

Chapter Ind 57

APARTMENT BUILDINGS, HOTELS AND PLACES OF DETENTION

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Ind 57.001 Scope. (1) The requirements of this chapter shall apply to all apartment buildings, row houses, rooming houses, hotels, dormitories, convents, monasteries, hospitals, children's homes, homes for the aged and infirm, nursing homes, convalescent hospitals, convalescent homes, asylums, mental hospitals, jails, and other places of abode or detention, except as provided in section Ind 57.25 (2).

(2) By *place of abode* is meant a building or part of a building, such as apartment building, row house, rooming house, hotel, dormitory, convent, hospital, as follows:

(a) Occupied as a residence of 3 or more families living independently or occupied by 2 such families and used also for business purposes, or

(b) Occupied for sleeping or lodging purposes by 3 or more persons not members of the same family.

(3) By *place of detention* is meant a building or part of a building used as a place of abode and wherein persons are forcibly confined, such as asylums, mental hospitals, and jails.

Note 1: The attorney general has ruled that all persons committed to an insane asylum by court order come within the meaning of the words "forcibly confined". Also that the words "forcibly confined" apply to all persons confined without their consent.

Note 2: For requirements regarding migrant labor camps see chapter Ind 201.

Ind 57.01 Class of construction. (1) All places of abode which are more than 3 stories in height shall be of type No. 1 or No. 2 construction as specified as in section Ind 51.03.

(2) All 3-story places of abode, other than hospitals and places of detention, shall be at least type No. 6 construction as specified in section Ind 51.03.

(3) All places of detention shall be of type No. 1 or No. 2 construction as specified in section Ind 51.03. All hospitals, convalescent hospitals, and nursing homes 3 or more stories in height shall be of type No. 1 or No. 2 construction as specified in section Ind 51.03.

History: 1-2-56; am. (3), Register, September, 1959, No. 45, eff. 10-1-59; am. (1), (2) and (3), Register, June, 1972, No. 198, eff. 1-1-73.

Ind 57.015 Basement and ground floor protection. The ceiling of all spaces, except those within individual living units, located below the first floor (ground floor (s) and basement (s)) of all residential buildings shall be protected with at least one layer of 5/8-inch type X gypsum wall-board with taped joints, or equivalent, or such spaces shall be protected by an approved automatic sprinkler system.

History: Cr. Register, May, 1980, No. 293, eff. 6-1-80.

Ind 57.02 First floor fire-resistive. (1) In 3 story buildings, except those having not more than one family on each floor, the first floor and its supports shall be of not less than 3-hour fire-resistive construction as specified in section Ind 51.04, except that in a 3 story apartment house which will accommodate not more than four families, or a 3 story hotel or rooming house which will accommodate not more than 30 persons, above the first story, the basement ceiling shall be of not less than 1-hour fire-resistive construction as specified in section Ind 51.04 or shall be protected by automatic sprinklers as specified in section Ind 51.23.

(2) Spaces between floor joists, below or above stud partitions where the studs extend through one or more stories, shall be fire-stopped.

History: 1-2-56; am. (1), Register, February, 1971, No. 182, eff. 7-1-71; r. and recr. (1) eff. 8-1-71 and exp. 1-1-72, and cr. (1) eff. 1-1-72, Register, July, 1971, No. 187.

Ind 57.03 Garage and business separation. (1) In every building in which a lower story is used for garage purposes, the ceiling over the garage shall be of unpierced 4-hour fire-resistive construction as specified in section Ind 51.043. All stairways and shafts from garages leading to the upper stories shall be separated from the garage area with walls of 4-hour fire-resistive construction as specified in section Ind 51.043, with openings protected as specified for special occupancy separation, section Ind 51.08.

(2) In a building more than 2 stories in height where the lower story is used for business purposes, other than the hazards listed in chapter Ind 57 of this code, the ceiling over the lower story shall be of not less than 1-hour fire-resistive construction as specified in section Ind 51.04.

History: 1-2-56; am. Register, February, 1971, No. 182, eff. 7-1-71; r. and recr. eff. 8-1-71 and exp. 1-1-72; cr. eff. 1-1-72, Register, July, 1971, No. 187; am. (1), Register, December, 1975, No. 240, eff. 1-1-76.

Ind 57.04 Corridor and dividing partitions—3-story places of abode. (1) The public passageways shall be enclosed with partitions of not less than one-hour fire-resistive construction as specified in section Ind 51.04 and shall have all living units separated by such partitions, except as follows:

(a) Apartment buildings having one living unit on each floor.

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(b) Hotels, motels, hospitals, nursing homes and other similar buildings having not more than 8 habitable rooms on each floor.

(2) Hotels, motels, hospitals, nursing homes and other similar buildings having more than 8 habitable rooms on each floor shall be divided into groups of not more than 8 habitable rooms each, with partitions of not less than one-hour fire-resistive construction as specified in section Ind 51.04.