

CODE REQUIREMENTS FOR ASSISTED LIVING FACILITIES

(based on the 2015 Virginia Construction Code, effective September 4, 2018)

Subject	Code Requirements
<p>This chart is only for newly constructed buildings licensed as Assisted Living Facilities (ALFs) by the Virginia Department of Social Services (DSS). Existing facilities remain classified and have the number and types of residents permitted under the code in effect when the facilities were constructed. Change of occupancy in existing buildings to become licensed ALFs or to change from one classification to another are addressed on a case by case basis. Note: Page five contains an overview of the historical classifications of ALFs under the Uniform Statewide Building Code.</p>	
<p>2015 VCC Classifications</p>	<p>Group I-1 (Condition 1) – Seventeen or more residents who, without any assistance, have the ability to respond to emergency situations (308.3 and 202, Definition of “Custodial care”). Not more than five of the residents may require any level of physical assistance from staff to respond to an emergency situation provided they reside on the level of exit discharge (308.3.1). These facilities would be licensed as ambulatory facilities by DSS.</p> <p>Group I-1 (Condition 2) – Seventeen or more residents (308.3) who have the ability to respond to an emergency situations to complete building evacuation with no more than one staff member providing assistance. Five of the residents may require physical assistance from more than one staff member to respond to an emergency situation (308.3.2). These facilities would be licensed as nonambulatory facilities by DSS.</p> <p>Group I-2 (Condition 1)– Six or more residents who are incapable of self-preservation (require assistance by more than one staff member when responding to an emergency situation to complete building evacuation)(308.4). These facilities do not provide emergency care, surgery, obstetrics or in-patient stabilization units for psychiatric or detoxification, including but not limited to nursing homes and foster care facilities (308.4.1.1). These facilities would be licensed as nonambulatory facilities by DSS.</p> <p>Group I-2 (Condition 2)– Six or more residents who are incapable of self-preservation (require assistance by more than one staff member when responding to an emergency situation to complete building evacuation)(308.4). These facilities could provide emergency care, surgery, obstetrics or in-patient stabilization units for psychiatric or detoxification, including but not limited to hospitals (308.4.1.2). These facilities would be licensed as nonambulatory facilities by DSS.</p> <p>Group R-4 (Condition 1) –Six to 16 residents who have the ability to respond to emergency situations (310.6 and 202, Definition of “Custodial care”). Not more than five of the residents may require any level of physical assistance from staff to respond to an emergency situation provided they reside on the level of exit discharge (310.6, Exception 2). These facilities would be licensed as ambulatory facilities by DSS.</p> <p>Group R-4 (Condition 2) – Six to 16 residents (310.6). All residents may require assistance by not more than one staff member when responding to an emergency situation to complete building evacuation (310.6.2). These facilities would be licensed as nonambulatory facilities by DSS.</p>

	<p>Group R-5 (nonsprinklered) – (International Residential Code) Up to eight residents with one or more resident counselors where all residents must be capable of responding to an emergency situation without physical assistance (310.6, Exception 3). These facilities would be licensed as ambulatory facilities by DSS.</p> <p>Group R-5 (sprinklered) – (International Residential Code) Up to eight residents with one or more resident counselors where not more than five of the residents may require any level of physical assistance from staff to respond to an emergency situation provided they reside on the level of exit discharge (310.6, Exception 4). These facilities would be licensed as ambulatory facilities by DSS.</p>	
<p>2015 VCC technical requirements for Groups I-1, R-4 and R-5 have not changed from previous editions of the VCC and are therefore not addressed in this chart. New requirements have been added for Group I-2 as outlined below. See VCC Section 407 for additional requirements for Group I-2 (Condition 1 and Condition 2).</p>		
<p>Sprinkler System</p>	<p>Group I-2 (Condition 1)</p> <p>An NFPA 13 sprinkler system must be used (903.2.6). An increase in stories is not permitted as a trade-off for the sprinkler system (504.4). See 407.2 for additional requirements/exceptions.</p>	<p>Group I-2 (Condition 2)</p> <p>An NFPA 13 sprinkler system must be used (903.2.6). An increase in stories is not permitted as a trade-off for the sprinkler system (504.4). See 407.2 for additional requirements/exceptions.</p>
<p>Alarm/Detection System</p>	<p>A fire alarm system is required. Corridors and spaces open to the corridors shall be equipped with an automatic fire detection system. See 407 for additional requirements/exceptions.</p>	<p>A fire alarm system is required. Shall be equipped with smoke detection as required in Section 407.2. See 407 for additional requirements/exceptions.</p>
<p>Smoke Partitions</p>	<p>Care suites shall be separated from other portions of the building, including other care suites, by a smoke partition.</p>	<p>Care suites shall be separated from other portions of the building, including other care suites, by a smoke partition.</p>
<p>Smoke Barriers</p>	<p>Smoke barriers shall subdivide every story used by persons receiving care, treatment or sleeping and to divide other stories with an occupant load of 50 or more persons, into no fewer than two smoke compartments. Such stories shall be divided into smoke compartments with an area of not more than 22,500 square feet and the distance of travel from any point in a smoke compartment to a smoke barrier door shall be not greater than 200 feet.</p>	<p>Smoke barriers shall be provided to subdivide every story used by persons receiving care, treatment or sleeping and to divide other stories with an occupant load of 50 or more persons, into no fewer than two smoke compartments. Such stories shall be divided into smoke compartments with an area of not more than 40,000 square feet and the distance of travel from any point in a smoke compartment to a smoke barrier door shall be not greater than 200 feet.</p>
<p>Corridor Construction</p>	<p>Corridor walls shall be constructed as smoke partitions in accordance with Section 710; may have non-rated corridors.</p>	<p>Corridor walls shall be constructed as smoke partitions in accordance with Section 710; may have non-rated corridors.</p>
<p>Door Locks</p>	<p>Allowance for locks restricting egress in certain conditions. See VCC Section 407.4.1.1 for Special Locking Arrangements.</p>	<p>Allowance for locks restricting egress in certain conditions. See VCC Section 407.4.1.1 for Special Locking Arrangements.</p>

