**Chapter 28 New Hotels and Dormitories**

28.1 General Requirements

28.1.1 Application

28.1.1.1

The requirements of this chapter shall apply to new buildings or portions thereof used as hotel or dormitory occupancies. (See 1.3.1.)

28.1.1.2 Administration

The provisions of Chapter 1, Administration, shall apply.

28.1.1.3 General

The provisions of Chapter 4, General, shall apply.

28.1.1.4

Any dormitory divided into suites of rooms, with one or more bedrooms opening into a living room or study that has a door opening into a common corridor serving a number of suites, shall be classified as an apartment building.

28.1.1.5

The term hotel, wherever used in this Code, shall include a hotel, an inn, a club, a motel, a bed and breakfast, or any other structure meeting the definition of hotel.

28.1.1.6

Where construction, alteration, or demolition operations are conducted, the provisions of 4.6.10.2 shall apply.

28.1.2 Classification of Occupancy

See 6.1.8 and 28.1.4.2.

28.1.3 Multiple Occupancies

28.1.3.1

Multiple occupancies shall be in accordance with 6.1.14.

28.1.3.2

No guest room or guest suite of a hotel or dormitory shall have its sole means of egress pass through any nonresidential occupancy in the same building, unless otherwise permitted by 28.1.3.2.1 or 28.1.3.2.2.

28.1.3.2.1

In buildings that are protected by an automatic sprinkler system in accordance with Section 9.7, guest rooms and guest suites of hotels and dormitories shall be permitted to have their sole means of egress pass through a nonresidential occupancy in the same building, provided that both of the following criteria are met:

The hotel or dormitory shall comply with Chapter 28.

The sole means of egress from the guest room or guest suite of the hotel or dormitory shall not pass through a high-hazard contents area, as defined in 6.2.2.4.

28.1.3.2.2

In buildings that are not protected by an automatic sprinkler system in accordance with Section 9.7, guest rooms and guest suites of hotels and dormitories shall be permitted to have their sole means of egress pass through a nonresidential occupancy in the same building, provided that all of the following criteria are met:

The sole means of egress from the guest room or guest suite of the hotel or dormitory to the exterior shall be separated from the remainder of the building by fire barriers having a minimum 1-hour fire resistance rating.

The hotel or dormitory shall comply with Chapter 28.

The sole means of egress from the guest room or guest suite of the hotel or dormitory shall not pass through a high-hazard contents area, as defined in 6.2.2.4.

28.1.3.3

Atrium walls in accordance with 6.1.14.4.6 shall be permitted to serve as part of the separation required by 6.1.14.4.1 for creating separated occupancies on a story-by-story basis.

28.1.4 Definitions

28.1.4.1 General

For definitions, see Chapter 3, Definitions.

28.1.4.2 Special Definitions

A list of special terms used in this chapter follows:

Dormitory. See 3.3.66.

Guest Room. See 3.3.136.

Guest Suite. See 3.3.285.1.

Hotel. See 3.3.153.

28.1.5 Classification of Hazard of Contents

28.1.5.1

The contents of residential occupancies shall be classified as ordinary hazard in accordance with 6.2.2.

28.1.5.2

For the design of automatic sprinkler systems, the classification of contents in NFPA 13 shall apply.

28.1.6 Minimum Construction Requirements. (Reserved)

28.1.7 Occupant Load

The occupant load, in number of persons for whom means of egress and other provisions are required, shall be determined on the basis of the occupant load factors of Table 7.3.1.2 that are characteristic of the use of the space or shall be determined as the maximum probable population of the space under consideration, whichever is greater.

28.2 Means of Egress Requirements

28.2.1 General

28.2.1.1

Means of egress from guest rooms or guest suites to the outside of the building shall be in accordance with Chapter 7 and this chapter.

28.2.1.2

Means of escape within the guest room or guest suite shall comply with the provisions of Section 24.2 for one- and two-family dwellings.

28.2.1.3

For the purpose of application of the requirements of Chapter 24, the terms guest room and guest suite shall be synonymous with the terms dwelling unit or living unit.

28.2.1.4

Where bathtubs, bathtub-shower combinations, or showers are present, grab bars shall be provided in accordance with the provisions of 24.2.8.

