

Excerpt From: 2024 International Building Code (IBC)

1604.5 Risk category. **INSIGHTS (6)**

Each building and structure shall be assigned a risk category in accordance with [Table 1604.5](#). Where a referenced standard specifies an occupancy category, the risk category shall not be taken as lower than the occupancy category specified therein. Where a referenced standard specifies that the assignment of a risk category be in accordance with [ASCE 7](#), Table 1.5-1, [Table 1604.5](#) shall be used in lieu of [ASCE 7](#), Table 1.5-1.

Exceptions:

1. The assignment of buildings and structures to Tsunami Risk Categories III and IV is permitted to be in accordance with Section 6.4 of [ASCE 7](#).
2. Freestanding parking garages not used for the storage of emergency services vehicles or not providing means of egress for buildings or structures assigned to a higher risk category shall be assigned to Risk Category II.

TABLE 1604.5 RISK CATEGORY OF BUILDINGS AND OTHER STRUCTURES

RISK CATEGORY	NATURE OF OCCUPANCY
I	Buildings and other structures that represent a low hazard to human life in the event of failure, including but not limited to: • Agricultural facilities. • Certain temporary facilities. • Minor storage facilities.
II	Buildings and other structures except those listed in Risk Categories I, III and IV.
III	Buildings and other structures that represent a substantial hazard to human life in the event of failure, including but not limited to: • Buildings and other structures whose primary occupancy is public assembly with an occupant load greater than 300. • Buildings and other structures containing one or more public assembly spaces, each having an occupant load greater than 300 and a cumulative occupant load of these public assembly spaces of greater than 2,500. • Buildings and other structures containing Group E or Group I-4 occupancies or combination thereof, with an occupant load greater than 250. • Buildings and other structures containing educational occupancies for students above the 12th grade with an occupant load greater than 500. • Group I-3, Condition 1 occupancies. • Any other occupancy with an occupant load greater than 5,000. • Power-generating stations with individual power units rated 75 MWAC (megawatts, alternating current) or greater, wastewater treatment facilities for potable water, wastewater treatment facilities and other public utility facilities not included in Risk Category IV. • Buildings and other structures not included in Risk Category IV containing quantities of toxic or explosive materials that: • Exceed maximum allowable quantities per control area as given in Table 307.1(1) or 307.1(2) or per outdoor control area in accordance with the International Fire Code; and • Are sufficient to pose a threat to the public if released^b.

IV	Buildings and other structures designated as essential facilities and buildings where loss of function represents a substantial hazard to occupants or users, including but not limited to: • Group I-2, Condition 2 occupancies. • Ambulatory care facilities having emergency surgery or emergency treatment facilities. • Group I-3 occupancies other than Condition 1. • Fire, rescue, ambulance and police stations and emergency vehicle garages. • Designated earthquake, hurricane or other emergency shelters. • Designated emergency preparedness, communications and operations centers and other facilities required for emergency response. • Public utility facilities providing power generation, potable water treatment, or wastewater treatment. • Power-generating stations and other public utility facilities required as emergency backup facilities for Risk Category IV structures. • Buildings and other structures containing quantities of highly toxic materials that: • Exceed maximum allowable quantities per control area as given in Table 307.1(2) or per outdoor control area in accordance with the International Fire Code; and • Are sufficient to pose a threat to the public if released^b. • Aviation control towers, air traffic control centers and emergency aircraft hangars. • Buildings and other structures having critical national defense functions. • Water storage facilities and pump structures required to maintain water pressure for fire suppression.
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- a. For purposes of occupant load calculation, occupancies required by [Table 1004.5](#) to use gross floor area calculations shall be permitted to use net floor areas to determine the total occupant load. The floor area for vehicular drive aisles shall be permitted to be excluded in the determination of net floor area in parking garages.
- b. Where approved by the building official, the classification of buildings and other structures as Risk Category III or IV based on their quantities of toxic, highly toxic, or explosive materials is permitted to be reduced to Risk Category II, provided that it can be demonstrated by a hazard assessment in accordance with Section 1.5.3 of [ASCE 7](#) that a release of the toxic, highly toxic or explosive materials is not sufficient to pose a threat to the public.

> **INSIGHTS (6)**

2024 International Building Code (IBC) / Chapter 16 / Section 1604 / 1604.5