About This Document: This document is the Balloting Version of the First Draft of the proposed 2015 edition of NFPA 101. It has been compiled by NFPA staff for the purpose of balloting by the responsible Technical Committee(s) in accordance with the Regulations Governing the Development of NFPA Standards ("Regs.") This Balloting Version of the First Draft incorporates the changes made through First Revisions developed by the Technical Committee at its First Draft Meeting, and it is made available to Technical Committee members for their review during balloting. Only First Revisions that Pass the Technical Committee ballot will be included in the Final First Draft that will be published for public review. See, generally, Regs. at Section 4.3, Committee Activities: Input Stage.
24.1 General Requirements.
24.1.1 Application.
24.1.1.1 The requirements of this chapter shall apply to one- and two-family dwellings, which shall include those buildings containing not more than two dwelling units in which each dwelling unit is occupied by members of a single family with not more than three outsiders, if any, accommodated in rented rooms.
24.1.1.2 One- and two-family dwellings shall be limited to buildings containing not more than two dwelling units in which each dwelling unit is occupied by members of a single family with not more than three outsiders, if any, accommodated in rented rooms.
24.1.1.3 The requirements of this chapter shall apply to new buildings and to existing or modified buildings used as a one- or two-family dwelling according to the provisions of 1.3.1.
24.1.1.4 The requirements of this chapter shall apply to new buildings and to existing or modified buildings according to the provisions of 1.3.1 of this Code.

24.1.2 Classification of Occupancy. See 6.1.8 and 24.1.1.1.

24.1.3 Multiple Occupancies.
24.1.3.1 Multiple occupancies shall be in accordance with 6.1.14.
24.1.3.2 No dwelling unit of a residential occupancy shall have its sole means of egress pass through any nonresidential occupancy in the same building, unless otherwise permitted by 24.1.3.2.1 or 24.1.3.2.2.
24.1.3.2.1 In buildings that are protected by an automatic sprinkler system in accordance with Section 9.7, dwelling units of a residential occupancy shall be permitted to have their sole means of egress pass through a nonresidential occupancy in the same building, provided that all of the following criteria are met:
   (1) The dwelling unit of the residential occupancy shall comply with Chapter 24.
   (2) The sole means of egress from the dwelling unit of the residential occupancy shall not pass through a high hazard contents area, as defined in 6.2.2.4.
24.1.3.2.2 In buildings that are not protected by an automatic sprinkler system in accordance with Section 9.7, dwelling units of a residential occupancy shall be permitted to have their sole means of egress pass through a nonresidential occupancy in the same building, provided that all of the following criteria are met:
   (1) The sole means of egress from the dwelling unit of the residential occupancy to the exterior shall be separated from the remainder of the building by fire barriers having a minimum 1-hour fire resistance rating.
   (2) The dwelling unit of the residential occupancy shall comply with Chapter 24.
   (3) The sole means of egress from the dwelling unit of the residential occupancy shall not pass through a high hazard contents area, as defined in 6.2.2.4.
24.1.3.3 Multiple dwelling units of a residential occupancy shall be permitted to be located above a nonresidential occupancy only where one of the following conditions exists:
   (1) Where the dwelling unit of the residential occupancy and exits therefrom are separated from the nonresidential occupancy by construction having a minimum 1-hour fire resistance rating.
   (2) Where the nonresidential occupancy is protected throughout by an approved, supervised automatic sprinkler system in accordance with Section 9.7.
(3) Where the nonresidential occupancy is protected by an automatic fire detection system in accordance with Section 9.6

24.1.3.4 Atrium walls in accordance with 6.1.14.4.6 shall be permitted to serve as part of the separation required by 6.1.14.4.1 for creating separated occupancies on a story-by-story basis.

24.1.4 Definitions.

24.1.4.1 General. For definitions, see Chapter 3, Definitions.

24.1.4.2 Special Definitions. Special terms applicable to this chapter are defined in Chapter 3 of this Code. Where necessary, other terms are defined in the text.

24.1.5 Classification of Hazard of Contents. The contents of residential occupancies shall be classified as ordinary hazard in accordance with 6.2.2.

24.1.6 Minimum Construction Requirements. (No special requirements.)

24.1.7 Occupant Load. (No requirements.)

24.2* Means of Escape Requirements.

24.2.1 General. The provisions of Chapter 7 shall not apply to means of escape, unless specifically referenced in this chapter.

24.2.2 Number and Types of Means of Escape.

24.2.2.1 Number of Means of Escape.

24.2.2.1.1 In dwellings or dwelling units of two rooms or more, every sleeping room and every living area shall have not less than one primary means of escape and one secondary means of escape.

24.2.2.1.2 A secondary means of escape shall not be required where one of the following conditions is met:

1. The bedroom or living area has a door leading directly to the outside of the building at or to the finished ground level.

