

Chapter 26 Lodging or Rooming Houses

26.1 General Requirements.

26.1.1 Application.

26.1.1.1* The requirements of this chapter shall apply to buildings that provide sleeping accommodations for 16 or fewer persons on either a transient or permanent basis, with or without meals, but without separate cooking facilities for individual occupants, except as provided in Chapter 24.

26.1.1.2 The requirements of this chapter shall apply to new buildings and to existing or modified buildings according to the provisions of 1.3.1 of this *Code*.

26.1.2 Multiple Occupancies.

26.1.2.1 Multiple occupancies shall be in accordance with 6.1.14.

26.1.2.2 No lodging or rooming house shall have its sole means of egress pass through any nonresidential occupancy in the same building, unless otherwise permitted by 26.1.2.2.1 or 26.1.2.2.2.

26.1.2.2.1 In buildings that are protected by an automatic sprinkler system in accordance with Section 9.7, lodging or rooming houses shall be permitted to have their sole means of egress pass through a nonresidential occupancy in the same building, provided that the following criteria are met:

- (1) The lodging or rooming house shall comply with Chapter 26.
- (2) The sole means of egress from the lodging or rooming house shall not pass through a high hazard contents area as defined in 6.2.2.4.

26.1.2.2.2 In buildings that are not protected by an automatic sprinkler system in accordance with Section 9.7, lodging or rooming houses shall be permitted to have their sole means of egress pass through a nonresidential occupancy in the same building, provided that the following criteria are met:

- (1) The sole means of egress from the lodging or rooming house to the exterior shall be separated from the remainder of the building by fire barriers having a fire resistance rating of not less than 1 hour.
- (2) The lodging or rooming house shall comply with Chapter 26.
- (3) The sole means of egress from the lodging or rooming house shall not pass through a high hazard contents area, as defined in 6.2.2.4.

26.1.2.3 Lodging or rooming houses shall be permitted to be located above a nonresidential occupancy only where one of the following conditions exists:

- (1) Where the lodging or rooming house and exits therefrom are separated from the nonresidential occupancy by construction having a fire resistance rating of not less than 1 hour
- (2) Where the nonresidential occupancy is protected throughout by an approved, supervised automatic sprinkler system in accordance with Section 9.7
- (3) Where the lodging or rooming house is located above a nonresidential occupancy, and the nonresidential occupancy is protected by an automatic fire detection system in accordance with Section 9.6

26.1.3 Special Definitions. Special terms applicable to this chapter are defined in Chapter 3. Where necessary, other terms are defined in the text.

26.1.4 Classification of Occupancy. See 6.1.8 and 26.1.1.1.

26.1.5 Classification of Hazard of Contents. The contents of residential occupancies shall be classified as ordinary hazard in accordance with 6.2.2.

26.1.6 Minimum Construction Requirements. (No special requirements)

26.1.7 Occupant Load. See 26.1.1.1.

26.2 Means of Escape Requirements.

26.2.1 Number and Types of Means of Escape.

26.2.1.1 Primary Means of Escape.

26.2.1.1.1 Every sleeping room and living area shall have access to a primary means of escape complying with Chapter 24 and located to provide a safe path of travel to the outside.

26.2.1.1.2 Where the sleeping room is above or below the level of exit discharge, the primary means of escape shall be an interior stair in accordance with 26.2.2, an exterior stair, a horizontal exit in accordance with 7.2.4, or an existing fire escape stair in accordance with 7.2.8.

26.2.1.2 Secondary Means of Escape. In addition to the primary route, each sleeping room and living area shall have a second means of escape in accordance with 24.2.2, unless the sleeping room or living area has a door leading directly outside the building with access to grade or to a stairway that meets the requirements for exterior stairs in 26.2.1.1.2.

26.2.1.3 Two Primary Means of Escape. In other than existing buildings and those protected throughout by an approved, supervised automatic sprinkler system in accordance with 26.3.6, every story more than 2000 ft² (185 m²) in area, or with travel distance to the primary means of escape more than 75 ft (23 m), shall be provided with two primary means of escape remotely located from each other.

26.2.2 Stairways.

26.2.2.1 Interior stairways, other than those in accordance with 26.2.2.2 or 26.2.2.3, shall comply with 7.2.2.5.3 and shall be enclosed by ½-hour fire barriers with all openings protected with smoke-actuated automatic-closing or self-closing doors having a fire resistance comparable to that required for the enclosure.

