



Assisted Living Facilities: Occupancy Requirements



See also: LHCFD Speciation #27 *Standards for Assisted Living Homes & Facilities.*

IBC Group R-3 & R-4 Assisted Living Facility Occupancies (Excerpts)

IBC §406.3.4 Private garages & carports, separation. Separations shall comply with the following:

1. The private garage shall be separated from the ***dwelling unit*** and its ***attic area by means of gypsum board, not less than 1/2 inch in thickness, applied to the garage side.*** Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than a ***5/8-inch Type X gypsum board*** or equivalent and ***1/2-inch gypsum board*** applied to structures supporting the separation from habitable rooms ***above the garage.***

Door openings between a private garage and the dwelling unit shall be equipped with either ***solid wood doors or solid or honeycomb core steel doors not less than 1-3/8 inches in thickness,*** or doors in compliance with ***§716.5.3 Door assemblies in corridors and smoke barriers,*** with a ***fire protection rating of not less than 20 minutes.***

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Doors shall be ***self-closing*** and ***self-latching.***

2. Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit, including its attic area, from the garage shall be constructed of sheet steel of not less than 0.019 inches, in thickness, and shall have no openings into the garage.

3. A separation is not required between a Group **R-3** and U carport, provided the carport is entirely open on two or more sides and there are not enclosed areas above.

IBC §503.1 General building height and area limitations. The building height and area of R-4 occupancies shall not exceed the limits specified in Table 503 based on the type of construction as determined by §602 and the occupancies as determined by §302 except as modified hereafter. Each portion of a building separated by one or more firewalls complying with Section 706 shall be considered to be a separate building.

IBC §508.4.4 Separation. Group **R-4** occupancies shall be separated from adjacent occupancies in accordance with Table 508.4.

IBC §508.4.4.1 Construction. Required separations shall be fire barriers constructed in accordance with §707 or horizontal assemblies constructed in accordance with §711, or both, so as to completely separate adjacent occupancies.

IBC §601.1 Types of construction, scope. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in §602.2- §602.5. The building elements shall have a fire resistance rating not less than that specified in Table 601 and exterior walls shall have a fire-resistance rating not less than that specified in Table 602. Where required to have a fire resistance rating by Table 601, building elements shall comply with the applicable provisions of ***§703.2 Fire resistance ratings.***

The ***protection of openings,*** ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code. [Note 1: In other than Type IV construction, interior nonbearing walls and partitions require no fire-resistance rating per Table 601. For interior nonbearing partitions in Type IV construction, see §602.4.6. Note 2: Based on Table 602, nonbearing exterior walls having a fire separation distance of at least 30 feet do not require a fire-resistance rating.]

IBC §705.8.2 Protected openings. Where openings are required to be protected, fire doors and fire shutters shall comply with §716.5 and fire window assemblies shall comply with §716.6.

Exception: Opening protectives are not required where the building is equipped throughout with an automatic sprinkler system in accordance with §903.3.1.1 and the exterior openings are protected by a water curtain using automatic sprinklers approved for that use. [Note: Unprotected and protected openings are not limited with a fire separation distance of 5 feet or greater. A 25% maximum is permitted from 3 to < 5 feet. (See Table 705.8, Notes d and f for Group **R-3** occupancies).

IBC §706.4 Fire-resistance rating. ***Firewalls*** in Group **R-4** occupancies shall have a fire resistance of a minimum of ***2 hours*** per Table 706.4.

IBC §706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a firewall in accordance with Section 706. Party walls shall be constructed without openings and shall create separate buildings.

IBC §716.5 Fire door and shutter assemblies. Approved fire door and fire shutter assemblies shall be constructed of any material or assembly of component materials that conforms to the test requirements of §716.5.1, §716.5.2 or §716.5.3 and the fire protection rating indicated in Table 716.5. Fire door frames with transom lights, sidelights or both shall be permitted in accordance with Section 716.5.6. Fire door assemblies and shutters shall be installed in accordance with the provisions of this section and NFPA 80.

