

		IBC / Commercial Building Occupancy Classifications, Stories, Allowable Areas (without any available Increases), and Sprinkler Thresholds	Type VB		Sprinkler Threshold
			Stories	Area	
Assembly	A-1	Assembly uses, usually with fixed seating, intended for the production and viewing of the performing arts or motion pictures including, but not limited to: Motion picture theaters, Symphony and concert halls, Television and radio studios admitting an audience, Theaters	1	5,500	12,000
	A-2	Assembly uses intended for food and/or drink consumption including, but not limited to: Banquet halls, Night clubs, Restaurants, Taverns and bars	1	6,000	5,000
	A-3	Assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A including, but not limited to: Amusement arcades, Art galleries, Bowling alleys, Places of religious worship, Community halls, Courtrooms, Dance halls (not including food or drink consumption), Exhibition halls, Funeral parlors, Gymnasiums (without spectator seating), Indoor swimming pools (without spectator seating), Indoor tennis courts (without spectator seating), Lecture halls, Libraries, Museums, Waiting areas in transportation terminals, Pool and billiard parlors	1	6,000	12,000
	A-4	Assembly uses intended for viewing of indoor sporting events and activities with spectator seating including, but not limited to: Arenas, Skating rinks, Swimming pools, Tennis courts	1	6,000	12,000
	A-5	Assembly uses intended for participation in or viewing outdoor activities including, but not limited to: Amusement park structures, Bleachers, Grandstands, Stadiums	No Limit	No Limit	1,000
Business	B	Business Group B occupancy includes, among others, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts. Business occupancies shall include, but not be limited to, the following: Airport traffic control towers, Animal hospitals, kennels and pounds, Banks, Barber and beauty shops, Car wash, Civic administration, Clinic—outpatient, Dry cleaning and laundries: pick-up and delivery stations, and self-service, Educational occupancies for students above the 12th grade, Electronic data processing, Laboratories: testing and research, Motor vehicle showrooms, Post offices, Print shops, Professional services (architects, attorneys, dentists, physicians, engineers, etc.), Radio and television stations, Telephone exchanges, Training and skill development not within a school or academic program	2	9,000	Not Req'd
Education	E	Educational Group E occupancy includes, among others, the use of a building or structure, or a portion thereof, by six or more persons at any one time for educational purposes through the 12th grade. Religious educational rooms and religious auditoriums, which are accessory to places of religious worship in accordance with Section 508.3.1 and have occupant loads of less than 100, shall be classified as A-3 occupancies. The use of a building or structure, or portion thereof, for educational, supervision or personal care services for more than five children older than 21/2 years of age, shall be classified as a Group E occupancy.	1	9,500	20,000
Factory	F-1	Factory Industrial F-1 Moderate-hazard Occupancy. Factory industrial uses which are not classified as Factory Industrial F-2 Low Hazard shall be classified as F-1 Moderate Hazard and shall include, but not be limited to, the following: Aircraft, Appliances, Athletic equipment, Automobiles and other motor vehicles, Bakeries, Beverages; over 12-percent alcohol content, Bicycles, Boats, Brooms or brushes, Business machines, Cameras and photo equipment, Canvas or similar fabric, Carpets and rugs (includes cleaning), Clothing, Construction and agricultural machinery, Disinfectants, Dry cleaning and dyeing, Electric generation plants, Electronics, Engines (including rebuilding), Food processing, Furniture, Hemp products, Jute products, Laundries, Leather products, Machinery, Metals, Millwork (sash & door), Motion pictures and television filming (without spectators), Musical instruments, Optical goods, Paper mills or products, Photographic film, Plastic products, Printing or publishing, Recreational vehicles, Refuse incineration, Shoes, Soaps and detergents, Textiles, Tobacco, Trailers, Upholstering, Wood; distillation, Woodworking (cabinet)	1	8,500	12,000

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			Stories	Area	
	F-2	Factory Industrial F-2 Low-hazard Occupancy. Factory industrial uses that involve the fabrication or manufacturing of noncombustible materials which during finishing, packing or processing do not involve a significant fire hazard shall be classified as F-2 occupancies and shall include, but not be limited to, the following: Beverages; up to and including 12% alcohol, Brick & masonry, Ceramic products, Foundries, Glass products, Gypsum, Ice, Metal products (fabrication & assembly)	2	13,000	Not Req'd
Hazardous	H-1	High-hazard Group H-1. Buildings and structures containing materials that pose a detonation hazard shall be classified as Group H-1. Such materials shall include, but not be limited to, the following: Explosives: Division 1.1 Division 1.2 Division 1.3 Exception: Materials that are used and maintained in a form where either confinement or configuration will not elevate the hazard from a mass fire to mass explosion hazard shall be allowed in H-2 Occupancies. Division 1.4 Exception: Articles, including articles packaged for shipment, that are not regulated as an explosive under Bureau of Alcohol, Tobacco and Firearms regulations, or unpackaged articles used in process operations that do not propagate a detonation or deflagration between articles shall be allowed in H-3 occupancies. Division 1.5 Division 1.6 Organic peroxides, unclassified detonable Oxidizers, Class 4 Unstable (reactive) materials, Class 3 detonable and Class 4 Detonable pyrophoric materials	0	-	Always required