26.2.2.2 Where an interior stair connects the street floor with the story next above or below only, but not with both, the interior stair shall be required to be enclosed only on the street floor.

26.2.2.3 Stairways shall be permitted to be unenclosed in accordance with 26.3.1.1.2 and 26.3.1.1.3.

26.2.2.4 Winders in accordance with 7.2.2.2.4 shall be permitted.

26.2.3 Doors.

26.2.3.1 Doors in a means of escape, other than bathroom doors in accordance with 26.2.3.2, and paths of travel in a means of escape shall be not less than 28 in. (710 mm) wide.

26.2.3.2 Bathroom doors shall be not less than 24 in. (610 mm) wide.

26.2.3.3 Every closet door latch shall be such that it can be readily opened from the inside in case of emergency.

26.2.3.4 Every bathroom door shall be designed to allow opening from the outside during an emergency when locked.

26.2.3.5 Door-locking arrangements shall comply with either 26.2.3.5.1 or 26.2.3.5.2.

26.2.3.5.1* No door in any means of escape shall be locked against egress when the building is occupied.

26.2.3.5.2 Delayed-egress locks complying with 7.2.1.6.1 shall be permitted, provided that not more than one such device is located in any one escape path.

26.2.3.6 Doors serving a single dwelling unit shall be permitted to be provided with a lock in accordance with 7.2.1.5.6.

26.3 Protection.

26.3.1 Protection of Vertical Openings.

26.3.1.1 Vertical openings shall comply with 26.3.1.1.1, 26.3.1.1.2, or 26.3.1.1.3.

26.3.1.1.1 Vertical openings shall be protected so that no primary escape route is exposed to an unprotected vertical opening.

26.3.1.1.1.1 The vertical opening shall be considered protected if the opening is cut off and enclosed in a manner that provides a smoke- and fire-resisting capability of not less than ½ hour.

26.3.1.1.1.2 Any doors or openings shall have a smoke- and fire-resisting capability equivalent to that of the enclosure and shall be automatic-closing on detection of smoke or shall be self-closing.

26.3.1.1.2 In buildings three or fewer stories in height that are protected throughout by an approved automatic sprinkler system in accordance with 26.3.6, unprotected vertical openings shall be permitted, provided that a primary means of escape from each sleeping area is provided that does not pass through a portion of a lower floor, unless such portion is separated from all spaces on that floor by construction having a ½-hour fire resistance rating.

26.3.1.1.3 Stair enclosures shall not be required in buildings two or fewer stories in height where both of the following conditions exist:

- (1) The building is protected throughout by an approved, supervised automatic sprinkler system in accordance with 26.3.6.1.
- (2) The allowance of 24.2.2.1.2 to omit a secondary means of escape is not used.

26.3.1.2* Exterior stairs shall be protected against blockage caused by fire within the building.

26.3.2 Interior Finish.

26.3.2.1 General. Interior finish shall be in accordance with Section 10.2.

26.3.2.2 Interior Wall and Ceiling Finish. Interior wall and ceiling finish materials complying with Section 10.2 shall be Class A, Class B, or Class C.

26.3.2.3 Interior Floor Finish.

26.3.2.3.1 Newly installed interior floor finish shall comply with Section 10.2.

26.3.2.3.2 Newly installed interior floor finish shall comply with 10.2.7.1 or 10.2.7.2, as applicable.

26.3.3 Contents and Furnishings.

26.3.3.1 Contents and furnishings shall not be required to comply with Section 10.3.

26.3.3.2 Furnishings or decorations of an explosive or highly flammable character shall not be used.

26.3.3.3 Fire-retardant coatings shall be maintained to retain the effectiveness of the treatment under service conditions encountered in actual use.

26.3.4 Detection, Alarm, and Communications Systems.**26.3.4.1 General.**

26.3.4.1.1 Lodging and rooming houses, other than those meeting 26.3.4.1.2, shall be provided with a fire alarm system in accordance with Section 9.6.

26.3.4.1.2 A fire alarm system in accordance with Section 9.6 shall not be required in existing lodging and rooming houses that have an existing smoke detection system meeting or exceeding the requirements of 26.3.4.5.1 where that detection system includes not less than one manual fire alarm box per floor arranged to initiate the smoke detection alarm.

26.3.4.2 Initiation. Initiation of the required fire alarm system shall be by manual means in accordance with 9.6.2, or by alarm initiation in accordance with 9.6.2.1(3) in buildings protected throughout by an approved automatic sprinkler system in accordance with 26.3.6.

