

STATE BUILDING CODE INTERPRETATION NO. I-02-15

January 20, 2015

The following is in response to your correspondence dated January 13, 2015 in which you seek a formal interpretation to the following question:

Question 1:

Can an interior stairway within an existing 3-story building undergoing a change of use to a bed and breakfast be unenclosed in accordance with Section 1019.1, exception number 3?

Answer 1:

Section 1019.1, exception number 8 of the 2003 International Building Code portion of the 2005 State Building Code states that stairways connecting the first and second floors of Group R-1 bed and breakfast establishments shall not be required to be enclosed. Stairways connecting the second and third floors in such occupancies shall be enclosed with fire separation assemblies having a fire resistance rating of not less than 1 hour. Stairways connecting the basement and the first floor in such occupancies shall be enclosed with fire partitions having a fire resistance rating of not less than ½ hour with 20-minute fire resistance-rated door assemblies. Fire-resistance-rated assemblies at stairways in Group R-1 bed and breakfast establishments shall not be required to be supported by fire-resistance-rated construction.

Per Section 102.1 of the above mentioned code and the fact that Connecticut added this section specifically for stairways within R-1 bed and breakfast, such stair would have to be enclosed in accordance with Section 1019.1, exception number 8, and would not fall under exception number 3 of Section 1019.1 of the above mentioned code.