not be limited to, the following:

*Alcohol and drug centers*

*Assisted living facilities*

*Congregate care facilities*

*Group homes*

*Halfway houses*

*Residential board and care facilities*

*Social rehabilitation facilities*

**308.2.1 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.

**308.2.2 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.

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



## **308.2 Institutional Group I-1 (CONT)**

### **308.2.4 Five or fewer persons receiving custodial**

**care.** A facility with five or fewer persons receiving custodial 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.

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

*Foster care facilities*

*Detoxification facilities*

*Hospitals*

*Nursing homes*

*Psychiatric hospitals*

**308.3.1 Occupancy conditions.** Buildings of Group I-2 shall be classified as one of the occupancy conditions specified in Section 308.3.1.1 or 308.3.1.2 and shall comply with Section 407.

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

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

**308.3.2 Five or fewer persons receiving medical**

**care.** A facility with five or fewer persons receiving medical 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.

**308.4 Institutional Group I-3.** Institutional Group I-3 occupancy shall include buildings and structures that are inhabited by more than five persons who are under restraint or security. A Group I-3 facility is occupied by persons who are generally incapable of self-preservation due to security measures not under the occupants' control. This group shall include, but not be limited to, the following:

*Correctional centers*

*Detention centers*

*Jails*

*Prerelease centers*

*Prisons*

*Reformatories*

Buildings of Group I-3 shall be classified as one of the occupancy conditions specified in Sections 308.4.1 through 308.4.5 and shall comply with Section 408.

**308.4.1 Condition 1.** This occupancy condition shall include buildings in which free movement is allowed from sleeping areas, and other spaces where access or occupancy is permitted, to the exterior via means of egress without restraint. A Condition 1 facility is permitted to be constructed as Group R.

**308.4.2 Condition 2.** This occupancy condition shall include buildings in which free movement is allowed from sleeping areas and any other occupied smoke compartment to one or more other smoke compartments. Egress to the exterior is impeded by locked exits.

### 308.4.2 Group I-3, Condition 2 (CONT)

**308.4.3 Condition 3.** This occupancy condition shall include buildings in which free movement is allowed within individual smoke compartments, such as within a residential unit comprised of individual sleeping units and group activity spaces, where egress is impeded by remote-controlled release of means of egress from such a smoke compartment to another smoke compartment.

**308.4.4 Condition 4.** This occupancy condition shall include buildings in which free movement is restricted from an occupied space. Remote-controlled release is provided to permit movement from sleeping units, activity spaces and other occupied areas within the smoke compartment to other smoke compartments.

**308.4.5 Condition 5.** This occupancy condition shall include buildings in which free movement is restricted from an occupied space. Staff-controlled manual release is provided to permit movement from sleeping units, activity spaces and other occupied areas within the smoke compartment to other smoke compartments.

### 308.5 Institutional Group I-4, day care facilities.

Institutional Group I-4 occupancy shall include buildings and structures occupied by more than five persons of any age who receive custodial care for fewer than 24 hours per day by persons other than parents or guardians, relatives by blood, marriage or adoption, and in a place other than the home of the person cared for. This group shall include, but not be limited to, the following:

*Adult day care*

*Child day care*

**308.5.1 Classification as Group E.** A child day care facility that provides care for more than five but not more than 100 children 2 1/2 years or less

of age, where the rooms in which the children are cared for are located on a level of exit discharge serving such rooms and each of these child care rooms has an exit door directly to the exterior, shall be classified as Group E.

### 308.5.2 Within a place of religious worship.

Rooms and spaces within places of religious worship providing such care during religious functions shall be classified as part of the primary occupancy.

**308.5.3 Five or fewer persons receiving care.** A facility having five or fewer persons receiving custodial care shall be classified as part of the primary occupancy.

**308.5.4 Five or fewer persons receiving care in a dwelling unit.** A facility such as the above within a dwelling unit and having five or fewer persons receiving custodial care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.