26.3.4.3 Notification. Occupant notification shall be provided automatically in accordance with 9.6.3,

as modified by 26.3.4.3.1 and 26.3.4.3.2.

26.3.4.3.1* Visible signals for the hearing impaired shall not be required where the proprietor resides in the building and there are five or fewer rooms for rent.

26.3.4.3.2 Positive alarm sequence in accordance with 9.6.3.4 shall be permitted.

26.3.4.4 Detection. (Reserved)

26.3.4.5 Smoke Alarms.

26.3.4.5.1 Approved single-station smoke alarms, other than existing smoke alarms meeting 26.3.4.5.3, shall be installed in accordance with 9.6.2.9 in every sleeping room.

26.3.4.5.2 The smoke alarms required by 26.3.4.5.1 shall not be required to be interconnected.

26.3.4.5.3 Existing battery-powered smoke alarms, rather than house electric-powered smoke alarms, shall be permitted where the facility has demonstrated to the authority having jurisdiction that the testing, maintenance, and battery replacement programs will ensure reliability of power to the smoke alarms.

26.3.5 Separation of Sleeping Rooms.

26.3.5.1 All sleeping rooms shall be separated from escape route corridors by smoke partitions in accordance with Section 8.4.

26.3.5.2 There shall be no louvers or operable transoms in corridor walls.

26.3.5.3 Air passages shall not penetrate corridor walls, unless they are properly installed heating and utility installations other than transfer grilles.

26.3.5.4 Transfer grilles shall be prohibited in corridor walls.

26.3.5.5 Doors shall be provided with latches or other mechanisms suitable for keeping the doors closed.

26.3.5.6 Doors shall not be arranged to prevent the occupant from closing the door.

26.3.5.7 In buildings other than those protected throughout by an approved automatic sprinkler system in accordance with 26.3.6, doors shall be self-closing or automatic-closing upon detection of smoke.

26.3.6 Extinguishment Requirements.

26.3.6.1 All new lodging or rooming houses, other than those meeting 26.3.6.2, shall be protected throughout by an approved automatic sprinkler system in accordance with 26.3.6.3.

26.3.6.2 An automatic sprinkler system shall not be required where every sleeping room has a door opening directly to the outside of the building at street or ground level, or has a door opening directly to the outside leading to an exterior stairway that meets the requirements of 26.2.1.1.2.

26.3.6.3 Where an automatic sprinkler system is required or is used as an alternative method of protection, either for total or partial building coverage, the system shall be in accordance with Section 9.7 and 26.3.6.3.1 through 26.3.6.3.6.

26.3.6.3.1 Activation of the automatic sprinkler system shall actuate the fire alarm system in accordance with Section 9.6.

26.3.6.3.2 Systems in accordance with NFPA 13R, *Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height*, shall be permitted in buildings up to and including four stories in height.

26.3.6.3.3* Systems in accordance with NFPA 13D, *Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes*, shall be permitted where the following requirements are met:

- (1) The lodging or rooming house shall not be part of a mixed occupancy.
- (2) Entrance foyers shall be sprinklered.

- (3) Lodging or rooming houses with sleeping accommodations for more than eight occupants shall be treated as two-family dwellings with regard to the water supply.

26.3.6.3.4 In buildings sprinklered in accordance with NFPA 13, *Standard for the Installation of Sprinkler Systems*, closets less than 12 ft² (1.1 m²) in area in individual dwelling units shall not be required to be sprinklered.

26.3.6.3.5 In buildings sprinklered in accordance with NFPA 13, *Standard for the Installation of Sprinkler Systems*, closets that contain equipment such as washers, dryers, furnaces, or water heaters shall be sprinklered regardless of size.

26.3.6.3.6 In existing lodging or rooming houses, sprinkler installations shall not be required in closets not exceeding 24 ft² (2.2 m²) and in bathrooms not exceeding 55 ft² (5.1 m²).

26.4 Reserved.

26.5 Building Services.

26.5.1 Utilities. Utilities shall comply with the provisions of Section 9.1.

26.5.2 Heating, Ventilating, and Air-Conditioning.

26.5.2.1 Heating, ventilating, and air-conditioning equipment shall comply with the provisions of Section 9.2.

26.5.2.2 Unvented fuel-fired heaters, other than gas space heaters in compliance with NFPA 54, *National Fuel Gas Code*, shall not be used.

26.5.3 Elevators, Escalators, and Conveyors. Elevators, escalators, and conveyors shall comply with the provisions of Section 9.4.

NEXT CHAPTER

