

# ICC TRI-CHAPTER UNIFORM CODE COMMITTEE (TUCC)



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**NUMBER:**

**SUB-COMMITTEE:** Kerwin Lee/Rolf Jensen & Giyan Senaratne/West Coast  
Consultants and City of Emeryville

**APPROVAL DATE:** DRAFT/August 4, 2008

**REVISED DATE:**

**SUBJECT:** Areas of Refuge, Section 1007

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**CODE REFERENCES:**

2007 CBC; Section 1007

**ISSUE:**

Under the current code, based on the 2006 International Building Code (IBC), areas of refuge are required, even within a sprinkler protected building. This was changes in the Supplement to the 2006 IBC. Section 1007 was amended to bring back the exception for a monitored sprinkler system as an exception for the areas of refuge. See attached language in the 2006 Supplement.

**PROPOSED GUIDELINES/**

Permit an Alternative Material and Method Request (AMMR) or Alternative Material and Method of Construction (AMMC) for the areas of refuge based on the Supplement.

**INTERPRETATION:**

The change was to correct an error by the proponent of the original code change. It was not the intent to remove the exception.

No proposed changes were presented at the 2008 Cycle hearing at Palm Springs to over turn this or further amend this section. This change will be published in the 2009 IBC.

The office of the State Fire Marshal (SFM) has offered this approach to project under their jurisdiction. (Through Kevin Reinertson of SFM office.)



## **EXCERPT FROM THE 2007 SUPPLEMENT**

### **INTERNATIONAL BUILDING CODE**

This document is posted for use in developing code changes for the 2007/2008 Code Development Cycle. Code changes are due August 20, 2007.

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## PREFACE

This document includes excerpts from the 2007 Supplement to the 2006 edition of the *International Building Code*®. It contains changes submitted in the 2006/2007 Code Development Cycle which were approved by the membership of the International Code Council.

The excerpts from this supplement are organized by code and include all approved changes. Each section is identified, followed by the applicable code change number and the revised/added/deleted text. Editorial revisions approved by the ICC Code Correlation Committee are indicated by “CCC”.

**Exception:** The restrictions on a door swing shall not apply to doors within individual dwelling units and sleeping units of Group R-2 and dwelling units of Group R-3.

**Section 1005.3 Add new section to read as shown: (E17-06/07)**

**1005.3 Door hardware encroachment.** Surface-mounted latch release hardware shall be exempt from inclusion in the 7-inch maximum (178 mm) projection requirement of Section 1005.2 when:

1. The hardware is mounted to the side of the door facing the corridor width when the door is in the open position; and
2. The hardware is mounted not less than 34 inches (865mm) or more than 48 inches (1220 mm) above the finished floor.

**Section 1007.1 Change to read as shown: (E21-06/07)**

**1007.1 Accessible means of egress required.** Accessible means of egress shall comply with this section. Accessible spaces shall be provided with not less than one accessible means of egress. Where more than one means of egress is required by Section 1015.1 or 1019.1 from any accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress.

**Exceptions:**

1. Accessible means of egress are not required in alterations to existing buildings.
2. One accessible means of egress is required from an accessible mezzanine level in accordance with Section 1007.3, 1007.4 or 1007.5.
3. In assembly areas with sloped or stepped aisles, one accessible means of egress is permitted where the common path of travel is accessible and meets the requirements in Section 1025.8.

**Section 1007.2 Change to read as shown: (E23-06/07)**

**1007.2 Continuity and components.** Each required accessible means of egress shall be continuous to a public way and shall consist of one or more of the following components:

1. Accessible routes complying with Section 1104.
2. Interior exit stairways complying with Sections 1007.3 and 1020.
3. Exterior exit stairways complying with Sections 1007.3 and 1023.
4. Elevators complying with Section 1007.4.
5. Platform lifts complying with Section 1007.5.
6. Horizontal exits complying with Section 1022.
7. Ramps complying with Section 1010.
8. Areas of refuge complying with Section 1007.6

**Exceptions:**

1. Where the exit discharge is not accessible, an exterior area for assisted rescue must be provided in accordance with Section 1007.8.
2. Where the exit stairway is open to the exterior, the accessible means of egress shall include either an area of refuge in accordance with Section 1007.6 or an exterior area for assisted rescue in accordance with Section 1007.8

**Section 1007.3 Change to read as shown: (E23-06/07, E25-06/07, E28-06/07, E29-06/07, E30-06/07)**

**1007.3 Exit stairways.** In order to be considered part of an accessible means of egress, an exit stairway shall have a clear width of 48 inches (1219 mm) minimum between handrails and shall either incorporate an area of refuge within an enlarged floor-level landing or shall be accessed from either an area of refuge complying with Section 1007.6 or a horizontal exit.