Exceptions:

1. Labeled protective assemblies that conform to the requirements of this section or UL 10A, UL 14B and UL 14C for tin-clad fire door assemblies.
2. Floor fire door assemblies in accordance with §711.8.

IBC §718.3.2 Draftstopping in Groups R-3 and R-4. Draftstopping shall be provided in floor/ceiling spaces in Group R-4 buildings. Draftstopping shall be located above and in line with the dwelling unit and sleeping unit separations.

Exceptions:

1. Draftstopping is not required in buildings equipped throughout with an NFPA 13 automatic sprinkler system in accordance with §903.3.1.1.
2. Draftstopping is not required in buildings equipped throughout with an NFPA 13R automatic sprinkler system in accordance with §903.3.1.2, provided that automatic sprinklers are also installed in the combustibile concealed spaces where the draftstopping is being omitted.

IBC/IFC §803.1 Interior wall and ceiling finish and trim in existing buildings. The provisions of this section shall limit the allowable fire performance and smoke development of interior wall, ceiling finishes, and interior wall and ceiling trim in existing buildings based on location and occupancy classification. Interior wall and ceiling finishes shall be classified in accordance with IBC §803. Such materials shall be grouped in accordance with ASTM E 84, as indicated in §803.1.1, or in accordance with NFPA 286, as indicated in §803.1.2 *Classification in accordance with NFPA 286.*

In Group **R-4** occupancies, interior wall and ceiling finish requirements are as follows:

**TABLE 803.3
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY***

GROUP	SPRINKLERED ^d			NONSPRINKLERED		
	Interior exit stairways and interior exit ramps and exit passageways ^{a, b}	Corridors and enclosure for exit access stairways and exit access ramps	Rooms and enclosed spaces ^c	Interior exit stairways and interior exit ramps and exit passageways ^{a, b}	Corridors and enclosure for exit access stairways and exit access ramps	Rooms and enclosed spaces ^c
A-1 & A-2	B	B	C	A	A ^d	B ^e
A-3 ^f , A-4, A-5	B	B	C	A	A ^d	C
B, E, M, R-1, R-4	B	C	C	A	B	C

Footnote a: Class C interior finish materials shall be allowed for wainscoting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fire-blocked as required by §803.11 of the IBC.

Footnote b: In exit enclosures of buildings, less than three stories in height, Class B interior finish for nonsprinklered buildings and Class C for sprinklered buildings shall be permitted.

IBC §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 except in dwelling units and sleeping units in Group **R-3**.

IBC §1008.1.9.5.1 Closet and bathroom doors in Group R-4 occupancies. In Group **R-4** occupancies, closet doors that latch in the closed position shall be openable from inside the closet, and bathroom doors that latch in the closed position shall be capable of being unlocked from the ingress side.

IBC §1018.1 Corridor Construction. Corridors shall be fire-resistance rated in accordance with Table 1018.1. The corridor walls required to be fire-resistance rated shall comply with §708 for fire partitions. Per Table 1018.1, the corridor fire resistance rating for Group **R-4** occupancies with an occupant load greater than 10 persons is 1/2-hour in buildings protected by either a NFPA 13 or a NFPA 13R automatic sprinkler system and is not permitted in unsprinklered buildings.

IBC §1018.4 Dead ends. Where more than one exit or exit access doorway is required, the exit access shall be arranged such that there are no dead ends in corridors more than 20 feet in length.

Exceptions: In Group **R-4** occupancies where the building is equipped throughout with an automatic sprinkler system in accordance with a **NFPA 13R sprinkler system**, the length of the dead-end corridors shall not exceed 50 feet. A dead-end corridor shall not be limited in length where the length of the dead-end corridor is less than 2.5 times the least width of the dead-end corridor.

