

E47-21

IBC: 1010.2.7 (IFC:[BE]1010.2.7)

Proponents: Ali Fattah, City of San Diego Development Services Department, representing City of San Diego Development Services Department (afattah@sandiego.gov)

2021 International Building Code

Revise as follows:

1010.2.7 Stairway doors. Interior *stairway* means of egress doors shall be openable from both sides without the use of a key or special knowledge or effort.

Exceptions:

1. *Stairway* discharge doors shall be openable from the egress side and shall only be locked from the opposite side.
2. This section shall not apply to doors arranged in accordance with Section 403.5.3.
3. *Stairway* exit doors are permitted to be locked from the side opposite the egress side, provided that they are openable from the egress side and capable of being unlocked simultaneously without unlatching upon one of the following:
 - 3.1. A signal from the fire command center, if present, or a signal by emergency personnel from a single location inside the main entrance to the building.
 - 3.2. Activation of a fire alarm signal when a fire alarm system is present in an area served by the stairway.
 - 3.3. Failure of the power supply.
4. *Stairway exit* doors shall be openable from the egress side and shall only be locked from the opposite side in Group B, F, M and S occupancies where the only interior access to the tenant space is from a single *exit stairway* where permitted in Section 1006.3.4.
5. *Stairway exit* doors shall be openable from the egress side and shall only be locked from the opposite side in Group R-2 occupancies where the only interior access to the *dwelling unit* is from a single *exit stairway* where permitted in Section 1006.3.4.

Staff Note: Proposals E47-21, G60-21 and G61-21 addresses requirements in a different or contradicting manner. The committee is urged to make their intentions clear with their actions on these proposals.

Reason Statement: This is an important code change for non-high rise buildings that propose to lock stairway doors from the side opposite to the side from which egress is sought. It is not unusual during an emergency or power outage that building occupants need to access other stories of a building through the stairways. The IBC seems to include provisions for unlocking of locked stairway doors by fire fighting personnel when they arrive at the scene of the incident and assess the situation. that might be quite some time for someone trapped in a vertical exit way that may for example blocked at the bottom.

Frequently door locking systems are connected to emergency backup power sources or batter systems and as a result door do not unlock during an emergency. For example, during a power outage, fire department personnel may need to access floors from stairways to perform rescue or evacuation operations for elderly persons who may have difficulty evacuating the building. My jurisdiction had a vandalism incident where hose valves for standpipes serving an 8 level plus two basement building were simultaneously opened, and the fire department was not able to access stories from the stairwell side. The remote unlocking location was not accessible due to flooding and water flow put the building into alarm and evacuation was initiated. Occupants were trapped in the stairways due to rising water level at the discharge level. While not common, this incident highlights that there may be cases where occupants may require options prior to the arrival of fire rescue personnel at a fire command center or other central location in a building.

The proposed code change does not intend to trigger a fire alarm system and is purposefully vague on whether the locking system is power by local battery backup or an emergency power circuit. This code change was adapted based on a local amendment adopted in Clark County Nevada that is attached for reference."

Section 1010.1.9.12

Amend Section 1010.1.9.12 to read as follows:

1010.1.9.12 Stairway doors. Interior *stairway means of egress* doors shall be openable from both sides without the use of a key or special knowledge or effort.

Exceptions:

1. *Unchanged*
2. *Unchanged*
3. *Stairway* exit doors are permitted to be locked from the side opposite the egress side, provided they are openable from the egress side, unlocked simultaneously without unlatching upon a signal from the *fire command center*, if present, or a signal by emergency personnel from a location inside the building.
4. *Unchanged*
5. *Unchanged*
6. Upon approval of the *building official*, *stairway* doors opening directly into *sleeping units, dwelling units* or tenant spaces are permitted to be locked from the side opposite the egress side, provided they are openable from the egress side. The doors are permitted to unlock without unlatching only upon signal from the *fire command center*, if present, or a signal by emergency personnel from an *approved* location inside the building.

Cost Impact: The code change proposal will not increase or decrease the cost of construction. The cost impact should be minimal since the stairway doors are controlled remotely and therefore require an additional signal. Backup power is usually at the lock so when power is lost it unlocks if the battery is depleted.

FLOOR MODIFICATION

E47-21-FATTAH-3

Proponent: Ali Fattah, representing City of San Diego Development Services Department (afattah@sandiego.gov)

2021 International Building Code

Revise as follows:

1010.2.7 Stairway doors Interior *stairway* means of egress doors shall be openable from both sides without the use of a key or special knowledge or effort.

Exceptions:

1. *Stairway* discharge doors shall be openable from the egress side and shall only be locked from the opposite side.
2. This section shall not apply to doors arranged in accordance with Section 403.5.3.
3. *Stairway* exit doors are permitted to be locked from the side opposite the egress side, provided that they are openable from the egress side and capable of being unlocked simultaneously without unlatching ~~when upon any one~~ of the following conditions occur:
 - 3.1. ~~Shall be capable of being unlocked individually or simultaneously upon a~~ A signal from the fire command center, if present, or a signal by emergency personnel from a single location inside the main entrance to the building.
 - 3.2. ~~Shall unlock simultaneously upon activation~~ Activation of a fire alarm signal when a fire alarm system is present in an area served by the stairway.
 - 3.3. ~~Shal unlock upon failure~~ Failure of the power supply to the electric lock or the locking system.
4. *Stairway exit* doors shall be openable from the egress side and shall only be locked from the opposite side in Group B, F, M and S occupancies where the only interior access to the tenant space is from a single *exit stairway* where permitted in Section 1006.3.4.
5. *Stairway* exit doors shall be openable from the egress side and shall only be locked from the opposite side in Group R-2 occupancies where the only interior access to the *dwelling unit* is from a single *exit stairway* where permitted in Section 1006.3.4.

FLOOR MODIFICATION # 1921
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