

**Back to Building Code Basics**

**D.E.S.I.G.N  
and  
TRADES  
CONFERENCE**

**2014 • 13TH ANNUAL**

*Use & Occupancy  
Construction Types  
Height & Area Limitations  
Means of Egress*

*[Based on the 2012 ICC International Building Code]*

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**Back to Building Code Basics**

- This presentation will summarize the importance and interrelationships of the code sections presented for **Use and Occupancy, Construction Types, Height and Area, and Means of Egress**, without going into detail for each section. In many, but not all cases, full code section text is provided for reference. Please reference the entire code for the full picture!
- Code Sections are from 2012 Codes.
- Questions and discussion are encouraged along the way, so do not be shy.

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**Use & Occupancy**

**SECTION 302 CLASSIFICATION**

**302.1 General.**  
Structures or portions of structures shall be classified with respect to occupancy in one or more of the groups listed in this section. A room or space that is intended to be occupied at different times for different purposes shall comply with all of the requirements that are applicable to each of the purposes for which the room or space will be occupied. Structures with multiple occupancies or uses shall comply with Section 508. Where a structure is proposed for a purpose that is not specifically provided for in this code, such structure shall be classified in the group that the occupancy most nearly resembles, according to the fire safety and relative hazard involved.

1. Assembly (see Section 303): Groups A-1, A-2, A-3, A-4 and A-5.
2. Business (see Section 304): Group B
3. Educational (see Section 305): Group E
4. Factory and Industrial (see Section 306): Groups F-1 and F-2
5. High Hazard (see Section 307): Groups H-1, H-2, H-3, H-4 and H-5
6. Institutional (see Section 308): Groups I-1, I-2, I-3 and I-4
7. Mercantile (see Section 309): Group M
8. Residential (see Section 310): Groups R-1, R-2, R-3 and R-4
9. Storage (see Section 311): Groups S-1 and S-2
10. Utility and Miscellaneous (see Section 312): Group U

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**FROM 2012 International Existing Building Code**

**1012.4 Means of egress, general.**  
 Hazard categories in regard to life safety and means of egress shall be in accordance with Table 1012.4.

**TABLE 1012.4 MEANS OF EGRESS HAZARD CATEGORIES**

| RELATIVE HAZARD    | OCCUPANCY CLASSIFICATIONS   |
|--------------------|-----------------------------|
| 1 (Highest Hazard) | H                           |
| 2                  | I-2, I-3, I-4               |
| 3                  | A, E, I-1, M, R-1, R-2, R-4 |
| 4                  | B, F-1, R-3, S-1            |
| 5 (Lowest Hazard)  | F-2, S-2, U                 |

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**FROM 2012 International Existing Building Code**

**1012.5 Heights and areas.**  
 Hazard categories in regard to height and area shall be in accordance with Table 1012.5.

**TABLE 1012.5 HEIGHTS AND AREAS HAZARD CATEGORIES**

| RELATIVE HAZARD    | OCCUPANCY CLASSIFICATIONS            |
|--------------------|--------------------------------------|
| 1 (Highest Hazard) | H                                    |
| 2                  | A-1, A-2, A-3, A-4, I, R-1, R-2, R-4 |
| 3                  | E, F-1, S-1, M                       |
| 4 (Lowest Hazard)  | B, F-2, S-2, A-5, R-3, U             |

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**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 are not considered separate occupancies.

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**SECTION 303 ASSEMBLY GROUP A**

**303.2 Assembly Group A-1.**

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

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**SECTION 303 ASSEMBLY GROUP A**

**303.3 Assembly Group A-2.**

Assembly uses intended for food and/or drink consumption including, but not limited to:

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

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**SECTION 303 ASSEMBLY GROUP A**

**303.4 Assembly 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:

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>Amusement arcades</li> <li>Art galleries</li> <li>Bowling alleys</li> <li>Community halls</li> <li>Courtrooms</li> <li>Dance halls (not including food or drink consumption)</li> <li>Exhibition halls</li> </ul> | <ul style="list-style-type: none"> <li>Funeral parlors</li> <li>Gymnasiums (without spectator seating)</li> <li>Indoor <i>swimming pools</i> (without spectator seating)</li> <li>Indoor tennis courts (without spectator seating)</li> <li>Lecture halls</li> <li>Libraries</li> <li>Museums</li> <li><i>Places of religious worship</i></li> <li>Pool and billiard parlors</li> <li>Waiting areas in transportation terminals</li> </ul> |
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**SECTION 303 ASSEMBLY GROUP A**

**303.5 Assembly Group A-4.**

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

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**SECTION 303 ASSEMBLY GROUP A**

**303.6 Assembly Group A-5.**

Assembly uses intended for participation in or viewing outdoor activities including, but not limited to:

- Amusement park structures
- Bleachers
- Grandstands
- Stadiums

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**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
- 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 within a school or academic program

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**SECTION 304 BUSINESS GROUP B**

• **304.2 Definitions.**

The following terms are defined in Chapter 2:

**AMBULATORY CARE FACILITY. From Section 202:**

Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing or similar care on a less than 24-hour basis to individuals who are rendered *incapable of self-preservation* by the services provided.

**CLINIC, OUTPATIENT. From Section 202:**

*Buildings* or portions thereof used to provide *medical care* on **less than** a 24-hour basis to persons who are **not** rendered *incapable of self-preservation* by the services provided.

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**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*, 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. **[CT will have to say more than 6, older than 3 based on Public Health Regulations.]**

**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 as part of the primary occupancy. **[CT will have to say 6 or fewer.]**

**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*. **[CT will have to say 6 or fewer.]**

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**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.**

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**SECTION 307 HIGH-HAZARD GROUP H**

**[F] TABLE 307.1(1) MAXIMUM ALLOWABLE QUANTITY PER CONTROL AREA OF HAZARDOUS MATERIALS POSING A PHYSICAL HAZARD<sup>a, j, m, n, p</sup>**

**[F] TABLE 307.1(2) MAXIMUM ALLOWABLE QUANTITY PER CONTROL AREA OF HAZARDOUS MATERIAL POSING A HEALTH HAZARD<sup>a, b, c, i</sup>**

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**SECTION 307.3 HIGH-HAZARD GROUP H-1**

**[F] 307.2 Definitions.**  
The following terms are defined in Chapter 2: [See Building Code]

**[F] 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
  - Division 1.5
  - Division 1.6
- Organic peroxides, unclassified detonable
- Oxidizers, Class 4
- Unstable (reactive) materials, Class 3 detonable and Class 4

**[F] 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.

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**SECTION 307.4 HIGH-HAZARD GROUP H-2**

**[F] 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 which are used or stored in normally open containers or systems, or in closed containers or systems pressurized at more than 15 psi (103.4 kPa) gage
- 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 1
- 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 psi (103 kPa) gage
- Pyrophoric liquids, solids and gases, nondetonable
- Unstable (reactive) materials, Class 3, nondetonable
- Water-reactive materials, Class 3

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**SECTION 307.5 HIGH-HAZARD GROUP H-3**

- **[F] 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  
Consumer fireworks, 1.4G (Class C, Common)  
Cryogenic fluids, oxidizing  
Flammable solids  
Organic peroxides, Class II and III  
Oxidizers, Class 2  
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

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**SECTION 307.6 HIGH-HAZARD GROUP H-4**

- **[F] 307.6 High-hazard Group H-4.**  
Buildings and structures which contain 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

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**SECTION 307.7/.8 HIGH-HAZARD GROUP H-5/Multiple**

- **[F] 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.
- **[F] 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.