IBC §1021.2 Exits from stories. Two exits, or exit access stairways or ramps providing access to exits, from the first story or basement shall be provided where one of the following conditions exists:

1. The occupant load exceeds 10 occupants per story and a minimum exit access travel distance of 75 feet per Table 1021.2(2).
2. The exit access travel distance exceeds 75 feet per Table 1021.2(2) as determined in accordance with the provisions of §1016.1 **Exit travel distance, limitations**.

Exceptions:

1. Group **R-3** occupancy buildings shall be permitted to have one exit.
2. Group **R-3** and **R-4** **congregate residences** shall be permitted to have one exit.

IBC §1029.1 Emergency escape and rescue, general. In addition to the means of egress, as required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.

IBC §1029.2 Minimum size. Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet. **Exception:** The minimum net clear opening for grade floor emergency escape and rescue openings shall be 5.0 square feet

IBC §1029.2.1 Minimum dimensions. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. The net clear opening dimensions shall be the result of normal operation of the opening.

IBC §2902.1 Minimum number plumbing of fixtures. Plumbing fixtures shall be provided for the Group **R-4** occupancies, used as congregate living facilities with 16 or fewer persons, shall have at a minimum of one water closet and one lavatory per 10 persons, one bathtub or shower per 8 persons, and a minimum of one service sink per Table 2902.1.

IBC §3411.8.7 Accessible dwelling or sleeping units. Where Group **R-4** dwelling or sleeping units are being altered or added, the requirements of Chapter 11A or 11B as applicable for Accessible units apply only to the quantity of spaces being altered or added.

IBC §3411.8.9 Type B dwelling or sleeping units. Where four or more Group **R-3** or **R-4** dwelling or sleeping units are being added, the requirements of Chapter 11A or 11B as applicable for Type B units apply only to the quantity of the spaces being added. Where Group **R-3** or **R-4** dwelling or sleeping units are being altered and where the work area is greater than 50 percent of the aggregate area of the building, the requirements of §1107 for Type B units apply only to the quantity of the spaces being altered.

IFC Group R-3 & R-4 Assisted Living Facility Occupancies (Excerpts)

IFC §102.9 Matters not provided for. Requirements that are essential for the public safety of an existing or proposed activity, building, or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code, shall be determined by the Fire Code Official (Fire Marshal).

IFC §404.2 Fire Safety and evacuation plans, where required. An approved fire safety and evacuation plan shall be prepared and maintained for Group **R-4** occupancies and buildings.

IFC §405.1 Emergency evacuation drills complying with the provisions of this section shall be conducted at least annually in all Group **R-4** occupancies. Drills shall be designed in cooperation with the local authorities.

IFC §405.2 Frequency. Group **R-4** occupancies are required to conduct emergency evacuation drills and shall be held at least quarterly on each shift for employees or more frequently where necessary to familiarize all occupants with the drill procedure. Fire and evacuation drills in Residential Care Assisted Living Facilities shall include complete evacuation of the premises in accordance with §408.10.5. **Resident Participation.** Where occupants receive habilitation or rehabilitation training, fire prevention and fire safety practices shall be included as part of the training program.

IFC §408.10 Group R-4 occupancies. Group **R-4** occupancies shall comply with the requirements of §408.10.1 through §408.10.5 and §401 through §406.

IFC §408.10.5 Resident participation. Emergency evacuation drills in Residential Care Assisted Living Facilities shall involve the actual evacuation of residents to a selected assembly point and shall provide residents with experience in exiting through all required exits. All required exits shall be used during emergency evacuation drills.

Exception: Actual exiting from windows shall not be required. Opening the window and signaling for help shall be an acceptable alternative.

IFC §603.4 Portable unvented heaters. Portable unvented fuel-fired heating equipment shall be prohibited in Group **R-3** and **R-4** occupancies.

Exceptions:

1. Listed and approved unvented fuel-fired heaters, including portable outdoor gas-fired heating appliances, in one- and two-family dwellings.
2. Portable outdoor gas-fired heating appliances shall be allowed in accordance with §603.4.2.

IFC §806.1.1 Natural cut trees, restricted occupancies. Natural cut trees shall be prohibited in Group **R-4** occupancies.

