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BULLETIN 15-3

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Subject: Group Classifications for Residential and Institutional Occupancies
Reference: Chapter 3 of the Building Subcode, N.J.A.C. 5:23-3.14

The chart included in this Bulletin is intended to assist in determining the correct group designation for residential occupancies. The defining criteria for making this determination are number of occupants, the ability of those occupants to evacuate and whether the occupants are transient. Determination of the group designation is separate from the determination as to whether a given facility is subject to the Rooming and Boarding House Act or the Hotel and Multiple Dwelling Act. For example, a single-family home with two or more units (rooms) arranged for single-room occupancy is subject to licensure under the Rooming and Boarding House Act notwithstanding the fact that it may be properly classified as Group R-3 or Group R-5.

With the adoption of the 2015 International Building Code (IBC) as the building subcode of the Uniform Construction Code, the Department has made as few amendments as possible to the group designations as defined in the IBC. The biggest change resulting from this adoption is in the use of Group R-4 for facilities with six to sixteen occupants which would previously have been classified as Group I-1.

| Group Designation | Number of Occupants | Ability of the Occupants to Evacuate | Length of Stay |
|--|-------------------------------|--|----------------|
| I-1 <ul style="list-style-type: none"> • Alcohol and drug treatment centers • Boarding houses • Group homes • Halfway houses • Residential board and care facilities • Residential health care facilities • Social rehabilitation facilities | More than 16, excluding staff | Slow – more than three minutes, but not more than 13 minutes | |
| I-2 <ul style="list-style-type: none"> • Assisted living facilities • Detoxification facilities • Hospitals • Nursing homes • Psychiatric hospitals | More than five | Impractical – more than 13 minutes | |

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| Group Designation | Number of Occupants | Ability of the Occupants to Evacuate | Length of Stay |
|--|---|--|---|
| R-1 <ul style="list-style-type: none"> • Bed and breakfast guesthouses¹ • Hotels • Motels • Vacation timeshare properties | | | Transient (occupancy for not more than 30 days) |
| R-2 <ul style="list-style-type: none"> • Apartment houses • Convents • Dormitories • Fraternities and sororities • Live/work units • Monasteries • Rooming houses | | | Permanent (nontransient) |
| R-3 <ul style="list-style-type: none"> • One- and two-family dwellings that are outside the scope of the one- and two-family dwelling subcode • Alcohol and drug treatment houses • Boarding houses • Group homes • Rooming houses • Single residential occupancies (SROs) accessory to a dwelling unit | Five or fewer ² | | Permanent (nontransient) |
| R-4 <ul style="list-style-type: none"> • Alcohol and drug treatment centers • Boarding houses • Group homes • Halfway houses • Residential board and care facilities • Social rehabilitation facilities | More than five, but not more than 16, excluding staff | Slow – more than three minutes, but not more than 13 minutes | |
| R-5 <ul style="list-style-type: none"> • Detached one- and two-family dwellings designed and constructed in accordance with the one- and two-family dwelling subcode • Care facilities • Group homes • Rooming houses • Single residential occupancies (SROs) accessory to a dwelling unit | Five or fewer ² | | Permanent (nontransient) |

¹ For the change of use of a residence (Group R-3 or R-5) to a bed and breakfast guesthouse, please see N.J.A.C. 5:23-2.6(b) and 6.31(p).

² The limit on the number of occupants (five or fewer) applies to SROs, groups homes, rooming houses or other uses which would be classified as other than Group R-3 or R-5 were they to have more than five occupants.