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**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 Definitions.**

The following terms are defined in Chapter 2: [See Code]

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**SECTION 308.3 INSTITUTIONAL GROUP I-1**

- **308.3 Institutional Group I-1.**  
This occupancy shall include buildings, structures or portions thereof for more than 16 persons who reside on a 24 hour basis in a supervised environment and receive *custodial care*. The persons receiving care are capable of self preservation. This group shall include, but not be limited to, the following:  
Alcohol and drug centers  
Assisted living facilities  
Congregate care facilities  
Convalescent facilities  
Group homes  
Halfway houses  
Residential board and *custodial care* facilities  
Social rehabilitation facilities

**308.3.1 Five or fewer persons receiving care.**  
A facility such as the above with five or fewer persons receiving such care shall be classified as Group R-3 or shall comply with the *International Residential Code* provided an *automatic sprinkler system* is installed in accordance with Section 903.3.1.3 or with Section P2904 of the *International Residential Code*. [CT may have to revise to 3 or fewer.]

- **308.3.2 Six to sixteen persons receiving care.**  
A facility such as above, housing not fewer than six and not more than 16 persons receiving such care, shall be classified as Group R-4. [CT may have to revise to not fewer than 4...]

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**SECTION 308.4 INSTITUTIONAL GROUP I-2**

- **308.4 Institutional Group I-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 care.**  
A facility such as the above with five or fewer persons receiving such care shall be classified as Group R-3 or shall comply with the *International Residential Code* provided an *automatic sprinkler system* is installed in accordance with Section 903.3.1.3 or with Section P2904 of the *International Residential Code*. [CT may have to revise to 3 or fewer.]

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**SECTION 308.5 INSTITUTIONAL GROUP I-3**

- 308.5 Institutional Group I-3.**  
 This occupancy shall include buildings and structures that are inhabited by more than five persons **[CT may have to revise to 4 or more.]** who are under restraint or security. An 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

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**SECTION 308.5 INSTITUTIONAL GROUP I-3**

- Buildings of Group I-3 shall be classified as one of the occupancy conditions indicated in Sections 308.5.1 through 308.5.5 (see Section 408.1).
- 308.5.1 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 308.5.2 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.
- 308.5.3 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*.
- 308.5.4 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*.
- 308.5.5 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*.

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**SECTION 308.6 INSTITUTIONAL GROUP I-4**

- 308.6 Institutional Group I-4, day care facilities.**  
 This group shall include buildings and structures occupied by more than five persons **[CT may have to revise to more than 6.]** 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
- 308.6.1 Classification as Group E.**  
 A child day care facility that provides care for more than five but no 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. **[CT may have to revise to more than 6, 3 years of age or less.]**
- 308.6.2 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.
- 308.6.3 Five or fewer persons receiving care.** **[CT may have to revise to 6 or fewer.]**  
 A facility having five or fewer persons receiving *custodial care* shall be classified as part of the primary occupancy.
- 308.6.4 Five or fewer persons receiving care in a dwelling unit.** **[CT may have to revise to 6 or fewer.]**  
 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*.

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**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 accessible to the public. Mercantile occupancies shall include, but not be limited to, the following:

- Department stores
- Drug stores
- Markets
- Motor fuel-dispensing facilities
- Retail or wholesale stores
- Sales rooms

**309.2 Quantity of hazardous materials.**  
The aggregate quantity of nonflammable solid and nonflammable or noncombustible 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).

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**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*.

**310.2 Definitions.**  
The following terms are defined in Chapter 2:

- BOARDING HOUSE.**
- CONGREGATE LIVING FACILITIES.**
- DORMITORY.**
- GROUP HOME.**
- PERSONAL CARE SERVICE.**
- TRANSIENT.**

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**310.3 Residential Group R-1.**

- Residential 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*)

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**310.4 Residential Group 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* (nontransient) with more than 16 occupants  
*Congregate living facilities* (nontransient) with more than 16 occupants  
 Convents  
*Dormitories*  
 Fraternities and sororities  
 Hotels (nontransient)  
*Live/work units*  
 Monasteries  
 Motels (nontransient)  
 Vacation timeshare properties

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**310.5 Residential Group R-3.**

- Residential 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*  
*Boarding houses* (nontransient) with 16 or fewer occupants  
*Boarding houses* (transient) with 10 or fewer occupants  
 Care facilities that provide accommodations for five or fewer persons receiving care **[CT may have to revise to 6 or fewer.]**  
*Congregate living facilities* (nontransient) with 16 or fewer occupants  
*Congregate living facilities* (transient) with 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 with Section P2904 of the *International Residential Code*.

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**310.6 Residential Group R-4.**

- This occupancy shall include buildings, structures or portions thereof for more than five **[CT may have to revise to more than 3]** but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive *custodial care*. The persons receiving care are capable of self-preservation. This group shall include, but not be limited to, the following:

Alcohol and drug centers  
 Assisted living facilities  
 Congregate care facilities  
 Convalescent facilities  
*Group homes*  
 Halfway houses  
 Residential board and *custodial care* facilities  
 Social rehabilitation facilities

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

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## 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.

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## SECTION 311 STORAGE GROUP S

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

|  |  |
|--|--|
| <ul style="list-style-type: none"> <li>Aerosols, Levels 2 and 3</li> <li>Aircraft hangar (storage and repair)</li> <li>Bags: cloth, burlap and paper</li> <li>Bamboos and rattan</li> <li>Baskets</li> <li>Belting: canvas and leather</li> <li>Books and paper in rolls or packs</li> <li>Boots and shoes</li> <li>Buttons, including cloth covered, pearl or bone</li> <li>Cardboard and cardboard boxes</li> <li>Clothing, woolen wearing apparel</li> <li>Cordage</li> <li>Dry boat storage (indoor)</li> <li>Furniture</li> <li>Furs</li> <li>Glues, mucilage, pastes and size</li> <li>Grains</li> <li>Horns and combs, other than celluloid</li> <li>Leather</li> </ul> | <ul style="list-style-type: none"> <li>Linoleum</li> <li>Lumber</li> <li>Motor vehicle repair garages complying with the maximum allowable quantities of hazardous materials listed in Table 307.1(1) (see Section 406.8)</li> <li>Photo engravings</li> <li>Resilient flooring</li> <li>Silks</li> <li>Soaps</li> <li>Sugar</li> <li>Tires, bulk storage of</li> <li>Tobacco, cigars, cigarettes and snuff</li> <li>Upholstery and mattresses</li> <li>Wax candles</li> </ul> |
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## SECTION 311 STORAGE GROUP S

