

Title 5, Chapter 1, Section 13, (Item #s and Sub-sections)
Section 310 of IBC Building Code is Titled, “Residential Use Group R”

20. That Section 310.1 shall include revisions to the items shown and read as follows:

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 in accordance with Section 101.2. Residential occupancies shall include the following:

USE GROUP R-1 Residential occupancies containing sleeping units where the occupants are primarily transient in nature, including: Boarding houses (transient), Hotels (transient), Motels (transient).

USE GROUP R-2 STRUCTURES: This use group shall include all multi-family dwellings or dwellings having more than one dwelling unit where one tenant space is above another tenant space. This use shall also include all apartments, boarding houses, convents, dormitories, fraternities and sororities and monasteries and similar buildings arranged for shelter and sleeping accommodations in which the occupants are primarily non-transient in nature.

USE GROUP R-3 STRUCTURES: This use group shall include all buildings arranged for occupancy as detached single family dwellings, including **not more than four (4) lodgers or boarders per family** and multiple side by side attached single family dwellings where each unit has an independent means of egress and is separated by a two (2) hour fire separation assembly with fire-retardant roof sheathing (see Section 709.0).

- That Subsection 310.1.1 is added to Section 310.1 and shall read as follows:

310.1.1 INTERNATIONAL RESIDENTIAL CODE: This code may be used by the Building Official where specific information is not clearly referenced in the International Building Code and shall not conflict with other ordinances or this code for the construction of single family dwellings, as listed in Chapter 35.

21. That Subsection 310.2 shall read as follows:

310.2 DEFINITIONS: The definitions below are added to Section 310.2:

BEDROOM: A room within a dwelling unit capable of being used for sleeping purposes and having a closet.

RESIDENTIAL CHILD CARE FACILITIES: A child care facility which accommodates five (5) or less children of any age shall be classified as Use Group R-3 and shall be located in the residential single family zoning districts.

DORMITORIES: A dormitory facility which accommodates more than five (5) persons six (6) or more years old shall be classified as Use Group R-2.

FAMILY: Means an individual, or two or more persons related by blood, marriage or adoption, living together as a single housekeeping unit; **or a group of not more than 4 persons not related by blood, marriage or adoption, living together as a single housekeeping unit.** (See ordinance 3271- 8/6/99)

CUSTODIAL CARE/ASSISTED LIVING FACILITIES: A building or part thereof housing persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff. This classification shall include, but not be limited to, the following: residential board and care facilities, assisted living facilities, halfway houses, group homes, congregate care facilities, social rehabilitation facilities, alcohol and drug abuse centers and convalescent facilities. They shall be classified as an I-1 or I-2 Use Group, as defined for each occupancy. See Chapter 2 of the adopted IBC code for additional definitions.

Chapter 4 of the IBC is for Special Use and Occupancy.

Section 407 of the IBC Code is Titled “Group I-2

26. That Section 407.11 and its Subsections are added to Section 407.0 and shall read as follows:

407.11 GROUP I-2 DAY CARE CENTERS GENERAL: All day care centers shall meet the following requirements in addition to other applicable provisions of this code.

407.11.1 CONSTRUCTION: All buildings or areas used as and in conjunction with a day care center shall be constructed of non-combustible construction, a minimum of Type 2B. No wood or fire retardant treated wood will be allowed for any part of the construction.

407.11.2 HVAC CONSTRUCTION: All heating, air conditioning and ventilation duct work shall be constructed of metal in the appropriate gauges as required by the mechanical code and its amendments as listed in Chapter 35.

407.11.3 FIRE SUPPRESSION SYSTEM: All buildings or areas used as and in conjunction with a day care center shall have an approved fire suppression system installed regardless of size. The fire suppression system shall conform to NFPA13 as listed in Section 903.2.6.