

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 Wis. Adm. Code chapter Ind 49.

Ind 57.005 History: Cr. Register, July, 1967, No. 139, eff. 8-1-67; r. Register, December, 1970, No. 180, eff. 1-1-71.

Ind 57.01 Class of construction. (1) All places of abode which are more than 3 stories in height shall be of fire-resistive construction as specified in section Ind 51.001.

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(2) All 3-story places of abode, other than hospitals and places of detention, shall be at least of ordinary construction as specified in section Ind 51.02, except that a 3-story apartment building which will accommodate not more than one family on each floor and a 3-story hotel or rooming house which will accommodate not more than 6 persons on each floor may be of frame construction as specified in section Ind 51.03, except as provided in section Ind 57.02.

(3) All places of detention shall be of fire-resistive construction throughout as specified in section Ind 51.001. All hospitals, convalescent hospitals, and nursing homes 3 or more stories in height shall be of fire-resistive construction as specified in section Ind 51.001.

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

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 51.06, except that in a 3 story apartment house which will accommodate not more than 4 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 one-hour fire-resistive construction as specified in section Ind 51.06 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.

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 51.06. Stairways 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 51.05, 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 one-hour fire-resistive construction as specified in section Ind 51.06.

Ind 57.04 Corridor and dividing partitions. (1) All 3 story places of abode which have more than one apartment or 8 rooms on any floor, shall have the public passageways enclosed with partitions of not less than one-hour fire-resistive construction as specified in section Ind 51.05. If there is more than one apartment on any floor, such apartments shall be separated by such partitions. If there are more than 8 rooms on any floor, they shall be divided by such partitions into groups of not more than 8 rooms each.

(2) Doors in such corridor partitions may be solid slab doors, 1¾ inches in thickness, and need not be self-closing.

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Ind 57.05 Court walls. The walls of courts and similar interior shafts for light and air shall be of not less than 3-hour fire-resistive construction as specified in section Ind 51.05, except that when the building is permitted to be of ordinary construction, the court walls may be of one-hour fire-resistive construction.

Ind 57.06 Yards. (1) Behind every apartment house, the rear of which does not abut on an alley or street, there shall be a yard across the entire width of the lot, open and unobstructed from the ground to the sky. The width of the yard behind a 2 story building shall be either:

(a) At least 5 feet of unobstructed width; or

(b) At least 10 feet from the rear lot line to the building line, of which at least 3 feet shall be unobstructed, and the remainder may be occupied by an open (or screened) porch.

(2) For apartment houses of more than 2 stories, the unobstructed width of the entire yard shall be increased one foot for each additional story, except in the case of corner lots.

(3) No apartment house shall be placed behind any other building unless there is at least 50 feet between the buildings.

Ind 57.07 Number, location and type of exits. (1) There shall be at least 2 exits accessible from each room or apartment by means of stairways, ramps or horizontal exits. The number and location of such exits shall be such that in case any exit or passageway is blocked at any point, some other exit will still be accessible through public passageways from every room or apartment.

(a) In fire-resistive buildings a total area of not more than 1,200 square feet may be placed between an exit and the end of the building.

(2) Exits shall be distributed so that the entrance to each room or apartment will be not more than 50 feet distant from an exit, measuring along public passageways, if in a building of non-fire-resistive construction, or 75 feet in a fire-resistive building.

(3) At least one-half of the required exits, in buildings of more than one story, shall be stairways as specified in section Ind 51.16. The remaining exits shall be either stairways, or horizontal exits; or fire escapes may be used as exits from floors which are not more than 40 feet above grade if they are placed against blank walls. Every building which accommodates more than one family, or 8 persons, above the second story shall have at least 2 stairways.

(4) Apartment buildings 3 stories or less in height whose floors and supporting members are of not less than 2-hour fire-resistive construction, as specified in section Ind 51.06, and which have a plan so arranged that not more than 2 occupancies on any floor make use of a common stairway, may be constructed with one common stairway as a single exit, provided the walls between occupancies and those

enclosing the stairway are of 2-hour fire-resistive construction as specified in section Ind 51.05. In this case, the stairways must be of not less than 2-hour fire-resistive construction, must lead directly to the outside and have all interior openings protected by approved fire-resistive doors as specified in section Ind 51.09.

(5) Where a jail or other place of detention wherein persons are forcibly confined is located on the upper floors of a court house or office building, at least one of the exits from the jail shall be a separate smokeproof stair tower leading directly from the jail section to the outside at street grade. This stairway shall serve only the jail area and there shall be no doors, opening into it from the office or court house section of the building.

History: 1-2-56; r. and recr. (1), Register, December, 1970, No. 180, eff. 1-1-71.

Ind 57.08 Aggregate width of exits. The aggregate width of exits shall be as provided for in section Ind 54.04.

Ind 57.09 Exit doors. Exit doors shall be as specified in section Ind 51.15; except that a door which is used by not more than 6 families, or 40 persons, shall be not less than 3 feet wide and shall not be required to open outward.

Ind 57.10 Passageways. Every public passageway leading from an exit shall be at least as wide as the required width of such exit. Every public passageway leading to an exit shall be at least 3 feet wide. The required width shall be kept clear and unobstructed at all times.

Ind 57.11 Lighting of exits. In every building which accommodates more than 4 families, or 30 persons, and in every building which accommodates transients, the public passageways and stairways and exit doors shall be illuminated from one hour after sunset to one hour before sunrise. This illumination shall include lights at all intersections of passageways, at all exits, and at the head, foot and landing of every stairway. The lights at emergency exit doors shall be red lights and shall be accompanied by a sign bearing the word "EXIT" or "OUT", in plain letters.