## **SECTION 309—MERCANTILE GROUP M**

**309.1 Mercantile Group M.** Mercantile Group M occupancy includes, among others, the use of a building or structure or a portion thereof for the display and sale of merchandise, and involves stocks of goods, wares or merchandise incidental to such purposes and where the public has access. Mercantile occupancies shall include, but not be limited to, the following:

*Department stores*

*Drug stores*

*Markets*

*Greenhouses for the display and sale of plants that provide public access*

*Motor fuel-dispensing facilities*

*Retail or wholesale stores*

*Sales rooms*

### **309.1 Mercantile Group M (CONT)**

**309.2 Quantity of hazardous materials.** The aggregate quantity of nonflammable solid and nonflammable or non-combustible liquid hazardous materials stored or displayed in a single control area of a Group M occupancy shall not exceed the quantities in Table 414.2.5(1).

**309.3 Motor fuel-dispensing facilities.** Motor fuel-dispensing facilities shall comply with Section 406.7

### **SECTION 310—RESIDENTIAL GROUP R**

**310.1 Residential Group R.** Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I or when not regulated by the International Residential Code. Group R occupancies not constructed in accordance with the International Residential Code as permitted by Section 310.4.1 and 310.4.2 shall comply with Section 420.

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

*Boarding houses (transient) with more than 10 occupants*

*Congregate living facilities (transient) with more than 10 occupants*

*Hotels (transient)*

*Motels (transient)*

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

*Apartment houses*

*Congregate living facilities (nontransient) with more than 16 occupants*

*Boarding houses (nontransient)*

*Convents*

*Dormitories*

*Fraternities and sororities*

*Monasteries*

*Hotels (nontransient)*

*Live/work units*

*Motels (nontransient)*

*Vacation timeshare properties*

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

*Buildings that do not contain more than two dwelling units*

*Care facilities that provide accommodations for five or fewer persons receiving care*

*Congregate living facilities (nontransient) with 16 or fewer occupants*

*Boarding houses (nontransient)*

*Convents*

*Dormitories*

*Fraternities and sororities*

*Monasteries*

*Congregate living facilities (transient) with 10 or fewer occupants*

*Boarding houses (transient)*

*Lodging houses (transient) with five or fewer guest rooms and 10 or fewer occupants*

**310.5.1 Care facilities within a dwelling.** Care facilities for five or fewer persons receiving care that are within a single-family dwelling are permitted to 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.

### 310.5 Residential Group R-3 (CONT)

**310.5.2 Lodging houses.** Owner-occupied lodging houses with five or fewer guest rooms shall be permitted to be constructed in accordance with the International Residential Code provided that an automatic sprinkler system is installed in accordance with Section 903.1.3.3 or Section P2904 of the International Residential Code.

**310.6 Residential Group R-4.** Residential Group R-4 occupancy shall include buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. Buildings of Group R-4 shall be classified as one of the occupancy conditions specified in Section 310.6.1 or 310.6.2. 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*

*Group homes*

*Halfway houses*

*Residential board and care facilities*

*Social rehabilitation facilities*

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

**310.6.1 Condition 1.** This occupancy condition shall include buildings in which all persons receiving custodial care, without any assistance, are capable of 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.

### **SECTION 311—STORAGE GROUP S**

**311.1 Storage Group S.** Storage Group S occupancy includes, among others, the use of a building or structure, or a portion thereof, for storage that is not classified as a hazardous occupancy.

**311.1.1 Accessory storage spaces.** A room or space used for storage purposes that is accessory to another occupancy shall be classified as part of that occupancy.

**311.1.2 Combustible storage.** High-piled stock or rack storage, or attic, under-floor and concealed spaces used for storage of combustible materials, shall be in accordance with Section 413.