28.2.2 Means of Egress Components

28.2.2.1 General

28.2.2.1.1

Components of means of egress shall be limited to the types described in 28.2.2.2 through 28.2.2.12.

28.2.2.1.2

In buildings, other than high-rise buildings, that are protected throughout by an approved, supervised automatic sprinkler system in accordance with 28.3.5, exit enclosures shall have a minimum 1-hour fire resistance rating, and doors shall have a minimum 1-hour fire protection rating.

28.2.2.2 Doors

28.2.2.2.1

Doors complying with 7.2.1 shall be permitted.

28.2.2.2.2

Door-locking arrangements shall comply with 28.2.2.2.2.1, 28.2.2.2.2.2, 28.2.2.2.2.3, or 28.2.2.2.2.4.

28.2.2.2.2.1

No door in any means of egress shall be locked against egress when the building is occupied.

28.2.2.2.2.2

Delayed-egress electrical locking systems complying with 7.2.1.6.1 shall be permitted.

28.2.2.2.2.3

Sensor-release of electrical locking systems complying with 7.2.1.6.2 shall be permitted.

28.2.2.2.2.4

Elevator lobby exit access door locking in accordance with 7.2.1.6.4 shall be permitted.

28.2.2.2.3

Revolving doors complying with 7.2.1.10 shall be permitted.

28.2.2.3 Stairs

Stairs complying with 7.2.2 shall be permitted.

28.2.2.4 Smokeproof Enclosures

Smokeproof enclosures complying with 7.2.3 shall be permitted.

28.2.2.5 Horizontal Exits

Horizontal exits complying with 7.2.4 shall be permitted.

28.2.2.6 Ramps

Ramps complying with 7.2.5 shall be permitted.

28.2.2.7 Exit Passageways

Exit passageways complying with 7.2.6 shall be permitted.

28.2.2.8 Reserved

28.2.2.9 Reserved

28.2.2.10 Fire Escape Ladders

Fire escape ladders complying with 7.2.9 shall be permitted.

28.2.2.11 Alternating Tread Devices

Alternating tread devices complying with 7.2.11 shall be permitted.

28.2.2.12 Areas of Refuge

28.2.2.12.1

Areas of refuge complying with 7.2.12 shall be permitted, as modified by 28.2.2.12.2.

28.2.2.12.2\*

In buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with 28.3.5, the two accessible rooms or spaces separated from each other by smoke-resistive partitions in accordance with the definition of area of refuge in 3.3.23 shall not be required.

28.2.3 Capacity of Means of Egress

28.2.3.1

The capacity of means of egress shall be in accordance with Section 7.3.

28.2.3.2

Street floor exits shall be sufficient for the occupant load of the street floor plus the required capacity of stairs and ramps discharging onto the street floor.

28.2.3.3\*

Corridors, other than those within individual guest rooms or individual guest suites, shall be of sufficient width to accommodate the required occupant load and shall be not less than 44 in. (1120 mm).

28.2.4 Number of Means of Egress

28.2.4.1

Means of egress shall comply with all of the following, except as otherwise permitted by 28.2.4.2 and 28.2.4.3:

The number of means of egress shall be in accordance with Section 7.4.

Not less than two separate exits shall be provided on every story.

Not less than two separate exits shall be accessible from every part of every story.

28.2.4.2

Exit access, as required by 28.2.4.1(3), shall be permitted to include a single exit access path for the distances permitted as common paths of travel by 28.2.5.

28.2.4.3

A single exit shall be permitted in buildings where the total number of stories does not exceed four, provided that all of the following conditions are met:

There are four or fewer guest rooms or guest suites per story.

The building is protected throughout by an approved, supervised automatic sprinkler system in accordance with 28.3.5.

The exit stairway does not serve more than one-half of a story below the level of exit discharge.

The travel distance from the entrance door of any guest room or guest suite to an exit does not exceed 35 ft (10.7 m).

The exit stairway is completely enclosed or separated from the rest of the building by barriers having a minimum 1-hour fire resistance rating.

All openings between the exit stairway enclosure and the building are protected with self-closing door assemblies having a minimum 1-hour fire protection rating.

All corridors serving as access to exits have a minimum 1-hour fire resistance rating.

Horizontal and vertical separation having a minimum 1/2-hour fire resistance rating is provided between guest rooms or guest suites.

