



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
CONSTRUCTION CODES COORDINATING BOARD  
c/o DCRA – 1100 4th Street, SW, Washington, DC 20024

CODE CHANGE PROPOSAL FORM

PAGE 1 OF 5

CODE: Existing Building SECTION NO: 805.3.1.1 SUBCOMMITTEE AMENDMENT NO ExBC-EB-8-4-13

PROPOSING SUBCOMMITTEE: Existing Building CHAIR: Fetterman PHONE: 202 625 2525 E-mail: fetterman-dc@att.net

DATES OF PROPOSAL: 4-3-2012 CCCB PRESENTATION: 4-12-2012 CCCB APPROVAL: 4-19-2012

CHECK ONE  *Revise section to read as follows:*  *Delete section and substitute the following:*  
 *Add new section to read as follows:*  *Delete section without substitution.*

TYPE ALL TEXT IN 12-POINT TIMES NEW ROMAN FONT

~~LINE THROUGH TEXT TO BE DELETED~~ (highlight text, under Format, click font and check strikethrough)

UNDERLINE TEXT TO BE ADDED

Use additional sheets of the form, if necessary.

See next page.

Anticipated impact of code change on cost of construction (CHECK ONE)

*Increase*  *Decrease*  *Negligible*  *Unknown*

*Per 1,000 SF single-family dwelling to*  
*Per 1,000SF of commercial building to*

JUSTIFICATION OF CHANGE:

Please reference one or more of the criteria required

- To address a critical life/safety, health, general welfare need.
- To address a specific District of Columbia policy or statute
- For consistency with federal, or with reference to the Metro DC area (MD, VA) codes
- Address a unique character issue in the District of Columbia
- Correction of errors and omissions
- Other (explain)

The practice has been followed since the early 1990’s giving additional tolerance to single exit stories and buildings which compensate for those occupancies providing the additional safety by sprinkler protection and/or modern fire alarm systems. This code change was labeled EX-8-4-13 when approved by the TAG during this code cycle and labeled EX-7-4-11 when approved as a part of 2011 12 DCMR J, on 9-16-2010.



*Strike Section 805.3.1.1 of the International Existing Building Code in its entirety and insert new Section 805.3.1.1 to the Existing Building Code in its place to read as follows:*

**805.3.1.1 Single-exit buildings.** Only one exit is required from buildings and spaces of the following occupancies:

1. In Group A, B, E, F, M, U and S occupancies, a single exit is permitted in the story at the level of exit discharge when the occupant load of the story does not exceed 49 and the exit access travel distance does not exceed 75 feet (22 860 mm).

**Exception.** In Group A, B, E, F, M, U and S the exit access travel distance may be increased to 100 feet (30 480 mm) when the area served by the single exit and all egress components of the single exit are protected with automatic sprinklers.

2. Group B, F-2, and S-2 occupancies not more than two stories in height that are not greater than 3,500 square feet per floor (326 m<sup>2</sup>), when the exit access travel distance does not exceed 75 feet (22 860 mm). The minimum fire-resistance rating of the exit enclosure and of the opening protection shall be 1-hour.

**Exception:** In Group B occupancies not more than three stories in height provided the exit access travel distance does not exceed 100 feet (30 480 mm) and the building is equipped with an approved automatic fire suppression system and automatic fire alarm system with smoke detectors located in all corridors, lobbies and common areas.

3. Open parking structures where vehicles are mechanically parked.

4. In community residences for the developmentally disabled, the maximum occupant load excluding staff is 12.

5. Groups R-1 and R-2 not more than two stories in height, when there are not more than four dwelling units per floor and the exit access travel distance does not exceed 50 feet (15 240 mm). The minimum fire-resistance rating of the exit enclosure and of the opening protection shall be 1-hour.

**Exception:** Group R-2 buildings may be not more than three stories in height where the building is equipped with an automatic fire suppression system and automatic fire alarm system.