- **311.3 Low-hazard storage, Group S-2.** Includes, 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:
 

|  |   |
|--|---|
| <ul style="list-style-type: none"> <li>Asbestos</li> <li>Beverages up to and including 16-percent alcohol in metal, glass or ceramic containers</li> <li>Cement in bags</li> <li>Chalk and crayons</li> <li>Dairy products in nonwaxed coated paper containers</li> <li>Dry cell batteries</li> <li>Electrical coils</li> <li>Electrical motors</li> <li>Empty cans</li> <li>Food products</li> <li>Foods in noncombustible containers</li> <li>Fresh fruits and vegetables in nonplastic trays or containers</li> </ul> | <ul style="list-style-type: none"> <li>Frozen foods</li> <li>Glass</li> <li>Glass bottles, empty or filled with noncombustible liquids</li> <li>Gypsum board</li> <li>Inert pigments</li> <li>Ivory</li> <li>Meats</li> <li>Metal cabinets</li> <li>Metal desks with plastic tops and trim</li> <li>Metal parts</li> <li>Metals</li> <li>Mirrors</li> <li>Oil-filled and other types of distribution transformers</li> <li>Parking garages, open or enclosed</li> <li>Porcelain and pottery</li> <li>Stoves</li> <li>Talk and soapstones</li> <li>Washers and dryers</li> </ul> |
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**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 412.5)  
 Barns  
 Carports  
 Fences more than 6 feet (1829 mm) in height  
 Grain silos, accessory to a residential occupancy  
 Greenhouses  
 Livestock shelters  
 Private garages  
 Retaining walls  
 Sheds  
 Stables  
 Tanks  
 Towers

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**Chapter 4 - Special Detailed Requirements Based on Use and Occupancy**

**401.1 Detailed use and occupancy requirements.**  
 In addition to the occupancy and construction requirements in this code, the provisions of this chapter apply to the special uses and occupancies described herein.

SECTION 402 COVERED MALL AND OPEN MALL BUILDINGS  
 SECTION 403 HIGH-RISE BUILDINGS  
 SECTION 404 ATRIUMS  
 SECTION 405 UNDERGROUND BUILDINGS  
 SECTION 406 MOTOR-VEHICLE-RELATED OCCUPANCIES  
 SECTION 407 GROUP I-2  
 SECTION 408 GROUP I-3  
 SECTION 409 MOTION PICTURE PROJECTION ROOMS  
 SECTION 410 STAGES, PLATFORMS AND TECHNICAL PRODUCTION AREAS  
 SECTION 411 SPECIAL AMUSEMENT BUILDINGS

SECTION 412 AIRCRAFT-RELATED OCCUPANCIES  
 SECTION 413 COMBUSTIBLE STORAGE  
 SECTION 414 HAZARDOUS MATERIALS  
 SECTION 415 GROUPS H-1, H-2, H-3, H-4 AND H-5  
 SECTION 416 APPLICATION OF FLAMMABLE FINISHES  
 SECTION 417 DRYING ROOMS  
 SECTION 418 ORGANIC COATINGS  
 SECTION 419 LIVE/WORK UNITS  
 SECTION 420 GROUPS I-1, R-1, R-2, R-3  
 SECTION 421 HYDROGEN CUTOFF ROOMS  
 SECTION 422 AMBULATORY CARE FACILITIES  
 SECTION 423 STORM SHELTERS  
 SECTION 424 CHILDREN'S PLAY STRUCTURES

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**Chapter 5 - General Building Heights and Areas**

- SECTION 501 GENERAL**  
  
**501.1 Scope.**  
 The provisions of this chapter control the height and area of structures hereafter erected and *additions* to existing structures.
- SECTION 502 DEFINITIONS**  
  
**502.1 Definitions.**  
 The following terms are defined in Chapter 2:  
  
**AREA, BUILDING.**  
  
**BASEMENT.**  
  
**EQUIPMENT PLATFORM.**  
  
**GRADE PLANE.**  
  
**HEIGHT, BUILDING.**  
  
**MEZZANINE.**

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**SECTION 506 BUILDING AREA MODIFICATIONS**

- 506.2 Frontage increase.**  
 Every building shall adjoin or have access to a *public way* to receive a *building area* increase for frontage. Where a building has more than 25 percent of its perimeter on a *public way* or open space having a width of not less than 20 feet (6096 mm), the frontage increase shall be determined in accordance with Equation 5-2:  
  

$$I_f = [F / P - 0.25]W / 30 \text{ (Equation 5-2)}$$
 where:  
  
 $I_f$  = Area increase due to frontage.  
 F = Building perimeter that fronts on a *public way* or open space having 20 feet (6096 mm) open minimum width (feet).  
 P = Perimeter of entire building (feet).  
 W = Width of *public way* or open space (feet) in accordance with Section 506.2.1.

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**SECTION 506 BUILDING AREA MODIFICATIONS**

**506.2.1 Width limits.**  
 To apply this section the value of *W* shall be not less than 20 feet (6096 mm). Where the value of *W* varies along the perimeter of the building, the calculation performed in accordance with Equation 5-2 shall be based on the weighted average calculated in accordance with Equation 5-3 for portions of the exterior perimeter walls where the value of *W* is greater than or equal to 20 feet (6096 mm). **Where the value of *W* is greater than 30 feet (9144 mm), a value of 30 feet (9144 mm) shall be used in calculating the weighted average, regardless of the actual width of the open space.** *W* shall be measured perpendicular from the face of the building to the closest interior *lot line*. Where the building fronts on a *public way*, the entire width of the *public way* shall be used. Where two or more buildings are on the same *lot*, *W* shall be measured from the exterior face of each building to the opposing exterior face of each adjacent building, as applicable.

Weighted average  $W = (L_1 \times w_1 + L_2 \times w_2 + L_3 \times w_3 \dots) / F$  (Equation 5-3)  
 where:  
 $L_n$  = Length of a portion of the exterior perimeter wall.  
 $w_n$  = Width of open space associated with that portion of the exterior perimeter wall.  
 F = Building perimeter that fronts on a *public way* or open space having a width of 20 feet (6096 mm) or more.

**Exception:** Where the building meets the requirements of Section 507, as applicable, except for compliance with the 60-foot (18 288 mm) *public way* or *yard* requirement, and the value of *W* is greater than 30 feet (9144 mm), the value of *W* divided by 30 shall be limited to a maximum of 2.

**506.2.2 Open space limits.**  
 Such open space shall be either on the same *lot* or dedicated for public use and shall be accessed from a street or *approved fire lane*.

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**SECTION 506 BUILDING AREA MODIFICATIONS**

**506.3 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 *building area* limitation in Table 503 is permitted to be increased by an additional 200 percent ( $I_s = 2$ ) for buildings with more than one *story above grade plane* and an additional 300 percent ( $I_s = 3$ ) for buildings with no more than one *story above grade plane*. These increases are permitted in addition to the height and *story* increases in accordance with Section 504.2.

**Exception:** The use of an *automatic sprinkler system* to increase the building area limitation shall not be permitted for the following conditions:

- Buildings classified as a Group H-1 occupancy.
- Buildings, or portions of buildings, classified as either a Group H-2 or H-3 occupancy. For buildings containing such occupancies, the allowable area shall be determined in accordance with Section 508.4.2, with the sprinkler system increase applicable only to the portions of the building not classified as Group H-2 or H-3.
- Buildings where an *automatic sprinkler system* is substituted for fire-resistance rated construction in accordance with Table 601, Note d.

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**SECTION 506 BUILDING AREA MODIFICATIONS**

**506.4 Single occupancy buildings with more than one story.**  
 The total allowable *building area* of a single occupancy building with more than one *story above grade plane* shall be determined in accordance with this section. The actual aggregate *building area* at all *stories* in the building shall not exceed the total allowable *building area*.

**Exception:** A single *basement* need not be included in the total allowable *building area*, provided such *basement* does not exceed the area permitted for a building with no more than one *story above grade plane*.

