



CONSTRUCTION REQUIREMENTS FOR NEW CLASS-C CBRF STRUCTURES

State of Wisconsin / Department of Health Services / Division of Quality Assurance

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Introduction

The purpose of this publication is to provide information regarding the physical plant requirements for new community-based residential facility (CBRF) licensure, as these requirements relate to the application of the Wisconsin Commercial Building Code (WCBC). CBRFs are licensed in accordance with Wis. Admin. Code ch. DHS 83. Commercial structures are designed in accordance with the requirements in the WCBC.

The WCBC adopts and modifies the International Building Code (IBC). Chapter 3 of the IBC classifies commercial buildings in relation to use and occupancy. Depending on the number of people cared for, and the extent of their physical condition, CBRFs will typically be classified I-2, I-1, R-4, or R-3. In addition, a small CBRF serving five to eight persons can be constructed in accordance with the Uniform Dwelling Code standards in Wis. Admin. Code chs. SPS 320 to 325.

According to Wis. Admin. Code § DHS 83.04(2)(d)(e) and (f),

(d) *Class C ambulatory (CA)*. A class C ambulatory CBRF serves only residents who are ambulatory but one or more of whom are not mentally capable of responding to a fire alarm by exiting the CBRF without any help or verbal or physical prompting.

(e) *Class C semi-ambulatory (CS)*. A class C semi-ambulatory CBRF serves only residents who are ambulatory or semi-ambulatory, but one or more of whom are not physically or mentally capable of responding to a fire alarm by exiting the CBRF without help or verbal or physical prompting.

(f) *Class C non-ambulatory (CNA)*. A class C non-ambulatory CBRF serves residents who are ambulatory, semi-ambulatory, or non-ambulatory, but one or more of whom are not physically or mentally capable of responding to a fire alarm by exiting the CBRF without help or verbal or physical prompting.

According to Wis. Admin. Code § IBC,

- *IBC Chapter 2 Custodial Care*. Custodial care includes persons receiving care who have the ability to respond to emergency situations and evacuate at a slower rate and/or have mental and psychiatric complications.
- *IBC Chapter 2 Medical Care*. Medical Care involves medical or surgical procedures, nursing, or for psychiatric purposes.
- *IBC § 308.3* Institutional Group I-1 occupancy shall include buildings, structures, or portions thereof for more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised environment and receive *custodial care*.
- *IBC § 308.4* Institutional Group I-2 occupancy shall include buildings and structures used for *medical care* on a 24-hour basis for more than five persons who are incapable of self-preservation.
- *IBC § 308.4.1.1 Group I-2 Condition 1*. This occupancy condition shall include facilities that provide nursing and medical care but 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.
- *IBC § 308.4.1.2 Group I-2 Condition 2*. This occupancy condition shall include facilities that provide nursing and medical care and could provide emergency care, surgery, obstetrics, or in-patient stabilization units for psychiatric or detoxification, including but not limited to hospitals.

Position

Class-C CBRFs of nine or more beds (e.g., commercial size, seeking new licensure in a new or existing structure) must be approved as an **IBC Group I-2 Condition 1**.

Inquiries

Direct questions about this publication to the DQA Life Safety Engineer at **608-266-8016** or David.Soens@dhs.wisconsin.gov.