

1305.0310 SECTION 310, RESIDENTIAL GROUP R.

IBC section 310 and its subsections are amended to read as follows:

310.1 Residential Group R. Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I. This group shall not include buildings regulated by Minnesota Rules, chapter 1309, the Minnesota Residential Code.

Exception: Group R-3 and R-4 occupancies located in a one- or two-family dwelling or a townhouse and classified as a "dwelling unit" in Table 302.2: (1) shall be constructed in accordance with either this code or Minnesota Rules, chapter 1309, the Minnesota Residential Code; and (2) shall be equipped with an automatic sprinkler system when required by Section 903.2.8.

Residential occupancies shall be classified according to subsections 310.2 to 310.5.

310.2 Residential Group R-1. R-1 Residential occupancies containing sleeping units where the occupants are primarily transient in nature, including:

- Boarding houses (transient) with more than ten occupants
- Congregate living facilities (transient) with more than ten occupants
- Hotels (transient)
- Lodging houses with six or more guest rooms or more than ten occupants
- Motels (transient)

310.3 Residential Group R-2. R-2 Residential occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature, including:

- Apartment houses
- Congregate living facilities (nontransient) with more than 16 occupants
 - Boarding houses
 - Convents
 - Dormitories
 - Fraternities and sororities
 - Monasteries
- Hotels (nontransient)
- Motels (nontransient)
- Vacation time-share properties

310.4 Residential Group R-3. R-3 Residential occupancies where the occupants are primarily permanent in nature and not classified as R-1, R-2, R-4, or I including:

Assisted living

Boarding care homes

Buildings that do not contain more than two dwelling units

Care facilities that provide accommodations for five or fewer persons receiving care

Congregate living facilities (nontransient) with 16 or fewer occupants

Boarding houses (nontransient)

Dormitories

Fraternalities and sororities

Convents

Monasteries

Congregate living facilities (transient) with ten or fewer occupants

Boarding houses (transient)

Dwelling units (two or fewer) in mixed occupancy buildings

Family adult foster homes

Foster care

Housing with services establishment

Lodging houses (transient) with five or fewer guest rooms and ten or fewer occupants

Residential hospice with five or fewer occupants

310.4.1 Care facilities within a dwelling. Section 310.4.1 is deleted in its entirety.

(Subsection 310.4.2 remains unchanged.)

310.5 Residential Group R-4. This occupancy shall include buildings, structures, or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. This group shall include the following:

Alcohol and drug centers

Assisted living

Boarding care homes

Congregate care facilities

Group homes

Halfway houses

Housing with services establishment (including those that provide assisted living services)

Residential board and care facilities

Residential hospice with 12 or fewer occupants

Social rehabilitation facilities

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code.

Occupancy conditions. Buildings of Group R-4 shall be classified as either condition 1 under section 310.5.1 or condition 2 under section 310.5.2.

(Sections 310.5.1 and 310.5.2 remain unchanged.)

Statutory Authority: *MS s 16B.37; 16B.59 to 16B.76; 326B.02; 326B.101 to 326B.194*

History: *20 SR 2290(NO. 43); 27 SR 1474; 32 SR 7; L 2007 c 140 art 4 s 61; art 13 s 4; L 2008 c 337 s 64; 39 SR 1605; 44 SR 609*

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