	H-2	Buildings and structures containing materials that pose a deflagration hazard or a hazard from accelerated burning shall be classified as Group H-2. Such materials shall include, but not be limited to, the following: Class I, II or IIIA flammable or combustible liquids which are used or stored in normally open containers or systems, or in closed containers or systems pressurized at more than 15 psi (103.4 kPa) gage. Combustible dusts Cryogenic fluids, flammable Flammable gases Organic peroxides, Class I Oxidizers, Class 3, that are used or stored in normally open containers or systems, or in closed containers or systems pressurized at more than 15 psi (103 kPa) gage Pyrophoric liquids, solids and gases, nondetonable Unstable (reactive) materials, Class 3, nondetonable Water-reactive materials, Class 3	1	3,000	Always required
	H-3	Buildings and structures containing materials that readily support combustion or that pose a physical hazard shall be classified as Group H-3. Such materials shall include, but not be limited to, the following: Class I, II or IIIA flammable or combustible liquids that are used or stored in normally closed containers or systems pressurized at 15 pounds per square inch gauge (103.4 kPa) or less; Combustible fibers, other than densely packed baled cotton; Consumer fireworks, 1.4G (Class C, Common); Cryogenic fluids, oxidizing; Flammable solids; Organic peroxides, Class II and III; Oxidizers, Class 2; Oxidizers, Class 3, that are used or stored in normally; closed containers or systems pressurized at 15 pounds per; square inch gauge (103 kPa) or less; Oxidizing gases; Unstable (reactive) materials, Class 2; Water-reactive materials, Class 2	1	5,000	Always required
	H-4	Buildings and structures which contain materials that are health hazards shall be classified as Group H-4. Such materials shall include, but not be limited to, the following: Corrosives; Highly toxic materials; Toxic materials	2	65,000	Always required
	H-5	Semiconductor fabrication facilities and comparable research and development areas in which hazardous production materials (HPM) are used and the aggregate quantity of materials is in excess of those listed in Tables 307.1(1) and 307.1(2) shall be classified as Group H-5. Such facilities and areas shall be designed and constructed in accordance with Section 415.8.	2	9,000	Always required

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			Stories	Area	
Institutional	I-1	This occupancy shall include buildings, structures or parts thereof housing more than 16 persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment that provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff. This group shall include, but not be limited to, the following: Residential board and care facilities; Assisted living facilities; Halfway houses; Group homes; Congregate care facilities; Social rehabilitation facilities; Alcohol and drug centers; Convalescent facilities. A facility such as the above with five or fewer persons shall be classified as a Group R-3 or shall comply with the International Residential Code in accordance with Section 101.2. A facility such as above, housing at least six and not more than 16 persons, shall be classified as Group R-4.	2	4,500	Always required
	I-2	This occupancy shall include buildings and structures used for medical, surgical, psychiatric, nursing or custodial care on a 24-hour basis for more than five persons who are not capable of self-preservation. This group shall include, but not be limited to, the following: Hospitals, Nursing homes (both intermediate care facilities and skilled nursing facilities), Mental hospitals, Detoxification facilities. A facility such as the above with five or fewer persons shall be classified as Group R-3 or shall comply with the International Residential Code.	0	-	Always required
	I-3	This occupancy shall include buildings and structures that are inhabited by more than five persons who are under restraint or security. An I-3 facility is occupied by persons who are generally incapable of self-preservation due to security measures not under the occupants' control. This group shall include, but not be limited to, the following: Prisons, Jails, Reformatories, Detention centers, Correctional centers, Prerelease centers. Buildings of Group I-3 shall be classified as one of the occupancy conditions indicated in Sections 308.4.1 through 308.4.5 (see Section 408.1).	1	5,000	Always required
	I-4	This group shall include buildings and structures occupied by persons of any age who receive custodial care for less than 24 hours by individuals other than parents or guardians, relatives by blood, marriage or adoption, and in a place other than the home of the person cared for. A facility such as the above with five or fewer persons shall be classified as a Group R-3 or shall comply with the International Residential Code in accordance with Section 101.2. Places of worship during religious functions are not included.	1	9,000	Always required