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

IFC §903.2.8.1 Group R-3 or R-4 congregate residences. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group **R-3** or **R-4** congregate living facilities with 16 or fewer residents.

IFC §903.2.8.2 Care facilities. An automatic sprinkler system installed in accordance with §903.3.1.3 **NFPA 13D sprinkler systems** shall be permitted in care facilities with 5 or fewer individuals in a single-family dwelling.

IFC §903.3.1.3 NFPA 13D sprinkler systems. Automatic sprinkler systems installed in one and two-family dwellings, Group **R-3** and **R-4** congregate living facilities, and townhouses, shall be permitted to be installed throughout in accordance with **NFPA 13D**.

IFC §903.3.2 Quick-response and residential sprinklers. Where automatic sprinkler systems are required by this code, quick-response or residential automatic sprinklers shall be installed in accordance with §903.3.1 **Sprinkler Standards** and their listings, in all dwelling units and sleeping units in **R-3 & R-4** occupancies.

IFC §903.3.1.2 NFPA 13R sprinkler systems. NFPA 13R automatic sprinkler systems in Group **R** occupancies, up to and including 4 stories in height, shall be permitted to be installed throughout.

IFC §903.3.1.2.1 Balconies and decks. Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of *dwelling units* where the building is of Type V construction, provided there is a roof or deck above.

Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch to 6 inches below the structural members and a maximum distance of 14 inches below the deck of the exterior balconies and decks that are constructed of open wood joist construction.

IFC §906.1 Portable Fire Extinguishers, where required. Portable fire extinguishers shall be installed in the following locations.

1. In new and existing Group **R-4** occupancies.
2. Within 30 feet of commercial cooking equipment.
3. In areas where flammable or combustible liquids are stored, used, or dispensed.
4. On each floor of structures under construction, except R-3 occupancies, in accordance with §3315.1.
5. Where required by the sections indicated in Table 906.1.
6. Special-hazard areas, including but not limited to laboratories, computer rooms and generator rooms, where required by the fire code official.

IFC §907.2.10 Group R-4. Fire Alarm Systems and Smoke Alarms shall be installed in **Group R-4** occupancies as required in §907.2.10.1 through §907.2.10.3.

IFC §907.2.10.1 Manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with §907.5 *Occupant Notification System*, shall be installed in Group **R-4** occupancies.

Exceptions:

1. A manual fire alarm system is not required in buildings not more than two stories in height where all individual sleeping units and contiguous attic and crawl spaces to those units are separated from each other and public or common areas by at least 1-hour fire partitions and each individual sleeping unit has an exit directly to a public way, egress court or yard.
2. Manual fire alarm boxes are not required throughout the building when the following conditions are met:
 - a. The building is equipped throughout with an automatic sprinkler system installed in accordance with **NFPA 13** or **NFPA 13R sprinkler systems**;
 - b. The notification appliances will activate upon sprinkler water flow; and
 - c. At least one manual fire alarm box is installed at an approved location.
3. Manual fire alarm boxes in resident or patient sleeping areas shall not be required at exits where located at all nurses' control stations or other constantly attended staff locations, provided such stations are visible and continuously accessible and that travel distances required in §907.4.2.1 *Location* are not exceeded.

IFC §907.2.11.2 Groups R-3 & R-4 single or multiple-station smoke alarms shall be installed and maintained in regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split-levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

IFC §907.2.11.3 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group **R** occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

IFC §907.2.11.4 Power source. In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.

Exception: Smoke alarms are not required to be equipped with battery backup where they are connected to an emergency electrical system.

Construction Requirements for All Existing R-3 & R-4 Buildings Include the Following:

1. **IFC §1103.2 Emergency responder radio coverage** in existing Group **R-3** and **R-4** buildings. Existing buildings that do not have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building, shall be equipped with such coverage according to one of the following:

1. Whenever an existing wired communication system cannot be repaired or is being replaced, or where not approved in accordance with **§510.1, Exception 1**.
2. Within a time frame established by the adopting authority.