CODE REQUIREMENTS FOR ASSISTED LIVING FACILITIES

(based on the 2012 Virginia Construction Code, effective July 14, 2014)

Subject	Code Requirements
<p style="text-align: center;">2012 VCC Classifications</p>	<p>Group I-1 (Condition 1) – Seventeen or more residents who have the ability to respond to emergency situations (308.3 and 202, Definition of “Custodial care”). Not more than five of the residents may require any level of physical assistance from staff to respond to an emergency situation provided they reside on the level of discharge (308.3.1). These facilities would be licensed as ambulatory facilities by DSS.</p> <p>Group I-1 (Condition 2) – Seventeen or more residents (308.3) who have the ability to respond to an emergency situations with no more than one staff member providing assistance to complete building evacuation. Five of the residents may require physical assistance from more than one staff member to respond to an emergency situation (308.3.2). These facilities would be licensed as nonambulatory facilities by DSS.</p> <p>Group I-2 – Six or more residents who are incapable of self-preservation (require assistance by more than one staff member when responding to an emergency situation to complete building evacuation)(308.4) but are not required to be in a nursing home (DSS ALF regulations). These facilities would be licensed as nonambulatory facilities by DSS.</p> <p>Group R-4 (Condition 1) – Nine to 16 residents who have the ability to respond to emergency situations (310.6 and 202, Definition of “Custodial care”). Not more than five of the residents may require any level of physical assistance from staff to respond to an emergency situation provided they reside on the level of exit discharge (310.6, Exception 2). These facilities would be licensed as ambulatory facilities by DSS.</p> <p>Group R-4 (Condition 2) – Nine to 16 residents (310.6). All residents may require assistance by not more than one staff member when responding to an emergency situation to complete building evacuation (310.6.2), however, not more than five of the residents may require any level of physical assistance from staff to respond to an emergency situation. These facilities would be licensed as nonambulatory facilities by DSS.</p> <p>Group R-5 (nonsprinklered) – (International Residential Code) Up to eight residents with one or more resident counselors where all residents must be capable of responding to an emergency situation without physical assistance (310.6, Exception 3). These facilities would be licensed as ambulatory facilities by DSS.</p> <p>Group R-5 (sprinklered) – (International Residential Code) Up to eight residents with one or more resident counselors where not more than five of the residents may require any level of physical assistance from staff to respond to an emergency situation provided they reside on the level of exit discharge (310.6, Exception 4). These facilities would be licensed as ambulatory facilities by DSS.</p>

CODE REQUIREMENTS FOR ASSISTED LIVING FACILITIES

(based on the 2012 Virginia Construction Code (VCC), effective July 14, 2014)