**506.4.1 Area determination.**  
 The total allowable *building area* of a single occupancy building with more than one *story above grade plane* shall be determined by multiplying the allowable *building area per story (A<sub>s</sub>)*, as determined in Section 506.1, by the number of *stories above grade plane* as listed below: 1. For buildings with two *stories above grade plane*, multiply by 2; 2. For buildings with three or more *stories above grade plane*, multiply by 3; and 3. No *story* shall exceed the allowable *building area per story (A<sub>s</sub>)*, as determined in Section 506.1, for the occupancies on that *story*.

**Exceptions:**

1. Unlimited area buildings in accordance with Section 507.
2. The maximum area of a building equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.2 shall be determined by multiplying the allowable area per *story (A<sub>s</sub>)*, as determined in Section 506.1, by the number of *stories above grade plane*.

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**SECTION 506 BUILDING AREA MODIFICATIONS**

– **506.5 Mixed occupancy area determination.**  
 The total allowable *building area* for buildings containing mixed occupancies shall be determined in accordance with the applicable provisions of this section. A single *basement* need not be included in the total allowable *building area*, provided such *basement* does not exceed the area permitted for a building with no more than one *story above grade plane*.

**506.5.1 No more than one story above grade plane.**  
 For buildings with no more than one *story above grade plane* and containing mixed occupancies, the total *building area* shall be determined in accordance with the applicable provisions of Section 508.1.

**506.5.2 More than one story above grade plane.**  
 For buildings with more than one *story above grade plane* and containing mixed occupancies, each *story* shall individually comply with the applicable requirements of Section 508.1. For buildings with more than three *stories above grade plane*, the total *building area* shall be such that the aggregate sum of the ratios of the actual area of each *story* divided by the allowable area of such *stories* based on the applicable provisions of Section 508.1 shall not exceed 3.

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**SECTION 507 UNLIMITED AREA BUILDINGS**

**507.1 General.**  
 The area of buildings of the occupancies and configurations specified in Sections 507.1 through 507.12 shall not be limited.

**Exception:** Other occupancies shall be permitted in unlimited area buildings in accordance with the provisions of Section 508.2.

Where Sections 507.2 through 507.12 require buildings to be surrounded and adjoined by *public ways* and *yards*, those open spaces shall be determined as follows:

1. *Yards* shall be measured from the building perimeter in all directions to the closest interior *lot lines* or **to the exterior face** of an opposing building located on the same *lot*, as applicable.
2. Where the building fronts on a *public way*, **the entire width of the public way shall be used.**

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**SECTION 507 UNLIMITED AREA BUILDINGS**

**507.7 Group A-3 buildings of Types III and IV construction.**  
The area of a Group A-3 building of Type III or IV construction, with no more than one *story above grade plane*, and used as a *place of religious worship*, community hall, dance hall, exhibition hall, gymnasium, lecture hall, indoor *swimming pool* or tennis court, shall not be limited provided all of the following criteria are met:

1. The building shall not have a *stage* other than a *platform*.
2. The building shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1.
3. The assembly floor shall be located at or within 21 inches (533 mm) of street or grade level and all *exits* are provided with ramps complying with Section 1010.1 to the street or grade level.
4. The building shall be surrounded and adjoined by *public ways* or *yards* not less than 60 feet (18 288 mm) in width.

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**SECTION 507 UNLIMITED AREA BUILDINGS**

**507.8 Group H occupancies.**  
Group H-2, H-3 and H-4 occupancies shall be permitted in unlimited area buildings containing Group F and S occupancies in accordance with Sections 507.3 and 507.4 and the provisions of Sections 507.8.1 through 507.8.4.

**507.8.1 Allowable area.**  
The aggregate floor area of Group H occupancies located in an unlimited area building shall not exceed 10 percent of the area of the building nor the area limitations for the Group H occupancies as specified in Table 503 as modified by Section 506.2 based upon the perimeter of each Group H floor area that fronts on a *public way* or open space.

**507.8.1.1 Located within the building.**  
The aggregate floor area of Group H occupancies not located at the perimeter of the building shall not exceed 25 percent of the area limitations for the Group H occupancies as specified in Table 503.

**507.8.1.1.1 Liquid use, dispensing and mixing rooms.**  
Liquid use, dispensing and mixing rooms having a floor area of not more than 500 square feet (46.5 m<sup>2</sup>) need not be located on the outer perimeter of the building where they are in accordance with the *International Fire Code* and NFPA 30.

**507.8.1.1.2 Liquid storage rooms.**  
Liquid storage rooms having a floor area of not more than 1,000 square feet (93 m<sup>2</sup>) need not be located on the outer perimeter where they are in accordance with the *International Fire Code* and NFPA 30.

**507.8.1.1.3 Spray paint booths.**  
Spray paint booths that comply with the *International Fire Code* need not be located on the outer perimeter.

**507.8.2 Located on building perimeter.**  
Except as provided for in Section 507.8.1.1, Group H occupancies shall be located on the perimeter of the building. In Group H-2 and H-3 occupancies, not less than 25 percent of the perimeter of such occupancies shall be an *exterior wall*.

**507.8.3 Occupancy separations.**  
Group H occupancies shall be separated from the remainder of the unlimited area building and from each other in accordance with Table 508.4.

**507.8.4 Height limitations.**  
For two-story unlimited area buildings, Group H occupancies shall not be located more than one *story above grade plane* unless permitted based on the allowable height in stories and feet as set forth in Table 503 for the type of construction of the unlimited area building.

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**SECTION 507 UNLIMITED AREA BUILDINGS**

**507.9 Aircraft paint hangar.**  
The area of a Group H-2 aircraft paint hangar no more than one *story above grade plane* shall not be limited where such aircraft paint hangar complies with the provisions of Section 412.6 and is surrounded and adjoined by *public ways* or *yards* not less in width than one and one-half times the *building height*.

**507.10 Group E buildings.**  
The area of a Group E building no more than one *story above grade plane*, of Type II, IIIA or IV construction, shall not be limited provided all of the following criteria are met:

1. Each classroom shall have not less than two *means of egress*, with one of the *means of egress* being a direct *exit* to the outside of the building complying with Section 1020.
2. The building is equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1.
3. The building is surrounded and adjoined by *public ways* or *yards* not less than 60 feet (18 288 mm) in width.

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**SECTION 507 UNLIMITED AREA BUILDINGS**

**507.11 Motion picture theaters.**

In buildings of Type II construction, the area of a motion picture theater located on the first story above grade plane shall not be limited provided the building is provided with an automatic sprinkler system throughout in accordance with Section 903.3.1.1 and is surrounded and adjoined by public ways or yards not less than 60 feet (18 288 mm) in width.

**507.12 Covered and open mall buildings and anchor buildings.**

The area of covered and open mall buildings and anchor buildings not exceeding three stories in height that comply with Section 402 shall not be limited.

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**SECTION 508 MIXED USE AND OCCUPANCY**

**508.1 General.**

Each portion of a building shall be individually classified in accordance with Section 302.1. Where a building contains more than one occupancy group, the building or portion thereof shall comply with the applicable provisions of Section 508.2, 508.3 or 508.4, or a combination of these sections.

**Exceptions:**

1. Occupancies separated in accordance with Section 510.
2. Where required by Table 415.5.2, areas of Group H-1, H-2 and H-3 occupancies shall be located in a detached building or structure.
3. Uses within live/work units, complying with Section 419, are not considered separate occupancies.

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**SECTION 508 MIXED USE AND OCCUPANCY**

**508.2 Accessory occupancies.**

Accessory occupancies are those occupancies that are ancillary to the main occupancy of the building or portion thereof. Accessory occupancies shall comply with the provisions of Sections 508.2.1 through 508.2.4.