2. The dwelling unit is protected throughout by an approved automatic sprinkler system in accordance with 24.3.5.

24.2.2.2 Primary Means of Escape. The primary means of escape shall be a door, stairway, or ramp providing a means of unobstructed travel to the outside of the dwelling unit at street or the finished ground level.

24.2.2.3 Secondary Means of Escape. The secondary means of escape shall be one of the means specified in 24.2.2.3.1 through 24.2.2.3.4.

24.2.2.3.1 It shall be a door, stairway, passage, or hall providing a way of unobstructed travel to the outside of the dwelling at street or the finished ground level that is independent of and remote from the primary means of escape.

24.2.2.3.2 It shall be a passage through an adjacent nonlockable space, independent of and remote from the primary means of escape, to any approved means of escape.

24.2.2.3.3 It shall be an outside window or door operable from the inside without the use of tools, keys, or special effort and shall provide a clear opening of not less than 5.7 ft² (0.53 m²). The width shall be not less than 20 in. (510 mm), and the height shall be not less than 24 in. (610 mm). The bottom of the opening shall be not more than 44 in. (1120 mm) above the floor. Such means of escape shall be acceptable where one of the following criteria is met:
(1) The window shall be within 20 ft (6100 mm) of the finished ground level.
(2) The window shall be directly accessible to fire department rescue apparatus as approved by the authority having jurisdiction.
(3) The window or door shall open onto an exterior balcony.
(4) Windows having a sill height below the adjacent finished ground level shall be provided with a window well meeting all of the following criteria:
   (a) The window well shall have horizontal dimensions that allow the window to be fully opened.
   (b) The window well shall have an accessible net clear opening of not less than 9 ft\(^2\) (0.82 m\(^2\)) with a length and width of not less than 36 in. (915 mm).
   (c) A window well with a vertical depth of more than 44 in. (1120 mm) shall be equipped with an approved permanently affixed ladder or with steps meeting both of the following criteria:
      i. The ladder or steps shall not encroach more than 6 in. (150 mm) into the required dimensions of the window well.
      ii. The ladder or steps shall not be obstructed by the window.

24.2.2.3.4 It shall be a bulkhead complying with 24.2.7 and meeting the minimum area requirements of 24.2.2.3.
24.2.2.3.5 Ladders or steps that comply with the requirements of 24.2.2.3.3(4)(c) shall be exempt from the requirements of 7.2.2.

24.2.2.4 Two Primary Means of Escape. In buildings, other than existing buildings and other than those protected throughout by an approved, supervised automatic sprinkler system in accordance with 24.3.5, every story more than 2000 ft\(^2\) (185 m\(^2\)) in area within the dwelling unit shall be provided with two primary means of escape remotely located from each other.

24.2.3 Arrangement of Means of Escape. Any required path of travel in a means of escape from any room to the outside shall not pass through another room or apartment not under the immediate control of the occupant of the first room or through a bathroom or other space subject to locking.

24.2.4 Doors.
24.2.4.1 Doors in the path of travel of a means of escape, other than bathroom doors in accordance with 24.2.4.2 and doors serving a room not exceeding 70 ft\(^2\) (6.5 m\(^2\)), shall be not less than 28 in. (710 mm) wide.
24.2.4.2 Bathroom doors and doors serving a room not exceeding 70 ft\(^2\) (6.5 m\(^2\)) shall be not less than 24 in. (610 mm) wide.
24.2.4.3 Doors shall be not less than 6 ft 6 in. (1980 mm) in nominal height.
24.2.4.4 Every closet door latch shall be such that children can open the door from inside the closet.
24.2.4.5 Every bathroom door shall be designed to allow opening from the outside during an emergency when locked.
24.2.4.6 Doors shall be swinging or sliding.
24.2.4.7* No door in any means of escape shall be locked against egress when the building is occupied. All locking devices that impede or prohibit egress or that cannot be easily disengaged shall be prohibited.

24.2.4.8 Floor levels at doors in the primary means of escape shall comply with 7.2.1.3, unless otherwise permitted by any of the following:
   (1) In existing buildings, where the door discharges to the outside or to an exterior balcony or exterior exit access, the floor level outside the door shall be permitted to be one step lower than the inside, but shall not be in excess of 8 in. (205 mm).
   (2) In new buildings, where the door discharges to the outside or to an exterior exit access, an exterior landing with not more than a 7 in. (180 mm) drop below the door threshold and a minimum dimension of 36 in. (915 mm) or the width of the door leaf, whichever is smaller, shall be permitted.
(3) A door at the top of an interior stair shall be permitted to open directly onto a stair, provided that the door does not swing over the stair and the door serves an area with an occupant load of fewer than 50 persons.

24.2.4.9 Forces to open doors shall comply with 7.2.1.4.5.

24.2.4.10 Latching devices for doors shall comply with 7.2.1.5.10.

24.2.5 Stairs, Ramps, Guards, and Handrails.

24.2.5.1 Stairs, ramps, guards, ramps, and handrails shall be in accordance with 7.2.2 for stairs, 7.2.2.4 for guards, and 7.2.5 for ramps, and 7.2.2.4 for guards and handrails, as modified by 24.2.5.1.1 through 24.2.5.1.3.

