



Town of Topsham, Maine  
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## Daycare Center

(Not located in a home or a live/work unit)

The building must meet the requirements of the occupancy classification in the IBC; this is subject to the number and ages of the children that will be cared for in the daycare:

1. 5 or fewer children of any age: group R-3 (310.1) or constructed to the IRC if in a detached building (308.5/101.2)
2. More than 5 children over 2 ½ years of age: group E (305.2)
3. More than 5 children less than 2 ½ years of age: group I-4 (308.5)

These centers would either be a single use building, a separated mixed use or a nonseparated mixed use. If reviewed as a nonseparated mixed use, height/area limitations (503.1) and requirements for fire protection systems (Chapter 9) apply independently to the most restrictive occupancy. Examples 2, 3, and 4 below are for nonseparated mixed use buildings.

**Example 1:** A stand-alone building with 5 or fewer children of any age; may use the IRC code (no sprinkler required).

**Example 2:** A building with a total of 12 children; 4 are 2 ½ or less and 8 are older than 2 ½. This would be a mixed occupancy R-3 and E: Section 503.1 applies to group E; chapter 9 applies to group R-3 and requires a sprinkler system.

**Example 3:** The same building has 6 children 2 ½ or less and 6 children over 2 ½. This is mixed I-4 and E: Section 503.1 applies to group I-4; chapter 9 applies to group I-4 and requires a sprinkler system.

**Example 4:** The same building with 12 total children but all are older than 2 ½. This is a group E: Section 503.1 and chapter 9 apply to group E; 903.2.3 dictates when a sprinkler is required.