**508.2.1 Area limitations.**

Aggregate accessory occupancies shall not occupy more than 10 percent of the building area of the story in which they are located and shall not exceed the tabular values in Table 503, without building area increases in accordance with Section 506 for such accessory occupancies.

**508.2.2 Occupancy classification.**

Accessory occupancies shall be individually classified in accordance with Section 302.1. The requirements of this code shall apply to each portion of the building based on the occupancy classification of that space.

**508.2.3 Allowable building area and height.**

The allowable building area and height of the building shall be based on the allowable building area and height for the main occupancy in accordance with Section 503.1. The height of each accessory occupancy shall not exceed the tabular values in Table 503, without increases in accordance with Section 504 for such accessory occupancies. The building area of the accessory occupancies shall be in accordance with Section 508.2.1.

**508.2.4 Separation of occupancies.**

No separation is required between accessory occupancies and the main occupancy.

**Exceptions:**

1. Group H-2, H-3, H-4 and H-5 occupancies shall be separated from all other occupancies in accordance with Section 508.4.
2. Group I-1, R-1, R-2 and R-3 dwelling units and sleeping units shall be separated from other dwelling or sleeping units and from accessory occupancies contiguous to them in accordance with the requirements of Section 420.

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**SECTION 508 MIXED USE AND OCCUPANCY**

**508.3 Nonseparated occupancies.**  
Buildings or portions of buildings that comply with the provisions of this section shall be considered as nonseparated occupancies.

**508.3.1 Occupancy Classification.**  
Nonseparated occupancies shall be individually classified in accordance with Section 302.1. The requirements of this code shall apply to each portion of the building based on the occupancy classification of that space. In addition, the most restrictive provisions of Chapter 9 which apply to the nonseparated occupancies shall apply to the total nonseparated occupancy area. Where nonseparated occupancies occur in a *high-rise building*, the most restrictive requirements of Section 403 which apply to the nonseparated occupancies shall apply throughout the *high-rise building*.

**508.3.2 Allowable building area and height.**  
The allowable *building area and height* of the building or portion thereof shall be based on the most restrictive allowances for the occupancy groups under consideration for the type of construction of the building in accordance with Section 503.1.

**508.3.3 Separation.**  
No separation is required between nonseparated occupancies.

**Exceptions:**

1. Group H-2, H-3, H-4 and H-5 occupancies shall be separated from all other occupancies in accordance with Section 508.4.
2. Group I-1, R-1, R-2 and R-3 *dwelling units and sleeping units* shall be separated from other *dwelling or sleeping units* and from other occupancies contiguous to them in accordance with the requirements of Section 420.

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**SECTION 508 MIXED USE AND OCCUPANCY**

**508.4 Separated occupancies.**

Buildings or portions of buildings that comply with the provisions of this section shall be considered as separated occupancies.

**TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)**

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**508.4 Separated occupancies**

**TABLE 508.4  
REQUIRED SEPARATION OF OCCUPANCIES (HOURS)**

| OCCUPANCY                 | A, E |     | I-1, I-2, I-3, I-4 |     | I-2 | I-3 | I-4            | R-1, R-2, R-3  | H-1 | H-2 | H-3, H-4       | H-5 |    |    |    |    |    |    |    |
|---------------------------|------|-----|--------------------|-----|-----|-----|----------------|----------------|-----|-----|----------------|-----|----|----|----|----|----|----|----|
|                           | S    | NS  | S                  | NS  |     |     |                |                |     |     |                |     |    |    |    |    |    |    |    |
| A, E                      | N    | N   | 1                  | 2   | 2   | NP  | 1              | 2              | N   | 1   | 1              | 2   | NP | 3  | 4  | 2  | 3  | 2  | NP |
| I-1, I-3, I-4             | ---  | --- | N                  | N   | 2   | NP  | 1              | NP             | 1   | 2   | 1              | 2   | NP | 3  | NP | 2  | NP | 2  | NP |
| I-2                       | ---  | --- | ---                | N   | N   | 2   | NP             | 2              | NP  | 2   | NP             | NP  | 3  | NP | 2  | NP | 2  | NP |    |
| R <sup>a</sup>            | ---  | --- | ---                | --- | N   | N   | I <sup>b</sup> | 2 <sup>c</sup> | 1   | 2   | NP             | NP  | 3  | NP | 2  | NP | 2  | NP |    |
| F-2, S-2 <sup>d</sup> , U | ---  | --- | ---                | --- | --- | --- | N              | N              | I   | 2   | NP             | NP  | 3  | 4  | 2  | 3  | 2  | NP |    |
| R, F-1, M, S-1            | ---  | --- | ---                | --- | --- | --- | ---            | N              | N   | NP  | 2              | 3   | 1  | 2  | 1  | NP |    |    |    |
| H-1                       | ---  | --- | ---                | --- | --- | --- | ---            | ---            | N   | NP  | NP             | NP  | NP | NP | NP | NP | NP | NP |    |
| H-2                       | ---  | --- | ---                | --- | --- | --- | ---            | ---            | --- | N   | NP             | 1   | NP | 1  | NP |    |    |    |    |
| H-3, H-4                  | ---  | --- | ---                | --- | --- | --- | ---            | ---            | --- | --- | I <sup>b</sup> | NP  | 1  | NP |    |    |    |    |    |
| H-5                       | ---  | --- | ---                | --- | --- | --- | ---            | ---            | --- | --- | ---            | --- | N  | NP |    |    |    |    |    |

<sup>1</sup> = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.  
<sup>NS</sup> = Buildings not equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.  
<sup>N</sup> = No separation requirement.  
<sup>NP</sup> = Not permitted.  
<sup>a</sup> See Section 403.  
<sup>b</sup> The required separation from areas used only for private or pleasure vehicles shall be reduced by 1 hour but to not less than 1 hour.  
<sup>c</sup> See Section 406.3.4.  
<sup>d</sup> Separation is not required between occupancies of the same classification.

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**508.4 Separated occupancies**

- 508.4.1 Occupancy classification.**  
Separated occupancies shall be individually classified in accordance with Section 302.1. Each separated space shall comply with this code based on the occupancy classification of that portion of the building.
- 508.4.2 Allowable building area.**  
In each story, the *building area* shall be such that the sum of the ratios of the actual *building area* of each separated occupancy divided by the allowable *building area* of each separated occupancy shall not exceed 1.
- 508.4.3 Allowable height.**  
Each separated occupancy shall comply with the *building height* limitations based on the type of construction of the building in accordance with Section 503.1.  
**Exception:** Special provisions permitted by Section 510 shall permit occupancies at *building heights* other than provided in Section 503.1.
- 508.4.4 Separation.**  
Individual occupancies shall be separated from adjacent occupancies in accordance with Table 508.4.
- 508.4.4.1 Construction.**  
Required separations shall be *fire barriers* constructed in accordance with Section 707 or *horizontal assemblies* constructed in accordance with Section 711, or both, so as to completely separate adjacent occupancies.

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**SECTION 509 INCIDENTAL USES**

**509.1 General**

Incidental uses located within single occupancy or mixed occupancy buildings shall comply with the provisions of this section. Incidental uses are ancillary functions associated with a given occupancy that generally pose a greater level of risk to that occupancy and are limited to those uses listed in Table 509.