28.2.5 Arrangement of Means of Egress

28.2.5.1

Means of egress shall be arranged in accordance with 28.2.5.1.1 and 28.2.5.1.2.

28.2.5.1.1

Means of egress shall be arranged in accordance with Section 7.5.

28.2.5.1.2

The distance between exits addressed by 7.5.1.3 shall not apply to common nonlooped exit access corridors in buildings that have corridor doors from the guest room or guest suite that are arranged such that the exits are located in opposite directions from such doors.

28.2.5.2

Common path of travel shall comply with 28.2.5.2.1 or 28.2.5.2.2.

28.2.5.2.1

In buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with 28.3.5, common path of travel shall not exceed 50 ft (15 m).

28.2.5.2.2

In buildings other than those complying with 28.2.5.2.1, common path of travel shall not exceed 35 ft (10.7 m).

28.2.5.2.3

Travel within a guest room or guest suite shall not be included when determining common path of travel.

28.2.5.3

Dead-end corridors shall be permitted in accordance with 28.2.5.3.1 or 28.2.5.3.2.

28.2.5.3.1

Diagram

In buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with 28.3.5, dead-end corridors shall not exceed 50 ft (15 m).

UpCodes Diagrams

P

Dead End Corridors (NFPA)

28.2.5.3.2

In buildings other than those complying with 28.2.5.3.1, dead-end corridors shall not exceed 35 ft (10.7 m).

28.2.5.4

Any guest room or any guest suite of rooms in excess of 2000 ft2 (185 m2) shall be provided with not less than two exit access doors remotely located from each other.

28.2.6 Travel Distance to Exits

28.2.6.1

Travel distance within a guest room or guest suite to a corridor door shall not exceed 75 ft (23 m) in buildings not protected by an approved, supervised automatic sprinkler system in accordance with 28.3.5.

28.2.6.2

Travel distance within a guest room or guest suite to a corridor door shall not exceed 125 ft (38 m) in buildings protected by an approved, supervised automatic sprinkler system in accordance with 28.3.5.

28.2.6.3

Travel distance from the corridor door of any guest room or guest suite to the nearest exit shall comply with 28.2.6.3.1, 28.2.6.3.2, or 28.2.6.3.3.

28.2.6.3.1

Travel distance from the corridor door of any guest room or guest suite to the nearest exit, measured in accordance with Section 7.6, shall not exceed 100 ft (30 m).

28.2.6.3.2

Travel distance from the corridor door of any guest room or guest suite to the nearest exit, measured in accordance with Section 7.6, shall not exceed 200 ft (61 m) for exterior ways of exit access arranged in accordance with 7.5.3.

28.2.6.3.3

Travel distance from the corridor door of any guest room or guest suite to the nearest exit shall comply with 28.2.6.3.3.1 and 28.2.6.3.3.2.

28.2.6.3.3.1

Travel distance from the corridor door of any guest room or guest suite to the nearest exit shall be measured in accordance with Section 7.6 and shall not exceed 200 ft (61 m) where the exit access and any portion of the building that is tributary to the exit access are protected throughout by an approved, supervised automatic sprinkler system in accordance with 28.3.5.

28.2.6.3.3.2

Where the building is not protected throughout by an approved, supervised automatic sprinkler system, the 200 ft (61 m) travel distance shall be permitted within any portion of the building that is protected by an approved, supervised automatic sprinkler system, provided that the sprinklered portion of the building is separated from any nonsprinklered portion by fire barriers having a fire resistance rating as follows:

Minimum 1-hour fire resistance rating for buildings three or fewer stories in height

Minimum 2-hour fire resistance rating for buildings four or more stories in height

28.2.7 Discharge From Exits

28.2.7.1

Exit discharge shall comply with Section 7.7.

28.2.7.2\*

Any required exit stair that is located so that it is necessary to pass through the lobby or other open space to reach the outside of the building shall be continuously enclosed down to a level of exit discharge or to a mezzanine within a lobby at a level of exit discharge.

28.2.7.3

The distance of travel from the termination of the exit enclosure to an exterior door leading to a public way shall not exceed 100 ft (30 m).

28.2.8 Illumination of Means of Egress

Means of egress shall be illuminated in accordance with Section 7.8.