**Exceptions:**

1. The area of refuge is not required at unenclosed interior exit stairways as permitted by Section 1020.1 in buildings or facilities that are equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

2. The clear width of 48 inches (1219 mm) between handrails is not required at exit stairways in buildings or facilities equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.
3. Areas of refuge are not required at exit stairways in buildings or facilities equipped throughout by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.
4. The clear width of 48 inches (1219 mm) between handrails is not required for exit stairways accessed from a horizontal exit.
5. Areas of refuge are not required at exit stairways serving open parking garages.
6. Areas of refuge are not required for smoke protected seating areas complying with Section 1025.6.2.
7. The areas of refuge are not required in Group R-2 occupancies.

**Section 1007.4 Change to read as shown: (E25-06/07, E27-06/07, E28-06/07)**

**1007.4 Elevators.** In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements of Section 2.27 of ASME A17.1. Standby power shall be provided in accordance with Sections 2702 and 3003. The elevator shall be accessed from either an area of refuge complying with Section 1007.6 or a horizontal exit.

**Exceptions:**

1. Elevators are not required to be accessed from an area of refuge or horizontal exit in open parking garages.
2. Elevators are not required to be accessed from an area of refuge or horizontal exit in buildings and facilities equipped throughout by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.
3. Elevators not required to be located in a shaft in accordance with Section 707.2 are not required to be accessed from an area of refuge or horizontal exit.
4. Elevators are not required to be accessed from an area of refuge or horizontal exit for smoke protected seating areas complying with Section 1025.6.2.

**Section 1007.6 Change to read as shown: (E23-06/07, E35-06/07)**

**1007.6 Areas of refuge.** Every required area of refuge shall be accessible from the space it serves by an accessible means of egress. The maximum travel distance from any accessible space to an area of refuge shall not exceed the travel distance permitted for the occupancy in accordance with Section 1016.1. Every required area of refuge shall have direct access to a stairway within an exit enclosure complying with Sections 1007.3 and 1020 or an elevator complying with Section 1007.4. Where an elevator lobby is used as an area of refuge, the shaft and lobby shall comply with Section 1020.1.7 for smokeproof enclosures except where the elevators are in an area of refuge formed by a horizontal exit or smoke barrier.

**Exceptions:**

1. A stairway serving an area of refuge is not required to be enclosed where permitted in Section 1020.1.
2. Smokeproof enclosure is not required for an elevator lobby used as an area of refuge not required to be enclosed.

**Section 1007.6.2 Change to read as shown: (E23-06/07)**

**1007.6.2 Separation.** Each area of refuge shall be separated from the remainder of the story by a smoke barrier complying with Section 709 or a horizontal exit complying with Section 1022. Each area of refuge shall be designed to minimize the intrusion of smoke.

**Exception:** Areas of refuge located within an exit enclosure.

**Section 1008.1.1.1 Change to read as shown: (E40-06/07)**

**1008.1.1.1 Projections into clear width.** There shall not be projections into the required clear width lower than 34 inches (864 mm) above the floor or ground. Projections into the clear opening width between 34 inches (864 mm) and 80 inches (2032 mm) above the floor or ground shall not exceed 4 inches (102 mm).

**Exception:** Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the floor.

**PART III – IEBC**

**Committee Action:**

**Disapproved**

**Committee Reason:** The proposal would require changes in egress width when minor alterations are made. This is an unreasonable trigger.

**Assembly Action:**

**None**

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**E20-07/08**

**Committee Action:**

**Approved as Submitted**

**Committee Reason:** The additional language clarifies that the permitted projections are a maximum rather than an absolute.

**Assembly Action:**

**None**

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**E21-07/08**

**Committee Action:**

**Disapproved**

**Committee Reason:** There is a lack of specification and standardization for the motion sensors. This creates a potential conflict with the photo luminescent requirements in the new Section 1027 in the 2007 Supplement. Having the lights off in all locations could be a security concern in areas of high crime.

