

MONDAY, MAY 16, 2005

**RULE ADOPTION  
COMMUNITY AFFAIRS  
DIVISION OF FIRE SAFETY  
UNIFORM FIRE CODE  
RETREAT LODGING FACILITIES**

Adopted Amendments: N.J.A.C. 5:70-1.5, 2.4A and 2.4B  
Proposed: January 18, 2005 at 37 N.J.R. 169(a).  
Adopted: April 13, 2005 by Susan Bass Levin, Commissioner, Department of Community Affairs.  
Filed: April 18, 2005 as R.2005 d.149, without change.  
Authority: N.J.S.A. 52:27D-198 and 201.  
Effective Date: May 16, 2005.  
Expiration Date: June 20, 2005.  
Summary of Public Comment and Agency Response:  
No comments were received.

**Federal Standards Statement**

No Federal standards analysis is required because this amendment is not being adopted under the authority of, or in order to implement, comply with or participate in any program established under, Federal law or a State statute that incorporates or refers to Federal law, standards or requirements.

**Full text of the adoption follows:**

**5:70-1.5 Definitions**

The following terms shall have the meaning indicated except where the context clearly requires otherwise. All definitions found in the Uniform Fire Safety Act, P.L. 1983, c.383, N.J.S.A. 52:27D-192 et seq., shall be applicable to this chapter. Where a term is not defined in this section or in the Uniform Fire Safety Act, then the definition of that term in the Uniform Construction Code at N.J.A.C. 5:23-1.4 shall govern.

...

"Retreat lodging facility" means a building or structure, including, but not limited to, any related structure, accessory building, and land appurtenant thereto, and any part thereof, owned by a nonprofit corporation or association which has tax-exempt charitable status under the Federal Internal Revenue Code and which has sleeping facilities used exclusively on a transient basis by persons participating in programs of a religious, cultural or educational nature, conducted under the sole auspices of one or more corporations or associations having tax-exempt charitable status under the Federal Internal Revenue Code, which are made available without any mandatory charge to such participants.

...

"Use" or "Use Group" means the use to which a building, portion of a building, or premises, is put, as follows. It shall also mean and include any place, whether constructed, manufactured or naturally occurring, whether fixed or mobile, that is used for human purpose or occupancy that would subject it to the provisions of this Code if it were a building or premises.

1.-14. (No change.)

15. "Use Group R-1": This Use Group shall include all hotels, motels, retreat lodging facilities, and similar buildings arranged for shelter and sleeping accommodations and in which the occupants are primarily transient in nature, making use of the facilities for a period of less than 30 days. This definition shall also mean and include bed and breakfast guesthouses and bed and breakfast inns.

16.-20. (No change.)

5:70-2.4A Type Aa through Aj life hazard uses

(a)-(b) (No change.)

(c) Type Ac life hazard uses are as follows:

1. Hotels, motels and retreat lodging facilities of two or three stories and under 25 rooms, with any interior exit-ways;

- 2.-7. (No change.)
- (d)-(e) (No change.)
- (f) Type Af life hazard uses are as follows:
  - 1. (No change.)
  - 2. Hotels, motels and retreat lodging facilities of two or three stories and 25 or more but fewer than 50 rooms, with any interior exit-ways;
- 3.-5. (No change.)
- (g) Type Ag life hazard uses are as follows:
  - 1. (No change.)
  - 2. Hotels, motels and retreat lodging facilities of two or three stories and 50 or more but fewer than 100 rooms, with any interior exit-ways;
- 3.-4. (No change.)
- (h) Type Ah life hazard uses are as follows:
  - 1.-3. (No change.)
  - 4. Hotels, motels and retreat lodging facilities of four or five stories and having fewer than 50 rooms, with any interior exit-ways;
- (i) Type Ai life hazard uses are as follows:
  - 1. Hotels, motels and retreat lodging facilities of two or three stories and 100 rooms or more, with any interior exit-ways;
  - 2. (No change.)
  - 3. Hotels, motels and retreat lodging facilities of four or five stories and which have 50 or more but fewer than 100 rooms, with any interior exit-ways.
- (j) (No change.)

**5:70-2.4B Ba through Bq life hazard uses**

- (a)-(d) (No change.)
- (e) Type Be life hazard uses are as follows:
  - 1. Hotels, motels and retreat lodging facilities of four or five stories, and which have 100 rooms or more with any interior exit-ways;
- 2.-3. (No change.)
- (f) Type Bf life hazard uses are as follows:
  - 1.-3. (No change.)
  - 4. Hotels, motels and retreat lodging facilities which exceed five stories, and have fewer than 50 rooms, with any interior exit-ways;
- 5.-24. (No change.)
- (g) Type Bg life hazard uses are as follows:
  - 1.-6. (No change.)
  - 7. Hotels, motels and retreat lodging facilities which exceed five stories, and which have 50 or more but fewer than 100 rooms, with any interior exit-ways;
- 8.-31. (No change.)
- (h) Type Bh life hazard uses are as follows:
  - 1. (No change.)
  - 2. Hotels, motels and retreat lodging facilities which exceed five stories, and which have 100 rooms or more, with any interior exit-ways;
- 3.-5. (No change.)
- (i)-(q) (No change.)