



BUILDING DEPARTMENT

**Douglas County Building Department
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R-1 OCCUPANCIES

(Hotels and apartment houses, congregate residences each accomodating more than 10 persons)

Walls and floors separating dwelling units in the same building, or guest rooms in R-1 hotel occupancies, shall not be of less than one-hour fire-resistive construction. Section 310.2.2

2. R-1 Occupancies more than two stories in height or having more than 3000 square feet of floor area above the first story shall not be of less than one-hour fire-resistive construction throughout. Section 310.2.2

3. Hotels and apartments. Interior nonload-bearing partitions within individual dwelling units in apartment houses and guest rooms or suites in hotels when such dwelling units, guest rooms or suites are seperated from each other and from corridors by not less than one-hour fire-resistive construction may be constructed of
 - A. Noncombustible materials or fire retardant treated wood in buildings of any type of construction; or
 - B. Combustible framing with noncombustible materials applied to the framing in building of Type III or V construction.Openings to such corridors shall be equipped with doors conforming to Section 1005.8 regardless of the occupant load served. Section 601.5.2.2

4. Storage or laundry rooms that are within R-1 Occupancies that are used in common by tenants shall be seperated from the rest of the building by not less than one-hour fire-resistive seperation. Section 310.2.2

R-1 occupancies providing 21 or more housing units for low-income elderly, which are financed in part by federal or state funds shall contain a multiservice room adequate in size to seat all the tenants. The multiservice room shall be sized by the occupant load of one person for each bedroom in the low-income elderly housing structure or facility (see table 10-A). The multiservice room shall include adjacent toilet facilities for both sexes; a service area with a kitchen sink, counter top and upper and lower cabinets; and a storage room sized to store tables, chairs or benches and janitorial supplies and tools. The multiservice room and accessory rooms shall be accessible to disabled persons. Section 310.10.

6. For R-1 occupancies with a S-3 parking garage in the basement or first story see Section 311.2.2.
7. Basements in dwelling units and every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue which shall open directly into a public street, public alley, yard or exit court. Section 310.4
8. Walls of corridors serving an occupant load of 10 or more shall be of not less than 1 hour fire-resistive construction and the ceiling shall not be less than that required for a onehour fire-resistive floor or roof system. Section 1005.7
9. A smoke detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed in each story and in the basement. In dwelling units where the basement or story is split into two or more levels, the smoke detector shall be installed on the upper level, except that when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping areas are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24" or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located. Section 310.9.1.4
10. In efficiency dwelling units, hotel suites and in hotel and congregate residence sleeping rooms, detectors shall be located on the ceiling or wall of the main room or sleeping room. When sleeping rooms within an efficiency dwelling unit or hotel suite are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. Section 310.9.1.5
11. In nonsprinklered R-1 Occupancies, corridors serving an occupant load of 10 or more shall be separated from corridors and other areas on an adjacent floors by not less than an approved fixed wired glass set in steel frames or by 20 minute smoke and draft control assemblies which are automatic closing by smoke detection. Section 310.8
12. R-1 occupancies shall be provided with an approved manual and automatic fire alarm system in apartment houses three or more stories in height or containing 16 or more dwelling units, in hotels three or more stories in height, or containing 20 or more guest rooms and in congregate residences three or more stories in height or having an occupant load of 20 or more. For the purpose of this section, area separation do not define separate buildings. Section 310.10
13. All R-1 apartments shall have adaptable dwelling units. Adaptable dwelling units shall constructed in accordance with Section 1110. See exceptions Section 1106.1.10.2.

14. Handicap parking shall comply with Section 1104. Where parking is provided at covered multifamily dwellings, not less than 2 percent of the parking shall be accessible. 1104.3
15. Where the ground floor of a building is not a R occupancy, the first level of the R occupancy, which includes dwelling units, shall be considered the ground floor and shall be adaptable and shall be served by a building entrance on an accessible route. Dwelling • units located on this level shall be adaptable dwelling units. Section 1106.1.10.
16. In all hotels, dormitories, resorts, lodging houses and other places of transient lodging, except those that are owner occupied and contain not more than five rooms for rent or hire, accessible guest rooms, including associated bathing, shower and toilet facilities, shall be provided in accordance with Table 11-C. Section 1106.1.10.4

In addition, public-use and common-use areas of all hotels, motels, inns, boarding houses, dormitories, resorts; lodging houses and other places of transient lodging shall be accessible, except those that are owner occupied and contain not more than five rooms for rent or hire.