**Assembly Action:**

**None**

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**E22-07/08**

**Committee Action:**

**Disapproved**

**Committee Reason:** There is a concern that this requirement would discourage proper maintenance of means of egress lighting. This section is for means of egress lighting, not just emergency lighting (Section 1006.3) therefore, this provision would apply to all means of egress lighting throughout a building. The minimum foot candles proposed is arbitrary.

**Assembly Action:**

**None**

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**E23-07/08**

**Committee Action:**

**Disapproved**

**Committee Reason:** The triple redundancy (e.g. means of egress lighting, emergency lighting and photo luminescent strips) may be too much; however, studies or documentation should be presented that demonstrate what system combinations would provide an equivalent level of safety for lighting and egress path identification during emergency situations. The effectiveness and reliability of photo luminescent markings has not been proven, therefore, emergency lighting is required for redundancy. An exception for having the lights off would make the stairways less safe due to possible obstructions that would not be visible with just photo luminescent strips.

**Assembly Action:**

**None**

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**E24-07/08**

**Committee Action:**

**Disapproved**

**Committee Reason:** The proposal would conflict with ADAAG and the ADA/ABA Accessibility Guidelines for the accessible means of egress requirements for areas permitted to use the accessible route exception.

**Assembly Action:**

**None**

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## E25-07/08

**Committee Action:** **Disapproved**

**Committee Reason:** The terms 'means of egress' vs. 'exits' is confusing. The requirements listed are already addressed in the general means of egress requirements and are therefore applicable to accessible means of egress.

**Assembly Action:** **None**

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## E26-07/08

### PART I – IBC MEANS OF EGRESS

**Committee Action:** **Disapproved**

**Committee Reason:** Accessible means of egress is not required for existing buildings by the ADAAG. The proposal is over restrictive and would be very difficult for existing buildings to comply.

**Assembly Action:** **None**

### PART II – IEBC

**Committee Action:** **Disapproved**

**Committee Reason:** The proposal would set triggers for compliance at an unreasonably low level.

**Assembly Action:** **None**

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## E27-07/08

**Committee Action:** **Disapproved**

**Committee Reason:** The proposal would conflict with ADAAG and the ADA/ABA Accessibility Guidelines for the accessible means of egress requirements for areas permitted to use the accessible route exception.

**Assembly Action:** **None**

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## E28-07/08

**Errata:** Revise proposed new Exception 4 to Section 1007.1 as follows.

4. An Accessible means of egress are not required from accessible spaces that are not required by Section 1104 to be provided with accessible route.

(Portions of proposal not shown remain unchanged)

**Committee Action:** **Disapproved**

**Committee Reason:** The proposal would conflict with ADAAG and the ADA/ABA Accessibility Guidelines for the accessible means of egress requirements for areas permitted to use the accessible route exception.

**Assembly Action:** **None**

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## E29-07/08

**Committee Action:** **Approved as Submitted**

**Committee Reason:** The term facility as currently defined is vague. The deletion in the exceptions will make it clear that the entire building must be sprinklered for the exceptions to be applicable.

**Assembly Action:** **None**

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## E30-07/08

**Committee Action:**

**Disapproved**

**Committee Reason:** The proposed language has many voids and technical problems. The terms used are not enforceable language. The proposal is not coordinated with other elements of the code. There was no technical justification provided or identified hazards showing the area of refuge is needed in sprinklered buildings. There was no justification for the one hour smoke control separation in Section 1007.3, Exception 3.2.2. The ADAAG allows for the exception for an area of refuge in sprinklered buildings. Section 1007.3, Exception 3.1 provides criteria for buildings with 3 stories or less, and Section 1007.3, Exception 3.2.1 provides criteria for a 5 story building or higher – thus there is no criteria for a 4 story building. Section 1007.4, Exception 2 has a typographical error in the types of construction – Type IIIA was not included.

**Assembly Action:**

**None**

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## E31-07/08

**Committee Action:**

**Disapproved**

**Committee Reason:** With Section 1007.3, Exception 3 back in the code and Group R required to be sprinklered, there is no need to use Exception 7. It is not clear if the occupant load of 10 trigger is per apartment or per floor. There is nothing to tie the required rating back to the fire partition and opening protective requirements in Chapter 7.