6. In multilevel dwelling units in buildings of occupancy Group R-1 or R-2, an exit shall not be required from every level of the dwelling unit provided that one of the following conditions is met:



6.1 The travel distance within the dwelling unit does not exceed 75 feet (22 860 mm); or

6.2 The building is not more than three stories in height and all third-floor space is part of one or more dwelling units located in part on the second floor; and no habitable room within any such dwelling unit shall have a travel distance that exceeds 50 feet (15 240 mm) from the outside of the habitable room entrance door to the inside of the entrance door to the dwelling unit.

7. In Group R-2, H-4, H-5 and I occupancies and in rooming houses and child care centers, a single exit is permitted in a one-story building with a maximum occupant load of 10 and the exit access travel distance does not exceed 75 feet (22 860 mm).

8. In buildings of Group R-2 occupancy that are equipped throughout with an automatic fire sprinkler system, a single exit shall be permitted from a basement or story below grade if every dwelling unit on that floor is equipped with an approved window providing a clear opening of at least 5 square feet (0.47 m<sup>2</sup>) in area, a minimum net clear opening of 24 inches (610 mm) in height and 20 inches (508 mm) in width, and a sill height of not more than 44 inches (1118 mm) above the finished floor.

9. In buildings of Group R-2 occupancy of any height with not more than four dwelling units per floor; with a smokeproof enclosure or outside stair as an exit; and with such exit located within 20 feet (6096 mm) of travel to the entrance doors to all dwelling units served thereby.

10. In buildings of Group R-3 occupancy equipped throughout with an automatic fire sprinkler system, only one exit shall be required from basements or stories below grade.

11. In Group E occupancies that satisfy all of the following conditions:

11.1 Not more than two stories above the level of exit discharge.

11.2 The floor area of the story does not exceed 3,000 square feet (279 m<sup>2</sup>).

11.3 Total occupant load served by the single exit does not exceed 49 persons per floor.

11.4 Automatic sprinkler protection throughout the building, and a building fire alarm system.

12. In Group A-3, A-4, B, E, M and R occupancies located not more than one story below grade that satisfy all the following conditions:



- 12.1 The floor area of the story does not exceed 2,500 square feet (233 m<sup>2</sup>).
- 12.2 The area served by the single exit and all egress components of the single exit are equipped with an approved automatic fire suppression system.
- 12.2 The building is equipped with an automatic fire alarm system.
13. In Group A occupancies located not more than one story above the level of exit discharge where all of the following conditions are satisfied:
- 13.1 The floor area of the Group A occupancy does not exceed 2,000 square feet (186 m<sup>2</sup>).
- Exception:** Where the entire building is protected by an automatic sprinkler system, the floor area shall not exceed 3,000 square feet (279 m<sup>2</sup>).
- 13.2 The occupant load of the assembly area served by the single exit does not exceed 2/3 of the capacity of the single exit.
- 13.3 The area served by the single exit and all egress components of the single exit are protected with an automatic sprinkler system.
- 13.4 All portions of the level of discharge with access to the single exit egress path shall be protected by an automatic sprinkler system or shall be separated from the egress path in by an enclosure with a fire resistance rating of not less than 1-hour.
- 13.5 The building is provided with an automatic fire alarm system in accordance with the *Building Code* and NFPA 72.
14. In below-grade parking garages of Group S-2, provided:
- 14.1 The parking levels are protected with automatic sprinklers and a fire alarm system; and
- 14.2 The travel distance to the exit does not exceed 400 feet (121 920 mm); and
- 14.3 A car ramp is available for exit in addition to the single exit.



15. Group R-2 occupancies in buildings of any height that are provided with an approved, automatic fire suppression system, a single exit from a dwelling unit (i.e. apartment) is permitted, provided both of the following conditions are met:

15.1 Travel distance within the dwelling unit to the exit access corridor does not exceed 125 feet (38 100 mm).

15.2 Travel distance from corridor door to an exit does not exceed 200 feet (60,960 mm).