

Comm 14.01 (1) Which residential adult-care facilities are regulated by Comm 14, Fire Prevention Code, and which building code criteria generally apply to these facilities? (March 27, 2009; revised August 10, 2009; October 4, 2010; and October 5, 2011)

Answer:

This table summarizes how chapter Comm 14 and the minimum provisions of the Department's building codes are generally applied to the residential adult-care facilities listed in the table, depending on the number of adult-care residents and on when and how the facility was constructed. (Various other types of residential adult-care facilities occur that are not addressed by this table, such as nursing homes, intermediate-care facilities, skilled nursing facilities, facilities serving people with developmental disabilities, hospitals, hospices, detoxification facilities, or facilities where care and housing is provided on less than a 24-hour basis.)

Application of the Pre- and Post-July 1, 2002, Fire Prevention Code
and Commercial Building Code (and the Uniform Dwelling Code)
for Residential Adult-Care Facilities in Non-Converted and Converted Buildings

	NON-CONVERTED BUILDING ^a				CONVERTED BUILDING ^b		
	Type of Facility	Number of Adult-Care Residents	Pre-7/1/02 Code	Post-7/1/02 Code	Number of Adult-Care Residents	Pre-7/1/02 Code	Post-7/1/02 Code
UDC	One- or 2-Family Dwelling	1–2	UDC	UDC	1–2	UDC, if post-6/1/80 building	UDC, if post-6/1/80 building
	Adult Family Home ^c	3–4 ^d	Excluded from CBC and Comm 14; apply UDC	Excluded from CBC and Comm 14; apply UDC	3–4 ^d	Excluded from CBC and Comm 14; apply UDC	Excluded from CBC and Comm 14; apply UDC.
CBC and Comm 14	Community-Based Residential Facility ^{i,l}	5–8	Comm 61.001 put these within the scope of UDC ^e	Comm 62.0400 (4) applies UDC ^e	5–8	Excluded from CBC; apply UDC ^f	R–4 occupancy; owner can apply UDC or CBC ^f
		9–16	Comm 57 ^e	R–4, I–2 occupancy ^{e,j}	9–16/20 ^k	Comm 61 ^{f,g,h}	R–4, I–2 ^{f,g,j}
		>16	Comm 57 ^e	I–1, I–2 ^{e,j}	>16/20 ^k	Comm 57 ^e	I–1, I–2 ^{e,j}

^a This heading is for buildings that were constructed as an adult-care facility. The pre- and post-7/1/02 code columns refer to whether that construction occurred before or after July 1, 2002, and generally show which building code criteria apply.

^b This heading is for previously constructed buildings that were subsequently converted to an adult-care facility. The pre- and post-7/1/02 columns refer to whether that conversion occurred before or after July 1, 2002, and generally show which building code criteria apply.

^c Adult family homes are excluded from the CBC and Comm 14 by sections 101.01 (11) and (12) and 50.01 (1) of the Statutes.

^d Can be more than 4 if all are siblings.

^e Statutorily defined as a public building and as a place of employment.

- ^f Specifically excluded from the statutory definition of public building – but statutorily defined as a place of employment, for the “safe place” purposes in section 101.11 of the Statutes.
- ^g Building code specifically required by section 101.127 of the Statutes.
- ^h For conversions that occurred before July 1, 1978, apply Ind 57.
- ⁱ The Department of Health Services may have additional, more restrictive requirements, depending upon the classification of the CBRF covered by their license.
- ^j Must be an I-2 occupancy if the residents are incapable of self-preservation.
- ^k For conversions between 7/1/02 to 3/1/08, up to 20 residents were acceptable in an R-4 occupancy.
- ^L Carbon monoxide alarms are required under either section Comm 62.1200 or 66.0500.