28.2.9 Emergency Lighting

28.2.9.1

Emergency lighting in accordance with Section 7.9 shall be provided.

28.2.9.2

The requirement of 28.2.9.1 shall not apply where each guest room or guest suite has an exit direct to the outside of the building at street or the finished ground level.

28.2.10 Marking of Means of Egress

Means of egress shall have signs in accordance with Section 7.10.

28.2.11 Special Means of Egress Features

28.2.11.1 Reserved

28.2.11.2 Lockups

Lockups in hotel and dormitory occupancies shall comply with the requirements of 22.4.6.

28.2.11.3 Normally Unoccupied Building Service Equipment Support Areas

The use of Section 7.14 shall be prohibited.

28.3 Protection

28.3.1 Protection of Vertical Openings

28.3.1.1

Vertical openings shall comply with 28.3.1.1.1 through 28.3.1.2.

28.3.1.1.1

Vertical openings shall be enclosed or protected in accordance with Section 8.6.

28.3.1.1.2

Vertical openings in accordance with 8.6.9.1 shall be permitted.

28.3.1.1.3

In buildings, other than high-rise buildings, that are protected throughout by an approved, supervised automatic sprinkler system in accordance with 28.3.5, the walls enclosing vertical openings shall have a minimum 1-hour fire resistance rating, and doors shall have a minimum 1-hour fire protection rating.

28.3.1.2

No floor below the level of exit discharge used only for storage, heating equipment, or purposes other than residential occupancy shall have unprotected openings to floors used for residential purposes.

28.3.2 Protection From Hazards

28.3.2.1 General

All rooms containing high-pressure boilers, refrigerating machinery, transformers, or other service equipment subject to possible explosion shall not be located directly under or directly adjacent to exits and shall be effectively cut off from other parts of the building as specified in Section 8.7.

28.3.2.2 Hazardous Areas

28.3.2.2.1

Any hazardous area shall be protected in accordance with Section 8.7.

28.3.2.2.2

The areas described in Table 28.3.2.2.2 shall be protected as indicated.

Table 28.3.2.2.2 Hazardous Area Protection

Hazardous Area Description Separation/Protectiona

Boiler and fuel-fired heater rooms serving more than a single guest room or guest suite 1 hour and sprinklers

Employee locker rooms 1 hour or sprinklers

Gift or retail shops 1 hour or sprinklers

Bulk laundries 1 hour and sprinklers

Guest laundries ≤100 ft2 (≤9.3 m2) outside of guest rooms or guest suites 1 hour or sprinklersb

Guest laundries >100 ft2 (>9.3 m2) outside of guest rooms or guest suites 1 hour and sprinklers

Maintenance shops 1 hour and sprinklers

Storage roomsc 1 hour or sprinklers

Trash collection rooms 1 hour and sprinklers

aMinimum fire resistance rating.

bWhere sprinklers are provided, the separation specified in 8.7.1.2 and 28.3.2.2.3 is not required.

cWhere storage areas not exceeding 24 ft2 (2.2 m2) are directly accessible from the guest room or guest suite, no separation or protection is required.

28.3.2.2.3

Where sprinkler protection without fire-rated separation is used, areas shall be separated from other spaces by smoke partitions complying with Section 8.4.

28.3.2.3 Hazardous Materials

Where hazardous materials are stored or handled, the provisions of 8.7.3.1 shall apply.

28.3.3 Interior Finish

28.3.3.1 General

Interior finish shall be in accordance with Section 10.2.

28.3.3.2 Interior Wall and Ceiling Finish

Interior wall and ceiling finish materials complying with Section 10.2 shall be permitted as follows:

Exit enclosures — Class A

Lobbies and corridors — Class A or Class B

Other spaces — Class A, Class B, or Class C

28.3.3.3 Interior Floor Finish

28.3.3.3.1

Interior floor finish shall comply with Section 10.2.

28.3.3.3.2

Interior floor finish in exit enclosures and exit access corridors and spaces not separated from them by walls complying with 28.3.6.1 shall be not less than Class II.

28.3.3.3.3

Interior floor finish shall comply with 10.2.7.1 or 10.2.7.2, as applicable.

28.3.4 Detection, Alarm, and Communications Systems

28.3.4.1 General

A fire alarm system in accordance with Section 9.6, except as modified by 28.3.4.2 through 28.3.4.7, shall be provided.

