

**ILHR 57.015 Height of first floor above grade for sheltered facilities for battered women.** The elevation of the first floor and the sills of all required exit discharges from the first floor for existing buildings to be converted to sheltered facilities for battered women shall be at or not more than 6 feet above an exit discharge grade.

History: Cr. Register, December, 1983, No. 336, eff. 1-1-84.

**ILHR 57.016 Automatic fire sprinkler protection.** (1) A building more than 60 feet in height shall be protected throughout the entire building in accordance with ss. ILHR 52.01 and 51.23, except that the sprinklers within the living units shall be either a residential type or quick response type.

(2) A building less than 60 feet in height which provides housing for the elderly shall be protected by either:

(a) An automatic fire sprinkler system conforming with NFPA 13R, provided the building does not exceed 4 stories in height; or

(b) An automatic fire sprinkler system conforming with NFPA 13, except that the sprinklers within the living units shall be either a residential type or quick response type.

Note: See ss. ILHR 51.01 (71b) for the definition of "housing for the elderly".

History: Emerg. cr. eff. 9-6-86; cr. Register, November, 1986, No. 371, eff. 12-1-86; r. and recr. Register, March, 1991, No. 423, eff. 4-1-91.

**ILHR 57.02 Allowable height and area.** (1) **GENERAL.** Buildings and structures within the scope of this chapter shall not exceed the height and area limitations specified in this section.

(2) **ALLOWABLE INCREASE IN FLOOR AREAS.** (a) *Limited area ch. ILHR 57 buildings.* 1. Chapter ILHR 57 buildings not protected by automatic fire sprinkler systems as specified in s. ILHR 57.016 may not exceed the height and area limitations specified in Table 57.02-1.

2. A building may not exceed the height and area limitations specified in Table 57.02-2 if the building is protected by an automatic fire sprinkler system conforming with NFPA 13R.

Note: NFPA standard 13R applies only to buildings 4 stories or less in height.

3. A building may not exceed the height and area limitations specified in Table 57.02-3 if the building is protected by an automatic fire sprinkler system conforming with NFPA 13, except that the sprinklers within the living units shall be either a residential type or quick response type.

(b) *Vertical division wall separations.* 1. No building shall be limited in area when divided into sections which do not exceed the maximum areas tabulated in this section by vertical division walls. Such vertical division walls shall extend from the foundation or the first floor level if the floor construction and supporting elements are of 3-hour rated non-combustible construction, to the underside of the roof deck and shall have at least the following fire-resistive ratings:

- a. 2-hour for type 4, 5A, 5B, 7 and 8 construction;
- b. NC-2 hour for type 3 and 6 construction; and
- c. NC-3 hour for type 2 construction.

2. All openings in such walls shall be protected by fire-rated door assemblies as specified in s. ILHR 51.047. The doors protecting openings in such walls located in public corridors shall be held open and equipped with an automatic closing device activated by products of combustion other than heat.

(c) *Street access for unlimited area buildings.* 1. Streets shall be within 50 feet of the adjacent building side with no obstructions between the street and the building which will impede fire-fighting efforts.

Note: See s. ILHR 51.01 (124) for definition of street.

2. a. Buildings with no area limitations as permitted under Table 57.02-3, shall have a continuous all-weather, hard-surfaced area 30 feet or more in width for a distance of not less than 50% of the perimeter of the building. These buildings shall have at least one wall facing a street for its entire length. At least 2 of the remaining building walls shall face streets for at least 50% of their respective lengths.

b. Unlimited area buildings of fire-resistive type 1 construction and one-story unlimited area buildings of fire-resistive type 2 construction shall be provided with street access as defined in s. ILHR 51.01 (124) to at least one side of the building.

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(3) ACCESS ROADWAYS FOR FIRE APPARATUS. (a) Buildings shall be accessible to fire department apparatus by means of streets as specified in s. ILHR 51.01 (124) or access roadways. Access roadways shall be at least 20 feet in width, be capable of supporting the imposed loads of the fire apparatus and have a minimum of 13 feet 6 inches in vertical clearance.

1. For buildings 3 stories or less in height, the street or access roadway shall:

a. Be located within 150 feet of all portions of the exterior walls of the first story as measured along the perimeter of the building; or

b. Extend along at least one entire side of the building which constitutes at least 25% of the total building perimeter with the road edge closest to the building located at least 10 feet but not more than 50 feet from the building.

2. For buildings more than 3 stories in height, the street or access roadway shall extend along at least one entire side of the building which constitutes at least 25% of the total building perimeter with the road edge closest to the building at least 10 feet but not more than 50 feet from the building.

(b) The required streets and access roadways shall be kept free at all times of all obstructions, including parked vehicles and snow.

History: Cr. Register, December, 1981, No. 312, eff. 1-1-82; am. (2) (b) 2., cr. (3), Register, December, 1983, No. 336, eff. 1-1-84; am. (3) (a) 1., Register, August, 1985, No. 356, eff. 1-1-86; emerg. am. (1), r. and recr. (2), r. table 57.02, cr. tables 57.02-1, 57.02-2 and 57.02-3, eff. 9-6-86; am. (1), r. and recr. (2), r. table 57.02, cr. tables 57.02-1, 57.02-2 and 57.02-3, Register, November, 1986, No. 371, eff. 12-1-86; cr. (2) (c) 2. b., r. and recr. (2) (a) 2. and 3., renum. and am. (2) (c) 2. to (2) (c) 2. a., am. (3) (a) 1. a. and 2., Register, March, 1991, No. 423, eff. 4-1-91; reprinted to restore text in (3) (a), Register, June, 1991, No. 426, eff. 7-1-91.