**Exception:** Incidental uses within and serving a *dwelling unit* are not required to comply with this section.

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**SECTION 509 INCIDENTAL USES**

TABLE 509  
INCIDENTAL USES

| ROOM OR AREA  | SEPARATION AND/OR PROTECTION   |
|---|--|
| Furnace room where any piece of equipment is over 400,000 Btu per hour input  | 1 hour or provide automatic sprinkler system   |
| Rooms with boilers where the largest piece of equipment is over 15 psig and 10 horsepower   | 1 hour or provide automatic sprinkler system   |
| Refrigerant machinery room  | 1 hour or provide automatic sprinkler system   |
| Hydrogen cutoff rooms, not classified as Group H  | 1 hour in Group B, F, M, S and U occupancies, 2 hours in Group A, E, I and R occupancies |
| Incinerator rooms   | 2 hours and automatic sprinkler system   |
| Paint shops, not classified as Group H, located in occupancies other than Group F   | 2 hours or 1 hour and provide automatic sprinkler system                                 |
| Laboratories and vocational shops, not classified as Group H, located in a Group B or I-2 occupancy   | 1 hour or provide automatic sprinkler system   |
| Laundry rooms over 100 square feet  | 1 hour or provide automatic sprinkler system   |
| Group I-1 coffee equipment with jacketed surfaces   | 1 hour   |
| Waste and linen collection rooms located in either Group I-2 occupancies or ambulatory care facilities  | 1 hour   |
| Waste and linen collection rooms over 100 square feet   | 1 hour or provide automatic sprinkler system   |
| Stationary storage battery systems having a liquid electrolyte capacity of more than 50 gallons for flooded lead-acid, nickel cadmium or VRLA, or more than 1,000 pounds for lithium ion and lithium metal polymer used for facility standby power, emergency power or uninterruptible power supplies | 1 hour in Group B, F, M, S and U occupancies, 2 hours in Group A, E, I and R occupancies |

For SI: 1 square foot = 0.0929 m<sup>2</sup>, 1 pound per square inch (psi) = 6.894 kPa, 1 British thermal unit (Btu) per hour = 0.293 watts, 1 horsepower = 746 watts, 1 gallon = 3.785 L.

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**SECTION 509 INCIDENTAL USES**

**509.2 Occupancy classification.**

Incidental uses shall not be individually classified in accordance with Section 302.1. Incidental uses shall be included in the building occupancies within which they are located.

**509.3 Area limitations.**

Incidental uses shall not occupy more than 10 percent of the *building area* of the *story* in which they are located.

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**SECTION 509 INCIDENTAL USES**

**509.4 Separation and protection.**  
The incidental uses listed in Table 509 shall be separated from the remainder of the building or equipped with an *automatic sprinkler system*, or both, in accordance with the provisions of that table.

**509.4.1 Separation.**  
Where Table 509 specifies a fire-resistance-rated separation, the incidental uses shall be separated from the remainder of the building by a *fire barrier* constructed in accordance with Section 707 or a *horizontal assembly* constructed in accordance with Section 711, or both. Construction supporting 1-hour *fire barriers* or *horizontal assemblies* used for incidental use separations in buildings of Type IIB, IIIB and VB construction is not required to be fire-resistance rated unless required by other sections of this code.

**509.4.2 Protection.**  
Where Table 509 permits an *automatic sprinkler system* without a *fire barrier*, the incidental uses shall be separated from the remainder of the building by construction capable of resisting the passage of smoke. The walls shall extend from the top of the foundation or floor assembly below to the underside of the ceiling that is a component of a fire-resistance-rated floor assembly or roof assembly above or to the underside of the floor or roof sheathing, deck or slab above. Doors shall be self- or automatic-closing upon detection of smoke in accordance with Section 716.5.9.3. Doors shall not have air transfer openings and shall not be undercut in excess of the clearance permitted in accordance with NFPA 80. Walls surrounding the incidental use shall not have air transfer openings unless provided with smoke dampers in accordance with Section 710.7.

**509.4.2.1 Protection limitation.**  
Except as specified in Table 509 for certain incidental uses, where an *automatic sprinkler system* is provided in accordance with Table 509, only the space occupied by the incidental use need be equipped with such a system.

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**SECTION 510 SPECIAL PROVISIONS**

**510.1 General.**

The provisions in Sections 510.2 through 510.9 shall permit the use of special conditions that are exempt from, or modify, the specific requirements of this chapter regarding the allowable *building heights and areas* of buildings based on the occupancy classification and type of construction, provided the special condition complies with the provisions specified in this section for such condition and other applicable requirements of this code. The provisions of Sections 510.2 through 510.8 are to be considered independent and separate from each other.

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**SECTION 510 SPECIAL PROVISIONS**

**510.5 Group R-1 and R-2 buildings of Type IIIA construction.**  
 The height limitation for buildings of Type IIIA construction in Groups R-1 and R-2 shall be increased to six *stories* and 75 feet (22 860 mm) where the first floor assembly above the *basement* has a *fire-resistance rating* of not less than 3 hours and the floor area is subdivided by 2-hour fire-resistance-rated *fire walls* into areas of not more than 3,000 square feet (279 m<sup>2</sup>).

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**SECTION 510 SPECIAL PROVISIONS**

**510.6 Group R-1 and R-2 buildings of Type IIA construction.**  
 The height limitation for buildings of Type IIA construction in Groups R-1 and R-2 shall be increased to nine *stories* and 100 feet (30 480 mm) where the building is separated by not less than 50 feet (15 240 mm) from any other building on the *lot* and from *lot lines*, the *exits* are segregated in an area enclosed by a 2-hour fire-resistance-rated *fire wall* and the first floor assembly has a *fire-resistance rating* of not less than 1½ hours.

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**SECTION 510 SPECIAL PROVISIONS**

**510.7 Open parking garage beneath Groups A, I, B, M and R.**  
*Open parking garages* constructed under Groups A, I, B, M and R shall not exceed the height and area limitations permitted under Section 406.5. The height and area of the portion of the building above the *open parking garage* shall not exceed the limitations in Section 503 for the upper occupancy. The height, in both feet and *stories*, of the portion of the building above the *open parking garage* shall be measured from *grade plane* and shall include both the *open parking garage* and the portion of the building above the parking garage.

**510.7.1 Fire separation.**  
*Fire barriers* constructed in accordance with Section 707 or *horizontal assemblies* constructed in accordance with Section 711 between the parking occupancy and the upper occupancy shall correspond to the required *fire-resistance rating* prescribed in Table 508.4 for the uses involved. The type of construction shall apply to each occupancy individually, except that structural members, including main bracing within the open parking structure, which is necessary to support the upper occupancy, shall be protected with the more restrictive fire-resistance-rated assemblies of the groups involved as shown in Table 601. *Means of egress* for the upper occupancy shall conform to Chapter 10 and shall be separated from the parking occupancy by *fire barriers* having not less than a 2-hour *fire-resistance rating* as required by Section 706 with *self-closing doors* complying with Section 716 or *horizontal assemblies* having not less than a 2-hour *fire-resistance rating* as required by Section 711, with *self-closing doors* complying with Section 716. *Means of egress* from the *open parking garage* shall comply with Section 406.5.