**Assembly Action:**

**None**

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## E32-07/08

**Committee Action:**

**Disapproved**

**Committee Reason:** The basis provided for the proposed pressurization was from the current text for shaft pressurization – these requirements which may not work for this situation. In addition, there is a proposal to revised those pressurization numbers citing that these numbers are very difficult to achieve. Smoke partitions are not required to provide a smoke leakage rating, therefore, this separation in conjunction with the smoke control seems contrary.

**Assembly Action:**

**None**

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## E33-07/08

**Committee Action:**

**Disapproved**

**Committee Reason:** The proposal was overly restrictive by requiring this for all stairways instead of those stairs that are part of the accessible means of egress. The proposal was disapproved because of the committee action on E34-07/08.

**Assembly Action:**

**None**

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## E34-07/08

**Committee Action:**

**Approved as Modified**

**Modify the proposal as follows:**

**1007.9.1 (IFC 1007.9.1) System requirements.** Two-way communication systems shall provide communication between each required location and the fire command center or a central control point location approved by the fire department. Where the central control point is not constantly attended, a two way communication system shall have a timed automatic telephone dial-out capability to a monitoring location or 911 ~~is permitted to be provided by a controlled access to a public telephone system.~~ The two-way communication system shall include both audible and visible signals.

(Portions of proposal not shown remain unchanged)

**Committee Reason:** The modification will provide a clearer direction on how the phone system is expected to perform. The requirement for a two-way communication system at an elevator lobby does allow occupants to reach emergency responders to request assistance. This is important for persons with disabilities as well as

others who may not be able to evacuate using the stairways. The lobby is an appropriate location since this is the point where most people will go since that is the area they are familiar with. Requirements should be addressed for multi-story buildings where elevators were not provided.

**Assembly Action:** **None**

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## **E35-07/08**

### **PART I – IBC MEANS OF EGRESS**

**Committee Action:** **Approved as Submitted**

**Committee Reason:** The proposed text provides necessary information for exiting direction.

**Assembly Action:** **None**

### **PART II – IFC**

**Committee Action:** **Withdrawn by Proponent**

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## **E36-07/08**

**Committee Action:** **Disapproved**

**Committee Reason:** The concerns of the proponent are already addressed in the existing code.

**Assembly Action:** **None**

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## **E37-07/08**

### **PART I – IBC MEANS OF EGRESS**

**Committee Action:** **Approved as Modified**

**Modify the proposal as follows.** Maintain the current 80" door opening height.

**1008.1.1 (IFC [B] 1008.1.1) Size of doors.** The minimum width of each door opening shall be sufficient for the occupant load thereof and shall provide a minimum clear width of 32 inches (813 mm). Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). Where this section requires a minimum clear width of 32 inches (813 mm) and a door opening includes two door leaves without a mullion, one leaf shall provide a clear opening width of 32 inches (813 mm). The maximum width of a swinging door leaf shall be 48 inches (1219 mm) nominal. Means of egress doors in a Group I-2 occupancy used for the movement of beds shall provide a clear width not less than 41.5 inches (1054 mm). The minimum clear height of door openings shall be less than 80 78 inches (2032 1984 mm).

#### **Exceptions:**

1. The minimum and maximum width shall not apply to door openings that are not part of the required means of egress in Group R-2 and R-3 occupancies.
2. Door openings to resident sleeping units in Group I-3 occupancies shall have a clear width of not less than 28 inches (711 mm).
3. Door openings to storage closets less than 10 square feet (0.93m<sup>2</sup>) in area shall not be limited by the minimum width.
4. Width of door leaves in revolving doors that comply with Section 1008.1.3.1 shall not be limited.
5. Door openings within a dwelling unit or sleeping unit shall not be less than 78 inches (1981 mm) in height.
6. Exterior door openings in dwelling units and sleeping units, other than the required exit door, shall not be less than 76 inches (1930 mm) in height.
7. In other than Group R-1 occupancies, the minimum widths shall not apply to interior egress doors within a dwelling unit or sleeping unit that is not required to be an Accessible unit, Type A unit or Type B unit.

**Committee Reason:** The 80" clear height of door openings should be maintained because the standard door heights are 80" and a reduction to 78" would cause confusion. The 78" inches in the ICC A117.1 is for door closers, not the entire door. The remainder of the proposal adds clarity to the code text.

**Assembly Action:** **None**