Ind 57.12 Enclosure of stairways and shafts. (1) In 3 story buildings all stairways shall be enclosed as provided in sections Ind 51.17 or 51.18, with one-hour fire-resistive partitions, as specified in section Ind 51.05, or better, unless the building is either of fire-resistive construction or equipped throughout with automatic sprinklers. The doors may be omitted in the stories above the basement in one stairway enclosure. In all 3 story buildings accommodating more than 2 families, or 15 persons, above the first story, all basement stairways shall be enclosed with 2-hour fire-resistive partitions as specified in section Ind 51.05.

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(2) In buildings more than 3 stories in height, all stairways shall be enclosed with 2-hour fire-resistive partitions, as specified in section Ind 51.05, except that one stairway may be unenclosed in the first and second stories, provided such stairway does not lead to the basement.

(3) In all buildings more than 2 stories in height in which the first story is used for business purposes, at least one stairway shall be enclosed in the first story with an unpierced wall of 2-hour fire-resistive construction, as specified in section Ind 51.05, and such stairway shall not connect with the basement.

(4) Every elevator shaftway, dumbwaiter shaftway, clothes chute, waste paper chute, pipe shafts and other similar vertical shafts in buildings more than 2 stories in height shall be enclosed with 2-hour fire-resistive partitions, as described in section Ind 51.05, except that for 3 story buildings, one-hour fire resistive partitions may be used where the enclosure does not pass through a business portion. In all cases the basement enclosure shall be of not less than 4-hour fire-resistive construction.

Ind 57.13 Toilet rooms. (1) Every building within this occupancy classification shall be provided with toilet rooms meeting the requirements of this section and the requirements for general sanitation, section Ind 52.50 through 52.64.

(a) Each living unit of an apartment or row house building shall be provided with a toilet room having a water closet, lavatory and bathing facilities.

(2) Every building within this occupancy classification, except apartment buildings, shall have at least one water closet for every 10 persons or fraction thereof.

(a) Occupants of rooms with private water closets shall not be considered in counting either the number of persons or the number of fixtures.

Note: For general toilet room requirements, see sections Ind 52.50 to Ind 52.64, inclusive.

History: 1-2-56; am. (1), (2) and (3), Register, June, 1956, No. 6, eff. 7-1-56; cr. (4), Register, July, 1967, No. 139, eff. 8-1-67; r. and recr., Register, December, 1970, No. 180, eff. 1-1-71.

Ind 57.14 Washing facilities. Every building within this occupancy classification where water supply is available or can be made available. There shall be at least one sink or wash bowl in connection with each toilet fixture.

History: 1-2-56; r. and recr., Register, December, 1970, No. 180, eff. 1-1-71.

Ind 57.15 Repairs. Every building of this classification, and all parts thereof, shall be kept in good repair and the roof shall be maintained to prevent leakage. All rainwater shall be so drained and conveyed therefrom to prevent dampness in the walls and ceilings.

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Ind 57.16 Cleanliness. Every building shall be kept clean, and shall also be kept free from any accumulation of dirt, filth, rubbish, garbage, or other matter in or on the same or in the yards, courts, passages, areas or alleys connected with or belonging to the same.

Ind 57.17 Size of rooms. (1) Every sleeping room shall be of sufficient size to afford at least 400 cubic feet of air space for each occupant over 12 years of age, and 200 cubic feet for each occupant under 12 years, except that a minimum of 150 cubic feet may be provided for infants in hospital nurseries. No greater number of occupants than the number thus established, shall be permitted in any such rooms.

History: 1-2-56; r. and recr. Register, June, 1967, No. 138, eff. 7-1-67; r. and recr. (2), Register, July, 1967, No. 139, eff. 8-1-67; r. (2), Register, December, 1970, No. 180, eff. 1-1-71.

Ind 57.18 Basement rooms. (1) No living or sleeping room shall have its floor level below the adjoining yard, court, alley or street grade.

(2) No rooms wherein persons are forcibly confined shall be located in a basement.

Ind 57.19 Windows. (1) The outside windows in every sleeping or living room shall have a total sash area of at least 1/10th of the floor area of the room but not less than 12 square feet. The openable area of such windows shall be equal to not less than 5% of the floor area of the room served.

History: 1-2-56; r. and recr. Register, September, 1959, No. 45, eff. 10-1-59; r. and recr. Register, June, 1967, No. 138, eff. 7-1-67; r. and recr. (2), Register, July, 1967, No. 139, eff. 8-1-67; r. (2), Register, December, 1970, No. 180, eff. 1-1-71.

Ind 57.20 Isolation of fire hazards. (1) All boiler and furnace rooms, including fuel rooms and breeching, all laundries, drying rooms, carpenter shops, paint shops, and other hazardous work rooms and storage rooms in hospitals and buildings accommodating transients which are more than 3 stories in height and in all asylums and other places of detention shall be enclosed with a 4-hour fire-resistive enclosure as specified in sections Ind 51.05 and 51.06. All openings shall be protected by self-closing fire-resistive doors as specified in section Ind 51.09.

(2) In all other buildings under this classification, such rooms shall be enclosed with a 2-hour fire-resistive enclosure as provided in sections Ind 51.05 and 51.06, or better, except as otherwise provided in this section.

(3) In apartment buildings not more than 2 stories in height, such rooms shall be enclosed with a one-hour fire-resistive enclosure as specified in section Ind 51.05 and 51.06, or better, except as provided in subsection (5).

(4) In one-story buildings having a floor area of not more than 3,000 square feet and 2-story buildings having a floor area of not more than 1,500 square feet per floor which are used for business purposes

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