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**SECTION 510 SPECIAL PROVISIONS**

**510.8 Group B or M with Group S-2 open parking garage.** Group B or M occupancies located not higher than the first story above grade plane shall be considered as a separate and distinct building for the purpose of determining the type of construction where all of the following conditions are met:

1. The buildings are separated with a *horizontal assembly* having a *fire-resistance rating* of not less than 2 hours.
2. The occupancies in the building below the *horizontal assembly* are limited to Groups B and M.
3. The occupancy above the *horizontal assembly* is limited to a Group S-2 *open parking garage*.
4. The building below the *horizontal assembly* is of Type I or II construction but not less than the type of construction required for the Group S-2 *open parking garage* above.
5. The height and area of the building below the *horizontal assembly* does not exceed the limits set forth in Section 503.
6. The height and area of the Group S-2 *open parking garage* does not exceed the limits set forth in Section 405.5. The height, in both feet and stories, of the Group S-2 *open parking garage* shall be measured from *grade plane* and shall include the building below the *horizontal assembly*.
7. *Exits* serving the Group S-2 *open parking garage* discharge directly to a street or *public way* and are separated from the building below the *horizontal assembly* by 2-hour *fire barriers* constructed in accordance with Section 707 or 2-hour *horizontal assemblies* constructed in accordance with Section 711, or both.

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**SECTION 510 SPECIAL PROVISIONS**

**510.9 Multiple buildings above a horizontal assembly.** Where two or more buildings are provided above the *horizontal assembly* separating a Group S-2 parking garage or building below from the buildings above in accordance with the special provisions in Sections 510.2, 510.3 or 510.8, the buildings above the *horizontal assembly* shall be regarded as separate and distinct buildings from each other and shall comply with all other provisions of this code as applicable to each separate and distinct building.

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**Chapter 6 - Types of Construction**

**SECTION 601 GENERAL**

**601.1 Scope.** The provisions of this chapter shall control the classification of buildings as to type of construction.

**TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)**

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602.4 Type IV.

TABLE 602.4  
WOOD MEMBER SIZE EQUIVALENCIES

| MINIMUM NOMINAL SOLID SAWN SIZE |             | MINIMUM GLUED-LAMINATED NET SIZE |                                |
|---------------------------------|-------------|----------------------------------|--------------------------------|
| Width, inch                     | Depth, inch | Width, inch                      | Depth, inch                    |
| 8                               | 8           | 6 <sup>3</sup> / <sub>4</sub>    | 8 <sup>1</sup> / <sub>4</sub>  |
| 6                               | 10          | 5                                | 10 <sup>1</sup> / <sub>2</sub> |
| 6                               | 8           | 5                                | 8 <sup>1</sup> / <sub>4</sub>  |
| 6                               | 6           | 5                                | 6                              |
| 4                               | 6           | 3                                | 6 <sup>7</sup> / <sub>8</sub>  |

For SI: 1 inch = 25.4 mm.

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602.4 Type IV.

**602.4.1 Columns.**  
Wood columns shall be sawn or glued laminated and shall be not less than 8 inches (203 mm), nominal, in any dimension where supporting floor loads and not less than 6 inches (152 mm) nominal in width and not less than 8 inches (203 mm) nominal in depth where supporting roof and ceiling loads only. Columns shall be continuous or superimposed and connected in an approved manner.

**602.4.2 Floor framing.**  
Wood beams and girders shall be of sawn or glued-laminated timber and shall be not less than 6 inches (152 mm) nominal in width and not less than 10 inches (254 mm) nominal in depth. Framed sawn or glued-laminated timber arches, which spring from the floor line and support floor loads, shall be not less than 8 inches (203 mm) nominal in any dimension. Framed timber trusses supporting floor loads shall have members of not less than 8 inches (203 mm) nominal in any dimension.

**602.4.3 Roof framing.**  
Wood-frame or glued-laminated arches for roof construction, which spring from the floor line or from grade and do not support floor loads, shall have members not less than 6 inches (152 mm) nominal in width and have not less than 8 inches (203 mm) nominal in depth for the lower half of the height and not less than 6 inches (152 mm) nominal in depth for the upper half. Framed or glued-laminated arches for roof construction that spring from the top of walls or wall abutments, framed timber trusses and other roof framing, which do not support floor loads, shall have members not less than 4 inches (102 mm) nominal in width and not less than 6 inches (152 mm) nominal in depth. Spaced members shall be permitted to be composed of two or more pieces not less than 3 inches (76 mm) nominal in thickness where blocked solidly throughout their intervening spaces or where spaces are tightly closed by a continuous wood cover plate of not less than 2 inches (51 mm) nominal in thickness secured to the underside of the members. Splice plates shall be not less than 3 inches (76 mm) nominal in thickness. Where protected by approved automatic sprinklers under the roof deck, framing members shall be not less than 3 inches (76 mm) nominal in width.

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602.4 Type IV.

**602.4.4 Floors.**  
Floors shall be without concealed spaces. Wood floors shall be of sawn or glued-laminated planks, splined or tongue-and-groove, of not less than 3 inches (76 mm) nominal in thickness covered with 1-inch (25 mm) nominal dimension tongue-and-groove flooring, laid crosswise or diagonally, or 0.5-inch (12.7 mm) particleboard or planks not less than 4 inches (102 mm) nominal in width set on edge close together and well spiked and covered with 1-inch (25 mm) nominal dimension flooring or 3/4-inch (12 mm) wood structural panel or 0.5-inch (12.7 mm) particleboard. The lumber shall be laid so that no continuous line of joints will occur except at points of support. Floors shall not extend closer than 0.5 inch (12.7 mm) to walls. Such 0.5-inch (12.7 mm) space shall be covered by a molding fastened to the wall and so arranged that it will not obstruct the swelling or shrinkage movements of the floor. Corbeling of masonry walls under the floor shall be permitted to be used in place of molding.

**602.4.5 Roofs.**  
Roofs shall be without concealed spaces and wood roof decks shall be sawn or glued laminated, splined or tongue-and-groove plank, not less than 2 inches (51 mm) nominal in thickness, 1 1/2-inch-thick (32 mm) wood structural panel (exterior glue), or of planks not less than 3 inches (76 mm) nominal in width, set on edge close together and laid as required for floors. Other types of decking shall be permitted to be used if providing equivalent fire resistance and structural properties.

**602.4.6 Partitions.**  
Partitions shall be of solid wood construction formed by not less than two layers of 1-inch (25 mm) matched boards or laminated construction 4 inches (102 mm) thick, or of 1-hour fire-resistance-rated construction.

**602.4.7 Exterior structural members.**  
Where a horizontal separation of 20 feet (6096 mm) or more is provided, wood columns and arches conforming to heavy timber sizes shall be permitted to be used externally.

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**Chapter 6 - Types of Construction**

**602.5 Type V.**  
 Type V construction is that type of construction in which the structural elements, *exterior walls* and interior walls are of any materials permitted by this code.

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**603.1 Allowable materials.**

**603.1 Allowable materials.**  
 Combustible materials shall be permitted in buildings of Type I or II construction in the following applications and in accordance with Sections 603.1.1 through 603.1.3:

1. *Fire-retardant-treated wood* shall be permitted in:
  - 1.1. Nonbearing partitions where the required *fire-resistance rating* is 2 hours or less.
  - 1.2. Nonbearing *exterior walls* where fire-resistance rated construction is not required.
  - 1.3. Roof construction, including girders, trusses, framing and decking.

**Exception:** In buildings of Type IA construction exceeding two *stories above grade plane*, *fire-retardant-treated wood* is not permitted in roof construction where the vertical distance from the upper floor to the roof is less than 20 feet (6096 mm).