Mercantile	M	Mercantile Group M occupancy includes, among others, buildings and structures or a portion thereof, for the display and sale of merchandise, and involves stocks of goods, wares or merchandise incidental to such purposes and accessible to the public. Mercantile occupancies shall include, but not be limited to, the following: Department stores, Drug stores, Markets, Motor fuel-dispensing facilities, Retail or wholesale stores, Sales rooms.	1	9,000	12,000
Residential	R-1	Residential occupancies containing sleeping units where the occupants are primarily transient in nature, including: Boarding houses (transient), Hotels (transient), Motels (transient)	2	7,000	Always required
	R-2	Residential occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature, including: Apartment houses, Boarding houses (not transient), Convents, Dormitories, Fraternities and sororities, Hotels (nontransient), Monasteries, Motels (nontransient), Vacation timeshare properties. Congregate living facilities with 16 or fewer occupants are permitted to comply with the construction requirements for Group R-3.	2	7,000	Always required
	R-3	Residential occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including: * Buildings that do not contain more than two dwelling units. * Adult facilities that provide accommodations for five or fewer persons of any age for less than 24 hours. * Child care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours. * Congregate living facilities with 16 or fewer persons. * Adult and child care facilities that are within a single-family home are permitted to comply with the International Residential Code.	3	No Limit	Always required

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			Stories	Area	
Residential	R-4	Residential occupancies shall include buildings arranged for occupancy as residential care/assisted living facilities including more than five but not more than 16 occupants, excluding staff. Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code, or shall comply with the International Residential Code.	2	7,000	Always required
	S-1	Buildings occupied for storage uses that are not classified as Group S-2, including, but not limited to, storage of the following: Aerosols (Levels 2 and 3), Aircraft repair hangar, Bags: cloth, burlap and paper, Bamboos and rattan, Baskets, Belting: canvas and leather, Books and paper in rolls or packs, Boots and shoes, Buttons, including cloth covered, pearl or bone, Cardboard and cardboard boxes, Clothing, woolen wearing apparel, Cordage, Dry boat storage (indoor), Furniture, Furs, Glues (mucilage, pastes and size), Grains, Horns and combs (other than celluloid), Leather, Linoleum, Lumber, Motor vehicle repair garages complying with the maximum allowable quantities of hazardous materials listed in Table 307.1(1) (see Section 406.6), Photo engravings, Resilient flooring, Silks, Soaps, Sugar, Tires (bulk storage of), Tobacco, cigars, cigarettes and snuff, Upholstery and mattresses, Wax candles	1	9,000	12,000
Storage	S-2	Includes, among others, buildings used for the storage of noncombustible materials such as products on wood pallets or in paper cartons with or without single thickness divisions; or in paper wrappings. Such products are permitted to have a negligible amount of plastic trim, such as knobs, handles or film wrapping. Storage uses shall include, but not be limited to, storage of the following: Aircraft hangar, Asbestos, Beverages up to and including 12-percent alcohol in metal, glass or ceramic containers, Cement in bags, Chalk and crayons, Dairy products in nonwaxed coated paper containers, Dry cell batteries, Electrical coils, Electrical motors, Empty cans, Food products, Foods in noncombustible containers, Fresh fruits and vegetables in nonplastic trays or containers, Frozen foods, Glass, Glass bottles, empty or filled with noncombustible liquids, Gypsum board, Inert pigments, Ivory, Meats, Metal cabinets, Metal desks with plastic tops and trim, Metal parts, Metals, Mirrors, Oil-filled and other types of distribution transformers, Parking garages, open or enclosed, Porcelain and pottery, Stoves, Talc and soapstones, Washers and dryers	2	13,500	Not Req'd
	U*	Group U Agricultural buildings include uses for: 1) Livestock shelters or buildings, including shade structures and milking barns. 2) Poultry buildings or shelters. 3) Barns. 4) Storage of equipment and machinery used exclusively in agriculture. 5) Horticultural structures, including detached production greenhouses and crop protection shelters. 6) Sheds. 7) Grain Silos. 8) Stables.	2	12,000	Not Req'd
Utility (* = Appendix C)	U	Buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy shall be constructed, equipped and maintained to conform to the requirements of this code commensurate with the fire and life hazard incidental to their occupancy. Group U shall include, but not be limited to, the following: Agricultural buildings, Aircraft hangars, accessory to a one- or two-family residence (see Section 412.3), Barns, Carports, Fences more than 6 feet (1829 mm) high, Grain silos, accessory to a residential occupancy, Greenhouses, Livestock shelters, Private garages, Retaining walls, Sheds, Stables, Tanks, Towers	1	5,500	Not Req'd