

Chapter Ind 57

APARTMENT BUILDINGS, HOTELS AND PLACES
OF DETENTION

Ind 57.001	Scope	Ind 57.15	Repairs
Ind 57.01	Class of construction	Ind 57.16	Cleanliness
Ind 57.02	First floor fire-resistive	Ind 57.17	Size of rooms
Ind 57.03	Garage and business separation	Ind 57.18	Basement rooms
Ind 57.04	Corridor and dividing partitions	Ind 57.19	Windows
Ind 57.05	Court walls	Ind 57.20	Isolation of fire hazards
Ind 57.06	Yards	Ind 57.21	Fire protection equipment
Ind 57.07	Number, location and type of exits	Ind 57.22	Fire alarm
Ind 57.08	Aggregate width of exits	Ind 57.23	Scuttle
Ind 57.09	Exit doors	Ind 57.24	Directions for escape
Ind 57.10	Passageways	Ind 57.25	Row house
Ind 57.11	Lighting of exits	Ind 57.50	Garages
Ind 57.12	Enclosure of stairways and shafts	Ind 57.51	Filling stations; buildings and structures
Ind 57.13	Toilet rooms	Ind 57.52	Automobile tire or battery shops
Ind 57.14	Washing facilities	Ind 57.53	Automobile parking decks

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: 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.

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.

(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 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.

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

Register, September, 1959, No. 45
Building Code

Ind 57.13 Toilet rooms. (1) Every apartment shall have a water-closet in a bathroom or separate compartment, except that where there are apartments consisting of not more than 3 rooms, there shall be at least one water-closet for every 2 such apartments. All other buildings in this classification shall have at least one water-closet for every 10 persons or fraction thereof.

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

(3) Water-closets and urinals, and the pipes connected therewith, shall be protected against freezing as provided in section Ind 52.61.

History: (1) (2) (3) am. Register, June, 1956, No. 6, eff. 7-1-56.

Ind 57.14 Washing facilities. In every building of this 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. In apartment houses there shall be such a sink or wash bowl in each apartment.

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.

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.

(2) Except that for summer occupancy of Wisconsin industrial camps between May 1 and October 15 inclusive every sleeping room shall be of sufficient size to afford at least 300 cubic feet of air space for each occupant over 12 years of age.

History: 1-2-56; r. and recr. Register, June, 1967, No. 138, eff. 7-1-67.

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.

(2) Except that for summer occupancy of Wisconsin industrial camps between May 1 and October 15 inclusive the aggregate areas

Register, June, 1967, No. 138
Building Code

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of window sash and screened outside doors in every sleeping or living room shall be at least 7.5% of the floor area of the room.

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.

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 Ind 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 sections Ind 51.05 and Ind 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 and also accommodate not more than 2 families, such rooms shall be enclosed with a one-hour fire-resistive enclosure, as specified in sections Ind 51.05 and Ind 51.06, or better.

(5) The enclosure for the heating plant may be omitted in apartment buildings not more than 2 stories in height and having not more than 2 apartments on a floor and in rooming houses not more than 2 stories in height and having not more than 8 living or sleeping rooms on a floor, provided no part of the building is used for business purposes and all interior basement stairways are enclosed with a one-hour fire-resistive enclosure as specified in sections Ind 51.05 and Ind 51.06, or better. See section Ind 57.25 for exception for row house installations. *Exception:*

(a) Gas-fired space heaters may be used in private apartments and in guest rooms in motels or tourist courts without an enclosure if approved by the industrial commission. Space heaters fired with liquid fuel may be used without an enclosure in motels and apartment buildings not more than one story in height.

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

Ind 57.21 Fire protection equipment. (1) Standard first-aid standpipes shall be provided in every building which is more than 2 stories high and accommodates 20 or more transients, and in all hospitals, asylums and other places of detention.

(2) In the above buildings where adequate water supply is not available, and in buildings accommodating less than 20 transients where first-aid standpipes are not provided, a standard fire extinguisher shall be placed on each floor at the head of each stairway and at each elevator or group of elevators.

Register, June, 1967, No. 138
Building Code

Ind 57.22 Fire alarms. (1) Every building which accommodates 20 or more persons except hospitals, places of detention, and motels not more than one story in height in which each unit has an outside door at grade level, shall be provided with a fire alarm system complying with section Ind 51.24. ✓

(2) Every hospital which accommodates 20 or more persons shall be provided with a fire alarm complying with section Ind 51.24 ✓ except that chimes or other approved sounding devices shall be used when within hearing distance of the patients. Visual attention compelling devices may be used in hospitals where approved by the industrial commission.