

2021 Virginia Construction Code

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION

SECTION 313 STATE REGULATED CARE FACILITIES (SRCF)

313.1 General.

Notwithstanding any other requirements of this code, this section applies to the use and occupancy classification of state regulated care facilities addressed in this section.

313.2 Assisted living facilities.

Assisted living facilities licensed by the Virginia Department of Social Services shall be classified as one of the occupancies specified in [Sections 313.2.1 through 313.2.6](#).

313.2.1 Group I-1 Condition 1.

Facilities with more than 16 persons receiving care, in which all persons receiving care, without any assistance, are capable of responding to an emergency situation to complete *building* evacuation, shall be classified as Group I-1 Condition 1. Not more than five of the persons may require physical assistance from staff to respond to an emergency, provided all persons requiring assistance reside on a level of exit discharge and the path of egress to the exit does not include steps.

313.2.2 Group I-1 Condition 2.

Facilities with more than 16 persons receiving care, in which there are persons who require assistance by not more than one staff member while responding to an emergency situation to complete *building* evacuation, shall be classified as Group I-1 Condition 2. Not more than five of the persons may require physical assistance from more than one staff member to respond to an emergency situation.

313.2.3 Group I-2 Condition 1.

Facilities with more than five persons receiving care who require assistance by more than one staff member when responding to an emergency situation to complete *building* evacuation, shall be classified as Group I-2 Condition 1.

313.2.4 Group R-4 Condition 1.

Facilities with nine to 16 persons receiving care, where all persons receiving care, without any assistance, are capable of responding to an emergency situation to complete *building* evacuation shall be classified as R-4 Condition 1. Not more than five of the persons may require physical assistance from staff to respond to an emergency, provided all persons requiring assistance reside on a level of exit discharge and the path of egress to the exit does not include steps.

313.2.5 Group R-4 Condition 2.

Buildings with nine to 16 persons receiving care, who may require assistance by not more than one staff member when responding to an emergency situation to complete *building* evacuation, shall be classified as Group R-4 Condition 2. Not more than five of the persons may require physical assistance from staff to respond to an emergency situation.

313.2.6 Group R-2, R-3, or R-5.

Facilities with no more than eight persons receiving care, with one or more resident counselors, and all persons are capable of responding to an emergency situation without physical assistance from staff, may be classified as Group R-2, R-3, or R-5. Up to five of the persons may require physical assistance from staff to respond to an emergency situation when in compliance with the following:

1. All residents that require physical assistance from staff reside on a level of exit discharge and the path of egress to the exit does not include steps.
2. The *building* is protected by an automatic sprinkler system installed in accordance with [Section 903.3](#) of this code or [Section P2904](#) of the IRC.

313.3 Family day homes.

Family day homes registered or licensed by the Virginia Department of Education shall be classified as Group R-2, R-3, or R-5.

313.4 Group homes.

Group Homes licensed by the Virginia Department of Behavioral Health and Developmental Services shall be classified as one of the occupancies specified in [Sections 313.4.1 through 313.4.3](#).

313.4.1 Groups R-2, R-3, R-4 Condition 1 or 2, or R-5.

Facilities with no more than eight persons receiving care, with one or more resident counselors, shall be classified as Group R-2, R-3, R-4 (Condition 1 or 2), or R-5. Not more than five of the persons may require physical assistance from staff to respond to an emergency situation.

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313.4.2 Group R-4 Condition 1.

Facilities with eight to 16 persons receiving care, where all persons, without any assistance, are capable of responding to an emergency situation to complete *building* evacuation shall be classified as Group R-4 Condition 1. Not more than five of the persons may require physical assistance from staff to respond to an emergency, provided all persons requiring assistance reside on a level of exit discharge and the path of egress to the exit does not include steps.

313.4.3 Group R-4 Condition 2.

Facilities with eight to 16 persons receiving care or facilities with more than five persons requiring physical assistance from staff to respond to an emergency situation shall be classified as Group R-4 Condition 2.

313.5 Hospice facilities.

Hospice facilities licensed by the Virginia Department of Health shall be classified as one of the occupancies specified in [Sections 313.5.1](#) through [313.5.3](#).

313.5.1 Group I-2.

Facilities with 16 or more persons receiving care shall be classified as Group I-2.

313.5.2 Group R-4 Condition 1.

Facilities with less than 16 persons receiving care shall be classified as Group R-4 Condition 1.

313.5.3 Group R-5.

Facilities with five or fewer persons receiving care are permitted to be classified as Group R-5.