**311.2 Moderate-hazard storage, Group S-1.** Storage Group S-1 occupancies are buildings occupied for storage uses that are not classified as Group S-2, including, but not limited to, storage of the following:

*Aerosols, Levels 2 and 3*

*Aircraft hangar (storage and repair)*

*Bags: cloth, burlap and paper*

*Bamboos and rattan*

*Baskets*

*Belting: canvas and leather*

*Beverages over 16-percent alcohol content*

*Books and paper in rolls or packs*

*Boots and shoes*

*Buttons, including cloth covered, pearl or bone*

*Cardboard and cardboard boxes*

*Clothing, woolen wearing apparel*

*Cordage*

*Dry boat storage (indoor)*

*Furniture*

*Furs*

## **311.2 Moderate-hazard storage, Group S-1**

**(CONT)**

*Glues, mucilage, pastes and size*

*Grains*

*Horns and combs, other than celluloid*

*Leather*

*Linoleum*

*Lumber*

*Motor vehicle repair garages complying with the maximum allowable quantities of hazardous materials listed in Table 307.1(1) (see Section 406.8)*

*Photo engravings*

*Resilient flooring*

*Self-service storage facilities (mini-storage)*

*Silks*

*Soaps*

*Sugar*

*Tires, bulk storage of*

*Tobacco, cigars, cigarettes and snuff*

*Upholstery and mattresses*

*Wax candles*

**311.2.1 Aircraft hangers.** Aircraft hangars used for storage or repair shall comply with Section 412.3

**311.2.2 Motor vehicle repair garages.** Motor vehicle repair garages shall comply with Section 406.8

## **311.3 Low-hazard storage, Group S-2.** Storage

Group S-2 occupancies include, among others, buildings used for the storage of noncombustible materials such as products on wood pallets or in paper cartons with or without single thickness divisions; or in paper wrappings. Such products are permitted to have a negligible amount of plastic trim, such as knobs, handles or film wrapping. Group S-2 storage uses shall include, but not be limited to, storage of the following:

*Asbestos*

*Beverages up to and including 16-percent alcohol*

*Cement in bags*

*Chalk and crayons*

*Dairy products in nonwaxed coated paper containers*

*Dry cell batteries*

*Electrical coils*

*Electrical motors*

*Empty cans*

*Food products*

*Foods in noncombustible containers*

*Fresh fruits and vegetables in nonplastic trays or containers*

*Frozen foods*

*Glass*

*Glass bottles, empty or filled with noncombustible liquids*

*Gypsum board*

*Inert pigments*

*Ivory Meats*

*Metal cabinets*

*Metal desks with plastic tops and trim*

*Metal parts*

*Metals*

*Mirrors*

*Oil-filled and other types of distribution transformers*

*Parking garages, open or enclosed*

*Porcelain and pottery*

*Stoves*

*Talc and soapstones*

*Washers and dryers*

**311.3.1 Public parking garages.** Public parking garages shall comply with Section 406.4 and the additional requirements of Section 406.5 for open parking garages or Section 406.6 for enclosed parking garages.

**SECTION 312—UTILITY AND MISCELLANEOUS**

**GROUP U**

**312.1 General.** Buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy shall be constructed, equipped and maintained to conform to the requirements of this code commensurate with the fire and life hazard incidental to their occupancy. Group U shall include, but not be limited to, the following:

*Agricultural buildings*

*Aircraft hangars, accessory to a one- or two-family residence (see Section 412.4)*

*Barns*

*Carports*

*Communicate equipment structures with a gross floor area of less than 1500 square feet*

*Fences more than 6 feet (1829 mm) in height*

*Grain silos, accessory to a residential occupancy*

*Livestock shelters*

*Private garages*

*Retaining walls*

*Sheds*

*Stables*

*Tanks*

*Towers*

**312.1.1 Greenhouses.** Greenhouses not classified as another occupancy shall be classified as a Use Group U.

**312.2 Private garages and carports.** Private garages and carports shall comply with Section 406.3

**312.3 Residential aircraft hangars.** Aircraft hangars accessory to a one– or two-family residence shall comply with Section 412.4