

## R-4 Requirements Condition 1 and 2

### 2024 International Building Code

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#### 1. General Occupancy Classification

- **Group R-4** includes residential care or assisted living facilities with more than 5 but not more than 16 occupants, excluding staff.
    - R-4 Condition 1 occupancies provide custodial care for residents who require assistance with daily living but are capable of responding to emergencies without verbal or physical assistance from staff.
    - R-4 Condition 2 occupancies provide custodial care for residents who require limited verbal or physical assistance while responding to an emergency situation to complete building evacuation.
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#### 2. Construction Type and Fire Resistance Ratings

- **Construction Requirements:**
    - **Maximum Area for Type 5B Construction, One Story, Sprinklered: Type 5B** is permitted, with a maximum sprinklered area of **28,000 square feet**.
    - **Maximum Number of Stories for Type 5B Construction: Type 5B** construction is permitted, with a maximum of **two stories** when sprinklered with NFPA 13D, **three stories** when sprinklered with NFPA 13R.
  - **Fire-Resistance Ratings:**
    - **Fire Barriers** separating fire areas: Typically, **1 hour**.
    - **Smoke Barriers:** Not required unless specific conditions apply.
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#### 3. Fire Protection Systems

- **Fire Sprinklers:**
  - A fully automatic sprinkler system complying with **NFPA 13** or **NFPA 13R** is required throughout the building.
  - Sprinkler systems complying with **NFPA 13D** are permitted in Group R-4 Condition 1 occupancies and care facilities.
  - Quick-response sprinklers must be installed in living and sleeping areas.
- **Fire Alarms/Detection:**
  - Smoke alarms are required in all bedrooms, outside sleeping areas, and on each story, including basements, per IRC Section R314.
  - Carbon monoxide alarms are required in areas with fuel-burning appliances or attached garages, per IRC Section R315.
  - Smoke alarms must be interconnected receive their primary power from the building wiring and be provided with battery backup.
- **Smoke Barriers:** Not required unless specific conditions apply.

- Attic protection: Group R-4 Condition 2 attics, require protection based on usage, fuel-fired equipment, construction type, or height, with options including automatic sprinklers, heat detection system, noncombustible materials, fire-retardant treated wood, or noncombustible insulation.
  - **Fire Extinguishers:**
    - Fire extinguishers are required throughout the building.
    - **Travel Distances:**
      - **75 feet** for Class A hazards.
      - **50 feet** for Class B hazards.
    - Fire extinguishers must be inspected monthly and maintained annually per **NFPA 10**.
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#### 4. Means of Egress

- **Corridor Width:** Minimum clear width of **44 inches** in areas serving occupant movement.
  - **Door Width:** Minimum clear width of **32 inches** for doors in the means of egress.
  - **Travel Distance:** Maximum travel distance to an exit: **250 feet**, extendable with sprinkler protection.
  - **Horizontal Exits:** Not typically required but may be included to enhance egress flexibility.
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#### 5. Emergency Power and Systems

- Emergency power must support:
    - **Egress Lighting.**
    - **Fire Alarm Systems.**
    - **Critical Systems** where required by specific facility needs.
  - Standby power systems must comply with **NFPA 110 standards**.
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#### 6. Interior Finishes

- **Wall and Ceiling Finishes:** Must meet **Class B or C flame spread ratings** in living and common areas.
  - **Floor Finishes:** Must meet **Class II critical radiant flux** in corridors and exits.
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#### 7. Unique Provisions

- **Delayed Egress Locks:** Permitted under specific conditions to ensure occupant safety.
  - **Staffed Areas:** Staff must be present and trained to assist residents in maintaining life safety procedures during emergencies.
  - **Small Residential Feel:** R-4 occupancies often incorporate residential design elements to enhance comfort and care for residents.
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