Exception: Where it is determined by the FCO that the radio coverage system is not needed.

2. **IFC §1103.7.7 Fire alarm systems Group R-4.** A **manual fire alarm system** that activates the occupant notification system in accordance with **§907.6 Installation** shall be installed in existing Group **R-4** residential care/assisted living facilities in accordance with **§907.2.10.1 Manual fire alarm system**.

Exceptions:

1. Where there are interconnected smoke alarms meeting the requirements of **§907.2.11** and there is at least one manual fire alarm box per floor arranged to continuously sound the smoke alarms.
2. Other manually activated, continuously sounding alarms approved by the fire code official.

3. **IFC §1103.8 Single- and multiple-station smoke alarms.** Single and multiple-station smoke alarms shall be installed in existing Group R occupancies in accordance with **§1103.8.1 Where required**, **§1103.8.2 Interconnection**, and **§1103.8.3 Power source**.

4. **IFC §1103.9 Carbon monoxide alarms.** Existing Group **R-3** and **R-4** occupancies located in a building containing a fuel-burning appliance or a building, which has an attached garage, shall be equipped with single-station carbon monoxide alarms. The carbon monoxide alarms shall be listed as complying with **UL 2034**, and be installed and maintained in accordance with **NFPA 720** and the manufacturer's instructions. An open parking garage, as defined in the IBC, or an enclosed parking garage ventilated in accordance with International Mechanical Code (**IMC**) **§404** shall not be deemed to be an attached garage.

Exception: Sleeping units or dwelling units which do not themselves contain a fuel-burning appliance or have an attached garage, but which are located in a building with a fuel-burning appliance or an attached garage, need not be equipped with single-station carbon monoxide alarms provided that:

1. The sleeping unit or dwelling unit is located more than one story above or below any story that contains a fuel-burning appliance or an attached garage;
2. The sleeping unit or dwelling unit is not connected by duct work or ventilation shafts to any room containing a fuel-burning appliance or to an attached garage; and
3. The building is provided with a common area carbon monoxide alarm system.

5. **IFC §1104.5 Illumination emergency power.** The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, illumination shall be automatically provided from an emergency system in **E, I** and **R-4** occupancies where such occupancies require two or more means of egress, except in Group R-4, where each sleeping unit has direct access to the outside of the building at ground level.

AL Facility Physical Plant Codes & Standards Resources

- **Arizona Revised Statutes** (A.R.S.) – www.azleg.gov/arstitle
- **Arizona Administrative Codes** (A.A.C.) – www.azsos.gov/rules/arizona-administrative-code
- **Physical Plant Codes and Standards** – www.azdhs.gov/licensing/index.php#architectural-plans

State Licensing Rules Section Physical Plant Standards

An Administrator shall ensure that:

- The applicable physical plant health and safety codes and standards, incorporated by reference in AAC R9-10-412, that were in effect on the date the health care institution submitted architectural plans and specifications to the Department for approval according to R9-10- 104.

A.A.C. R9-1-412. Physical Plant Health and Safety Codes and Standards

- Other jurisdictions- federal, county, city or other state agencies may have applicable requirements that may be additional (such as local zoning ordinances) or more restrictive than the minimum requirements established by these rules and regulations.
 - If a conflict occurs among standards adopted by reference, the more restrictive standard shall govern
 - “Permitted” plans and specification- demonstrates compliance with local jurisdiction

A.A.C. R9-10-104.01. Codes and Standards

- A. For a health care institution that is required by this Chapter to comply with any of the physical plant codes and standards incorporated by reference in this Section, an applicant shall follow the requirements in subsection (B), except as follows:
1. Physical plant standards specified in applicable Articles of this Chapter shall govern over the codes and standards incorporated by reference in subsection (B); and
 2. If a conflict occurs among the codes and standards incorporated by reference in subsection (B), the more restrictive codes and standards shall govern over the less restrictive.