Required sleeping rooms for persons with hearing impairments shall have visual alarms complying with section 1109.14. Such rooms shall have installed telephones complying with section 1109.13, and an electrical outlet installed within 48" of the telephone connection. Such rooms shall have devices separate from the visual alarm system which provide visual notification of incoming telephone calls and doorbell actuation. Section 1106.1.10.4

17. Adaptable dwelling units shall be apportioned among efficiency dwelling units, single bedroom units and multiple bedroom units, in proportion to the number of such units in the building. Accessible hotel guest rooms shall be apportioned among the various classes of sleeping accommodations. Section 1106.1.10.5
18. For minimum plumbing facilities see UBC Section 2902.6.
19. Elevators opening into a corridor serving an occupant load of 10 or more shall be provided with an elevator lobby at each floor containing such a corridor.. The lobby shall completely separate the elevators from the corridor by construction conforming to Section 1005.7 and all openings into the lobby wall contiguous with the corridor shall be protected as required by Section 1005.8. Section 1005. 10.
20. When two or more exit signs are required from a room or area, exit signs shall be provided and clearly indicate the direction of egress. Additional approved low-level exit signs which are internally or externally illuminated, photoluminescent or self-luminous, shall be provided in all interior exit corridors serving guest rooms of hotels. The bottom of the sign shall not be less than 6" or more than 8" above the floor level. For exit doors, the sign shall be on the door or adjacent to the door with the closest edge of the sign within 4" of the door frame. Section 1013.
21. Light and ventilation shall be provided according to Section 1203.

22. Wall and floor/ceiling assemblies separating dwelling units or guest rooms from each other and from public space such as interior corridors and service areas shall provide airborne sound insulation for walls, and both airborne and impact sound insulation for floor/ceiling assemblies. All requirements for sound transmission control according to Section 1205 shall be met.
23. An automatic sprinkler system shall be installed throughout every apartment house 3 or more stories in height or containing 16 or more dwelling units, every congregate residence 3 or more stories in height or having an occupant load of 20 or more, and every hotel 3 or more stories in height or containing 20 or more guest rooms. Residential or quickresponse standard sprinklers shall be used in the dwelling units and guest room portions of the building. Section 904.2.8.
24. R-1 occupancies shall provide a maximum flame spread of Class I for enclosed vertical exitways, Class II for other exitways and Class III for rooms or areas. Table 8-B.
25. Draftstops shall be installed in floor/ceiling assemblies of buildings having more than one dwelling unit and in hotels. Such draft stops shall be in line with the walls separating individual dwelling units and guest rooms from each other and from other areas. Draft stops shall be installed in the attics, mansards, overhangs, false fronts set out from the walls and similar concealed spaces of buildings containing more than one dwelling unit and in hotels. Such draft stops shall be above and inline with the walls separating individual dwelling units and guest rooms from each other and from other uses. Section 708.3.
26. R-1 Occupancies having floors located more than 75 feet above the lowest level of fire department vehicle access shall meet the requirements of Section 403.
27. Parapets shall be provided on exterior walls (and the top of area separation walls) where the wall is required to be of fire-resistive construction. One-hour fire-resistive exterior walls may terminate at the underside of the roof sheathing, deck or slab, provided:
 - A. Where the roof/ceiling framing elements are parallel to the walls, such framing and elements supporting such framing shall not be of less than one-hour fire-resistive construction for a width of 5 feet measured from the interior side of the wall. Where roof/ceiling framing elements are perpendicular to the wall, the entire span of such framing and elements supporting such framing shall not be of less than one-hour fire-resistive construction. Openings in the roof shall not be located within 5 feet of the one-hour fire-resistive wall and the entire building shall be provided with not less than a Class B roof covering. Section 709.4.1
28. Plumbing penetrations through one and two-hour fire-rated walls and floor/ceiling assemblies shall be of noncombustible material, such as metal or cast iron pipe, (plastic plumbing is not allowed). These penetrations shall be protected with rated fire-stopping material in accordance with Section 714.