



Memorandum

Date:	October 4, 2019
To:	Municipal Building Officials and Fire Marshals
From:	Joseph V. Cassidy, P.E., State Building Inspector William Abbott, State Fire Marshal
Subject:	Small I-2 Group Homes

Our offices have been addressing questions involving the alternative compliance requirements for Small Group I-2 homes in section 407.13 of both the Connecticut State Fire Safety Code Part III and the IBC portion of State Building Code. The concern centers on section 407.13.2.1.1 which allows Type VB construction if the home is a “one story building of not more than 4500 square feet”. This section provides an alternative compliance to section 504 Building Height, which addresses its requirements in stories above grade plane. By definition, a basement is not a story above grade plane. Therefore, a home of VB construction consisting of a single story above grade and a basement would comply with section 407.13.2.1.1.

The intent of section 407.13 is to allow these Small Group I-2 homes to use type VB construction by including additional features to safeguard the occupants. One of these is limiting the home to a “one story building of not more than 4500 square feet”. The intent of this section is to limit the size of the home as well as limit client living/activity area to a single story at grade. The single-story requirement is to permit staff to efficiently and effectively evacuate the house in the event of an emergency. The home’s mechanical systems, storage or staff work areas would be permissible in the lower level.