Subject	Code Requirements	
<p>2012 VCC technical requirements for Groups I-2 and R-5 have not changed from previous editions of the VCC and are therefore not addressed in this chart. Technical Requirements for Groups R-4 (Condition 1) and I-1 (Condition 1) are the same as Group R-4 and I-1 in previous editions of the VCC and are therefore also not addressed in this chart. New requirements have been added for Groups R-4 (Condition 2) and I-1 (Condition 2) as outlined below.</p>		
<p>Sprinkler System</p>	<p>Group R-4 (Condition 2) An NFPA 13R sprinkler system is permitted, but the sprinkler coverage must also extend to the attic area where used for living purposes, storage or fuel-fired equipment (903.2.8.3).</p>	<p>Group I-1 (Condition 2) An NFPA 13 sprinkler system must be used (903.2.6) An increase in stories is not permitted as a trade-off for the sprinkler system (504.2).</p>
	<p>Alarm/Detection System</p>	<p>Same as Group R-4 (Condition 1); just single and multiple station smoke detectors and manual pull stations.</p>
<p>Smoke Barriers</p>	<p>Same as Group R-4 (Condition 1); only where necessary for refuge areas.</p>	<p>Smoke barriers must subdivide care areas with 50 or more occupants into at least two smoke compartments with size and travel distance limitations and a refuge area within each smoke compartment (420.4).</p>
<p>Corridor Construction</p>	<p>Same as Group R-4 (Condition 1); may have non-rated corridors.</p>	<p>Same as Group I-1 (Condition 1); must have rated corridors except in dwelling or sleeping units (1018.1).</p>

HISTORICAL CLASSIFICATIONS OF ALFs UNDER THE USBC

Year Edition	Parameters of Classification			
1973	<p>Group H-2 - Included homes for the aged or infirm along with hospitals, sanitariums and orphanages for housing people suffering from physical limitations because of health or age.</p>	<p>Group L-2 - Included boarding and lodging houses for 20 or less individuals.</p>	<p>Group L-3 - Included single-family dwellings with not more than five lodgers or boarders.</p> <p>Group L-4 (CABO One and Two-Family Dwelling Code) - Single family dwellings</p>	
1975-1981	<p>Group I-2 - Included homes for the aged or infirm along with day nurseries, hospitals, sanitariums, etc. for housing people suffering from physical limitations because of health or age.</p>	<p>Group R-2 - Included boarding and lodging houses of more than five and not more than 20 individuals.</p>	<p>Group R-3 - Included single-family dwellings with not more than five lodgers or boarders.</p> <p>Group R-4 (CABO One- and Two-Family Dwelling Code) - Single family dwellings</p>	
1984-1987	<p>Group I-1 - Included facilities housing more than 20 individuals living in a supervised environment but capable of responding to an emergency situation without personal assistance and ambulatory.</p>	<p>Group I-2 - Included homes for the aged or infirm along with day nurseries, hospitals, sanitariums, etc. for housing people suffering from physical limitations because of health or age.</p>	<p>Group R-2 - Included boarding and lodging houses and facilities meeting the Group I-1 parameters but housing 20 or less people.</p>	<p>Group R-3 - Included single-family dwellings with not more than five lodgers or boarders.</p> <p>Group R-4 (CABO One- and Two-Family Dwelling Code) - Single family dwellings</p>
1990-1993	<p>Group I-1 - Included facilities housing six or more individuals living in a supervised environment but capable of responding to an emergency situation without personal assistance.</p>	<p>Group I-2 - Included facilities housing six or more persons not capable of self-preservation.</p>	<p>Group R-3 - Included single family dwellings and lodging and boarding houses with not more than five lodgers or boarders.</p>	<p>Group R-4 (CABO One- and Two-Family Dwelling Code) - Single family dwellings</p>
1996	<p>Group I-1 - Included facilities housing six or more individuals living in a supervised environment but capable of responding to an emergency situation without personal assistance.</p>	<p>Group I-2 - Included facilities housing six or more persons not capable of self-preservation.</p>	<p>Group R-3 - Included single family dwellings and lodging and boarding houses with not more than five lodgers or boarders.</p>	<p>Group R-4 (CABO One- and Two-Family Dwelling Code) - Included single family dwellings and facilities with up to eight residents licensed by DSS.</p>
2000-2009	<p>Group I-1 - Included facilities housing more than 16 persons living in a supervised environment but capable of responding to an emergency situation without personal assistance.</p>	<p>Group I-2 - Included facilities housing six or more persons not capable of self-preservation.</p>	<p>Group R-4 (International Building Code) - Included ALFs with nine to 16 residents.</p>	<p>Group R-5 (International Residential Code) - Included single family dwellings and ALFs with up to eight residents with up to five nonambulatory. The 2009 edition set out two categories for ALFs; sprinklered and nonsprinklered, with up to five nonambulatory residents only in sprinklered facilities.</p>