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**603.1 Allowable materials**

2. Thermal and acoustical insulation, other than foam plastics, having a *flame spread index* of not more than 25.

**Exceptions:**

1. Insulation placed between two layers of noncombustible materials without an intervening airspace shall be allowed to have a *flame spread index* of not more than 100.
2. Insulation installed between a finished floor and solid decking without intervening airspace shall be allowed to have a *flame spread index* of not more than 200.
3. Foam plastics in accordance with Chapter 26.
4. Roof coverings that have an A, B or C classification.
5. *Interior floor finish* and floor covering materials installed in accordance with Section 804.
6. Millwork such as doors, door frames, window sashes and frames.
7. *Interior wall and ceiling finishes* installed in accordance with Sections 801 and 803.
8. *Trim* installed in accordance with Section 806.
9. Where not installed greater than 15 feet (4572 mm) above grade, show windows, nailing or furring strips and wooden bulkheads below show windows, including their frames, aprons and show cases.
10. Finish flooring installed in accordance with Section 805.
11. Partitions dividing portions of stores, offices or similar places occupied by one tenant only and that do not establish a *corridor serving an occupant load* of 30 or more shall be permitted to be constructed of *fire-retardant-treated wood*, 1-hour fire-resistance-rated construction or of wood panels or similar light construction up to 6 feet (1829 mm) in height.
12. Stages and platforms constructed in accordance with Sections 410.3 and 410.4, respectively.
13. Combustible *exterior wall coverings*, balconies and similar projections and bay or oriel windows in accordance with Chapter 14.
14. Blocking such as for handrails, millwork, cabinets and window and door frames.

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**SECTION 1004 OCCUPANT LOAD**

**1004.2 Increased occupant load.**

The occupant load permitted in any building, or portion thereof, is permitted to be increased from that number established for the occupancies in Table 1004.1.2, provided that all other requirements of the code are also met based on such modified number and the occupant load does not exceed one occupant per 7 square feet (0.65 m<sup>2</sup>) of occupiable floor space. Where required by the building official, an approved aisle, seating or fixed equipment diagram substantiating any increase in occupant load shall be submitted. Where required by the building official, such diagram shall be posted.

**1004.3 Posting of occupant load.**

Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

**1004.4 Fixed seating.**

For areas having fixed seats and aisles, the occupant load shall be determined by the number of fixed seats installed therein. The occupant load for areas in which fixed seating is not installed, such as waiting spaces, shall be determined in accordance with Section 1004.1.2 and added to the number of fixed seats.

The occupant load of wheelchair spaces and the associated companion seat shall be based on one occupant for each wheelchair space and one occupant for the associated companion seat provided in accordance with Section 1108.2.3.

For areas having fixed seating without dividing arms, the occupant load shall not be less than the number of seats based on one person for each 18 inches (457 mm) of seating length.

The occupant load of seating booths shall be based on one person for each 24 inches (610 mm) of booth seat length measured at the backrest of the seating booth.

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**SECTION 1004 OCCUPANT LOAD**

**1004.5 Outdoor areas.**

Yards, patios, courts and similar outdoor areas accessible to and usable by the building occupants shall be provided with means of egress as required by this chapter. The occupant load of such outdoor areas shall be assigned by the building official in accordance with the anticipated use. Where outdoor areas are to be used by persons in addition to the occupants of the building, and the path of egress travel from the outdoor areas passes through the building, means of egress requirements for the building shall be based on the sum of the occupant loads of the building plus the outdoor areas.

**Exceptions:**

- 1. Outdoor areas used exclusively for service of the building need only have one means of egress.
- 2. Both outdoor areas associated with Group R-3 and individual dwelling units of Group R-2.

**1004.6 Multiple occupancies.**

Where a building contains two or more occupancies, the means of egress requirements shall apply to each portion of the building based on the occupancy of that space. Where two or more occupancies utilize portions of the same means of egress system, those egress components shall meet the more stringent requirements of all occupancies that are served.

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**SECTION 1005 MEANS OF EGRESS SIZING**

**1005.1 General.**

All portions of the means of egress system shall be sized in accordance with this section.

**Exception:** Means of egress complying with Section 1028.

**1005.2 Minimum width based on component.**

The minimum width, in inches (mm), of any means of egress components shall not be less than that specified for such component, elsewhere in this code.

**1005.3 Required capacity based on occupant load.**

The required capacity, in inches (mm), of the means of egress for any room, area, space or story shall not be less than that determined in accordance with Sections 1005.3.1 and 1005.3.2:

**1005.3.1 Stairways.**

The capacity, in inches (mm), of means of egress stairways shall be calculated by multiplying the occupant load served by such stairway by a means of egress capacity factor of 0.3 inch (7.6 mm) per occupant. Where stairways serve more than one story, only the occupant load of each story considered individually shall be used in calculating the required capacity of the stairways serving that story.

**Exception:** For other than Group H and I-2 occupancies, the capacity, in inches (mm), of means of egress stairways shall be calculated by multiplying the occupant load served by such stairway by a means of egress capacity factor of 0.2 inch (5.1 mm) per occupant in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.

**1005.3.2 Other egress components.**

The capacity, in inches (mm), of means of egress components other than stairways shall be calculated by multiplying the occupant load served by such component by a means of egress capacity factor of 0.2 inch (5.1 mm) per occupant.

**Exception:** For other than Group H and I-2 occupancies, the capacity, in inches (mm), of means of egress components other than stairways shall be calculated by multiplying the occupant load served by such component by a means of egress capacity factor of 0.15 inch (3.8 mm) per occupant in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.

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**SECTION 1005 MEANS OF EGRESS SIZING**

**1005.4 Continuity.**

The capacity of the *means of egress* required from any story of a building shall not be reduced along the path of egress travel until arrival at the *public way*.

**1005.5. Distribution of egress capacity.**

Where more than one *exit*, or access to more than one *exit*, is required, the *means of egress* shall be configured such that the loss of any one *exit*, or access to one *exit*, shall not reduce the available capacity to less than 50 percent of the required capacity.

**1005.6 Egress convergence.**

Where the *means of egress* from stories above and below converge at an intermediate level, the capacity of the *means of egress* from the point of convergence shall not be less than the sum of the required capacities for the two adjacent stories.

**1005.7 Encroachment.**

Encroachments into the required *means of egress* width shall be in accordance with the provisions of this section. [Details in Section.]

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**SECTION 1006 MEANS OF EGRESS ILLUMINATION**

**1006.1 Illumination required.**

The *means of egress*, including the *exit discharge*, shall be illuminated at all times the building space served by the *means of egress* is occupied.

**Exceptions:**

- 1. Occupancies in Group U.
- 2. *Aisle accessways* in Group A.
- 3. *Dwelling units* and *sleeping units* in Groups R-1, R-2 and R-3.
- 4. *Sleeping units* of Group I occupancies.

**1006.2 Illumination level.**

The *means of egress* illumination level shall not be less than 1 footcandle (11 lux) at the walking surface.

**Exception:** For auditoriums, theaters, concert or opera halls and similar assembly occupancies, the illumination at the walking surface is permitted to be reduced during performances to not less than 0.2 footcandle (2.15 lux), provided that the required illumination is automatically restored upon activation of a premises' fire alarm system where such system is provided.

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**Chapter 10 MEANS OF EGRESS**

- Sign up for:
- Means of Egress Basics – Joe Versteeg
- Accessibility and Universal Design – Joe Pierz, AIA

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THANKS FOR COMING!!



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