

CHANGE TYPE: Clarification

CHANGE SUMMARY: Clarified code text now indicates that Group H-1 occupancies, as well as several specified types of Group H-2 and H-3 occupancies, are not required to comply with the high-rise provisions.

2015 CODE: 403.1 Applicability. High-rise buildings shall comply with Sections 403.2 through 403.6.

Exception: The provisions of Sections 403.2 through 403.6 shall not apply to the following buildings and structures:

1. Airport traffic control towers in accordance with Section 412.3.
2. Open parking garages in accordance with Section 406.5.
3. ~~Buildings with~~ The portion of a building containing a Group A-5 occupancy in accordance with Section 303.6.
4. Special industrial occupancies in accordance with Section 503.1.1.
5. Buildings with:
 - 5.1. A Group H-1 occupancy,
 - 5.2. A Group H-2 occupancy in accordance with Sections 415.8, 415.9.2, 415.9.3 or 426.1; or,
 - 5.3. A Group H-3 occupancy in accordance with Section 415.8.

CHANGE SIGNIFICANCE: Special fire- and life-safety requirements are applicable to those buildings of moderate or greater height that meet the definition of “high-rise buildings” in Chapter 2 of the IBC. The hazards created by the unique characteristics of high-rise buildings are addressed through a set of general and specific provisions that are applicable to buildings of considerable height. Certain buildings have traditionally been exempted from compliance with the high-rise provisions, among them buildings that contain a Group H-1, H-2 or H-3 occupancy. The code does not prohibit those specific occupancies from being in a high-rise building, but rather simply exempts them from compliance with Sections 403.2 through 403.6. The modification does not alter this application of the code, but it does directly indicate that only Group H-1 occupancies, as well as those specified types of Group H-2 and H-3 occupancies, are not required to comply with the high-rise provisions.

Group H-1 occupancies must be in a building used for no other purposes; therefore, a mixed-occupancy condition is prohibited. They are also limited to one story in height. For these reasons, it has been recognized that the special provisions of Section 403 have little, if any, relationship to buildings classified as Group H-1, and therefore need not apply. The reference to Section 415.8 for Group H-2 and H-3 occupancies addresses the need for such occupancies to be in detached buildings where specified hazardous materials are expected to exceed specified amounts. Consistent with the limits placed on Group H-1 occupancies, detached buildings classified as Group H-2 or H-3 are limited to one story in height, and as such, the high-rise building provisions have no real application.

403.1, Exception Items 3 and 5 continues

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Applicability of High-Rise Provisions



High-rise buildings

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403.1, Exception Items 3 and 5
continued

Buildings containing one of three special types of Group H-2 occupancies are also exempted from compliance with the special high-rise requirements of Sections 403.2 through 403.6. Included are buildings where grain processing and storage conditions produce combustible dusts, liquefied petroleum gas facilities, and dry cleaning plants. The reasoning for the exemptions is consistent with that for the other listed Group H occupancies.