28.3.4.2 Initiation

The required fire alarm system shall be initiated by each of the following:

Manual means in accordance with 9.6.2

Manual fire alarm box located at the hotel desk or other convenient central control point under continuous supervision by responsible employees

Required automatic sprinkler system

Required automatic detection system other than sleeping room smoke detectors

28.3.4.3 Notification

28.3.4.3.1\*

Occupant notification shall be provided automatically in accordance with 9.6.3.

28.3.4.3.2\*

In hotels and dormitories that are required by 28.3.4 to have a fire alarm system, the audible alarm notification signal provided in sleeping rooms of guest rooms or guest suites that is activated by the fire alarm system shall be a 520 Hz low-frequency signal in accordance with 9.6.2.10.3.

28.3.4.3.3

Positive alarm sequence in accordance with 9.6.3.5 shall be permitted.

28.3.4.3.4\*

Guest rooms and guest suites specifically required and equipped to accommodate hearing-impaired individuals shall be provided with a visible notification appliance.

28.3.4.3.5

In occupiable areas, other than guest rooms and guest suites, visible notification appliances shall be provided.

28.3.4.3.6

Annunciation and annunciation zoning in accordance with 9.6.8 shall be provided in buildings three or more stories in height or having more than 50 guest rooms or guest suites. Annunciation shall be provided at a location readily accessible from the primary point of entry for emergency response personnel.

28.3.4.3.7

Emergency forces notification shall be provided in accordance with 9.6.4.

28.3.4.4 Risk Analysis for Mass Notification

28.3.4.4.1

A risk analysis in accordance with Section 9.14 shall be performed for grades K through 12, college, or university dormitories with an occupant load greater than 100 to determine whether a mass notification is required.

28.3.4.4.2

Applicable portions of an existing risk analysis shall be permitted to be used when a new building is added to the campus.

28.3.4.5 Detection

A corridor smoke detection system in accordance with Section 9.6 shall be provided in buildings other than those protected throughout by an approved, supervised automatic sprinkler system in accordance with 28.3.5.3.

28.3.4.6\* Smoke Alarms

Smoke alarms shall be installed in accordance with 9.6.2.10 in every guest room and every living area and sleeping room within a guest suite.

28.3.4.6.1\*

In hotels and dormitories that are required by 28.3.4 to have a fire alarm system, the audible alarm notification signal provided in sleeping rooms of guest rooms or guest suites that is activated by smoke alarms shall be a 520 Hz low-frequency signal in accordance with 9.6.2.10.3.

28.3.4.7 Carbon Monoxide Alarms and Carbon Monoxide Detection Systems

28.3.4.7.1

Carbon monoxide alarms or carbon monoxide detectors in accordance with Section 9.12 and 28.3.4.7 shall be provided in new hotels and dormitories where either of the following conditions exists:

Guest rooms or guest suites with communicating attached garages, unless otherwise exempted by 28.3.4.7.3

Guest rooms or guest suites containing a permanently installed fuel-burning appliance or fuel-burning fireplace

28.3.4.7.2

Where required by 28.3.4.7.1, carbon monoxide alarms or carbon monoxide detectors shall be installed on every occupiable level of a guest room and guest suite and in the immediate vicinity of the sleeping rooms.

28.3.4.7.3

Carbon monoxide alarms and carbon monoxide detectors as specified in 28.3.4.7.1(1) shall not be required in the following locations:

In garages

Within guest rooms or guest suites with communicating attached garages that are open parking structures as defined by the building code

Within guest rooms or guest suites with communicating attached garages that are mechanically ventilated in accordance with the mechanical code

28.3.4.7.4

Where fuel-burning appliances or fuel-burning fireplaces are installed outside guest rooms or guest suites, carbon monoxide detectors shall be installed in accordance with the manufacturer's published instructions in the locations specified as follows:

On the ceilings of rooms containing permanently installed fuel-burning appliances or fuel-burning fire-places

Centrally located within occupiable spaces served by the first supply air register from a permanently installed, fuel-burning HVAC system

Centrally located within occupiable spaces adjacent to a communicating attached garage

28.3.4.7.5

Where carbon monoxide detectors are installed in accordance with 28.3.4.7.4, the alarm signal shall be automatically transmitted to an approved on-site location or to an off-premises location in accordance with NFPA 72.

