

ICC TRI-CHAPTER UNIFORM CODE COMMITTEE (TUCC)



POLICY NUMBER: 000

APPROVAL DATE: Draft September 3, 2008

SUBJECT: MAINTAINING RATED CORRIDORS IN EXISTING BUILDINGS

This guideline is developed by the Tri-chapter Uniform Code Committee and is intended to enhance regional consistency in application and enforcement of the Building Code. Please verify acceptance of this guideline with your local building department prior to its application.

CODE REFERENCES:

2007 CBC Section 1002 **CORRIDOR**. “An enclosed exit access component that defines and provides a path of egress travel to an exit”. (*e.g., a corridor, even a one hour rated corridor, is NOT an exit*)

2007 CBC Section 1002 **EXIT**. “That portion of a means of egress system which is separated from other interior spaces of a building or structure by fire-resistance-rated construction and opening protective as required to provide an protected path of egress travel between the exit access and the exit discharge. Exits include exterior doors at ground level, exit enclosures, exit passageways, exterior exit stairs, exterior exit ramps and horizontal exits.”

2007 CBC section 1017 **CORRIDORS**.

2007 CBC section 1017.1 **Construction**. “Corridors shall be fire-resistance rated in accordance with Table 1017.1. The corridor walls required to be fire-resistance rated shall comply with section 708 for fire partitions.

Exceptions:

1. A fire resistance rating is not required for corridors in an occupancy in Group E where each room that is used for instruction has at least one door directly to the exterior and rooms for assembly purposes have at least one-half the required means of egress doors opening directly to the exterior. Exterior doors specified in this exception are required to be at ground level.
2. A fire-resistance rating is not required for corridors contained within a dwelling or sleeping unit in an occupancy in Group R.
3. A fire-resistance rating is not required for corridors in open parking garages.
4. A fire-resistance rating is not required for corridors in an occupancy in Group B which is a space requiring only a single means of egress complying with section 1015.1.”

ISSUE:

The code does not provide guidance regarding when existing one hour rated corridor continuity should be maintained during tenant improvements that only affect a portion of an existing tenant space or floor level, where a one hour rated corridor currently exists and was previously required.

PROPOSED GUIDELINES/

For alterations to existing buildings containing corridors, the designer shall consider one of the following options:

1. The existing one-hour corridor rating shall be maintained throughout the area of alteration.

OR

2. The designer shall analyze the entire exit access system on the floor levels of the building where the proposed alterations occur for compliance to the 2007 CBC Chapter 10 exit access provisions.