28.3.5 Extinguishment Requirements

28.3.5.1

All buildings shall be protected throughout by an approved, supervised automatic sprinkler system in accordance with 28.3.5.3.

28.3.5.2 Reserved

28.3.5.3

Where an automatic sprinkler system is installed, either for total or partial building coverage, the system shall be in accordance with Section 9.7, as modified by 28.3.5.4. In hotel or dormitory occupancies up to and including four stories in height that are located-in buildings not exceeding 60 ft (18.3 m) in height above grade plane, systems in accordance with NFPA 13R shall be permitted.

28.3.5.3.1

Where located in a building of Type III, Type IV, or Type V construction designed in accordance with 4.6.3(5) and where the roof assembly is located more than 55 ft (17 m) above the lowest level of required fire department vehicle access, attics shall comply with 28.3.5.3.1.1, 28.3.5.3.1.2, and one of the following:

Attics shall be provided with sprinkler protection.

Attics shall be constructed with noncombustible materials.

Attics shall be constructed with fire-retardant-treated wood.

Attics shall be filled with noncombustible insulation.

28.3.5.3.1.1

The height of the roof assembly shall be determined by measuring the distance from the lowest level of required fire department vehicle access adjacent to the building to the eave of the highest pitched roof, the intersection of the highest roof to the exterior wall, or the top of the highest parapet, whichever yields the greatest distance.

28.3.5.3.1.2

Required fire department vehicle access roads used in 28.3.5.3.1.1 shall include only those roads that are necessary for required fire department vehicle access in compliance with the fire code.

28.3.5.4

The provisions for draft stops and closely spaced sprinklers in NFPA 13 shall not be required for openings complying with 8.6.9.1 where the opening is within the guest room or guest suite.

28.3.5.5 Reserved

28.3.5.6

Open parking structures that comply with NFPA 88A and are contiguous with hotels or dormitories shall be exempt from the sprinkler requirements of 28.3.5.1.

28.3.5.7

In buildings other than those protected throughout with an approved, supervised automatic sprinkler system in accordance with 28.3.5.3, portable fire extinguishers shall be provided as specified in Section 9.9 in hazardous areas addressed by 28.3.2.2.

28.3.6 Corridors

28.3.6.1 Walls

28.3.6.1.1

Exit access corridor walls shall comply with 28.3.6.1.2 or 28.3.6.1.3.

28.3.6.1.2

In buildings not complying with 28.3.6.1.3, exit access corridor walls shall consist of fire barriers in accordance with Section 8.3 that have not less than a 1-hour fire resistance rating.

28.3.6.1.3

In buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with 28.3.5, corridor walls shall have a minimum 1/2-hour fire resistance rating.

28.3.6.2 Doors

28.3.6.2.1

Doors that open onto exit access corridors shall have not less than a 20-minute fire protection rating in accordance with Section 8.3.

28.3.6.2.2 Reserved

28.3.6.2.3

Doors that open onto exit access corridors shall be self-closing and self-latching.

28.3.6.3 Unprotected Openings

28.3.6.3.1

Unprotected openings, other than those from spaces complying with 28.3.6.3.2, shall be prohibited in exit access corridor walls and doors.

28.3.6.3.2

Spaces shall be permitted to be unlimited in area and open to the corridor, provided that all of the following criteria are met:

The space is not used for guest rooms or guest suites or hazardous areas.

The building is protected throughout by an approved, supervised automatic sprinkler system in accordance with 28.3.5.

The space does not obstruct access to required exits.

28.3.6.4 Transoms, Louvers, or Transfer Grilles

Transoms, louvers, or transfer grilles shall be prohibited in walls or doors of exit access corridors.

28.3.7 Subdivision of Building Spaces

Buildings shall be subdivided in accordance with 28.3.7.1 or 28.3.7.2.

28.3.7.1

In buildings not protected throughout by an approved, supervised automatic sprinkler system, each hotel guest room, including guest suites, and dormitory room shall be separated from other guest rooms or dormitory rooms by walls and floors constructed as fire barriers having a minimum 1-hour fire resistance rating.

28.3.7.2

In buildings protected throughout by an approved, supervised automatic sprinkler system, each hotel guest room, including guest suites, and dormitory room shall be separated from other guest rooms or dormitory rooms by walls and floors constructed as fire barriers having a minimum 1/2-hour fire resistance rating.

28.3.7.3

Doors in the barriers required by 28.3.7.1 and 28.3.7.2 shall have a fire protection rating of not less than 20 minutes and shall not be required to be self-closing.

28.3.8 Special Protection Features. (Reserved)

28.4 Special Provisions

28.4.1 Special Structures

28.4.1.1

Hotels and dormitories shall comply with Chapter 11 where located in a special structure.

28.4.1.2

High-rise buildings shall comply with Section 11.8.

28.4.2 Alcohol-Based Hand-Rub Dispensers

Alcohol-based hand-rub dispensers in accordance with 8.7.3.3 shall be permitted.

28.5 Building Services

28.5.1 Utilities

Utilities shall comply with the provisions of Section 9.1.

28.5.2 Heating, Ventilating, and Air-Conditioning

28.5.2.1

Heating, ventilating, and air-conditioning equipment shall comply with the provisions of Section 9.2, except as otherwise required in this chapter.

28.5.2.2

Unvented fuel-fired heaters, other than gas space heaters in compliance with NFPA 54 shall not be used.

28.5.3 Elevators, Escalators, and Conveyors

28.5.3.1

Elevators, escalators, and conveyors shall comply with the provisions of Section 9.4.

28.5.3.2\*

In high-rise buildings, one elevator shall be provided with a protected power supply and shall be available for use by the fire department in case of emergency.

28.5.4 Waste Chutes, Incinerators, and Laundry Chutes

Waste chutes, incinerators, and laundry chutes shall comply with the provisions of Section 9.5.

28.6 Reserved

28.7 Operating Features

28.7.1 Hotel Emergency Organization

28.7.1.1\*

Employees of hotels shall be instructed and drilled in the duties they are to perform in the event of fire, panic, or other emergency.

28.7.1.2\*

Drills of the emergency organization shall be held at quarterly intervals and shall cover such points as the operation and maintenance of the available first aid fire appliances, the testing of devices to alert guests, and a study of instructions for emergency duties.

28.7.2 Emergency Duties

Upon discovery of a fire, employees shall carry out all of the following duties:

Activation of the facility fire protection signaling system, if provided

Notification of the public fire department

Other action as previously instructed

28.7.3 Drills in Dormitories

Emergency egress and relocation drills in accordance with Section 4.7 shall be held with sufficient frequency to familiarize occupants with all types of hazards and to establish conduct of the drill as a matter of routine. Drills shall be conducted during peak occupancy periods and shall include suitable procedures to ensure that all persons subject to the drill participate.

28.7.4 Emergency Instructions for Residents or Guests

28.7.4.1\*

A floor diagram reflecting the actual floor arrangement, exit locations, and room identification shall be posted in a location and manner acceptable to the authority having jurisdiction on, or immediately adjacent to, every guest room door in hotels and in every resident room in dormitories.

28.7.4.2\*

Fire safety information shall be provided to allow guests to make the decision to evacuate to the outside, to evacuate to an area of refuge, to remain in place, or to employ any combination of the three options.

28.7.5 Emergency Action Plans

Emergency action plans in accordance with Section 4.8 shall be provided.

28.7.6 Contents and Furnishings

28.7.6.1

New draperies, curtains, and other similar loosely hanging furnishings and decorations shall meet the flame propagation performance criteria contained in Test Method 1 or Test Method 2, as appropriate, of NFPA 701.

28.7.6.2 Upholstered Furniture and Mattresses

28.7.6.2.1

Newly introduced upholstered furniture shall meet the criteria specified in 10.3.2.1 and 10.3.2.2.

28.7.6.2.2

Newly introduced mattresses shall meet the criteria specified in 10.3.3 and 10.3.3.2.

28.7.6.3

28.7.6.4

Fire-retardant coatings shall be maintained to retain the effectiveness of the treatment under service conditions encountered in actual use.

28.7.7 Inspection of Door Openings

Door openings shall be inspected in accordance with 7.2.1.14.

28.7.8 Integrated Fire Protection and Life Safety Systems

Integrated fire protection and life safety systems shall be tested in accordance with 9.11.4.1.