24.2.5.1.1 The provisions of 7.2.2.5, 7.2.5.5, and 7.7.3 shall not apply to stairs and ramps.

24.2.5.1.2 If serving as a secondary means of escape, stairs complying with the fire escape requirements of Table 7.2.8.4.1(a) or Table 7.2.8.4.1(b) shall be permitted.

24.2.5.1.3 If serving as a secondary means of escape, ramps complying with the existing ramp requirements of Table 7.2.5.2(b) shall be permitted.

24.2.5.2 Interior stairways shall be provided with means capable of providing artificial light at the minimum level specified by 7.8.1.3 for exit stairs, measured at the center of treads and on landing surfaces within 24 in. (610 mm) of step nosings.

24.2.5.3 For interior stairways, manual lighting controls shall be reachable and operable without traversing any step of the stair.

24.2.5.4 The clear width of stairs, landings, ramps, balconies, and porches shall be not less than 36 in. (915 mm), measured in accordance with 7.3.2.

24.2.5.5 Spiral stairs and winders in accordance with 7.2.2.2.3 and 7.2.2.2.4 shall be permitted within a single dwelling unit.

24.2.5.6 No sleeping rooms or living areas shall be accessible only by a ladder, a stair ladder, an alternating tread device or folding stairs, or through a trap door.

24.2.6 Hallways.

24.2.6.1 The width of hallways, other than existing approved hallways, which shall be permitted to continue to be used, shall be not less than 36 in. (915 mm).

24.2.6.2 The height of hallways, other than existing approved hallways, which shall be permitted to continue to be used, shall be not less than 7 ft (2135 mm) nominal, with clearance below projections from the ceiling of not less than 6 ft 8 in. (2030 mm) nominal.

24.2.7 Bulkheads.

24.2.7.1 Bulkhead Enclosures. Where provided, bulkhead enclosures shall provide direct access to the basement from the exterior.

24.2.7.2 Bulkhead Enclosure Stairways. Stairways serving bulkhead enclosures that are not part of the required primary means of escape, and that provide access from the outside finished ground level to the basement, shall be exempt from the provisions of 24.2.5.1 when the maximum height from the basement finished floor level to the finished ground level adjacent to the stairway does not exceed 8 ft (2440 mm), and the finished ground level opening to the stairway is covered by a bulkhead enclosure with hinged doors or other approved means.

24.3 Protection.

24.3.1 Protection of Vertical Openings. (No requirements—Reserved.)
24.3.2 Protection from Hazards. (Reserved.)

24.3.3 Interior Finish.
24.3.3.1 General. Interior finish shall be in accordance with Section 10.2.
24.3.3.2 Interior Wall and Ceiling Finish. Interior wall and ceiling finish materials complying with Section 10.2 shall be Class A, Class B, or Class C.

24.3.3.3 Interior Floor Finish. (No requirements. (Reserved.))

24.3.3.4 Contents and Furnishings. Contents and furnishings shall not be required to comply with Section 10.3.

24.3.4 Detection, Alarm, and Communications Systems.
24.3.4.1 Smoke alarms or a smoke detection system shall be provided in accordance with either 24.3.4.1.1 or 24.3.4.1.2, as modified by 24.3.4.1.3.
24.3.4.1.1* Smoke alarms shall be installed in accordance with 9.6.2.10 in all of the following locations:
   (1) All sleeping rooms
   (2)* Outside of each separate sleeping area, in the immediate vicinity of the sleeping rooms
   (3) On each level of the dwelling unit, including basements

24.3.4.1.2 Dwelling units shall be protected by an approved smoke detection system in accordance with Section 9.6 and equipped with an approved means of occupant notification.

24.3.4.1.3 In existing one- and two-family dwellings, approved smoke alarms powered by batteries shall be permitted.

24.3.4.2 Carbon Monoxide Alarms and Carbon Monoxide-Detection Systems.
24.3.4.2.1 Carbon monoxide alarms or carbon monoxide detectors in accordance with Section 9.8 and 24.3.4.2 shall be provided in new one- and two-family dwellings where either of the following conditions exists:
   (1) Dwelling units with communicating attached garages, unless otherwise exempted by 24.3.4.2.3
   (2) Dwelling units containing fuel-burning appliances or fuel-burning fireplaces

24.3.4.2.2* Where required by 24.3.4.2.1, carbon monoxide alarms or carbon monoxide detectors shall be installed in the following locations:
   (1) Outside of each separate dwelling unit sleeping area in the immediate vicinity of the sleeping rooms
   (2) On every occupiable level of a dwelling unit, including basements, and excluding attics and crawl spaces

24.3.4.2.3 Carbon monoxide alarms and carbon monoxide detectors as specified in 24.3.4.2.1(1) shall not be required in the following locations:
   (1) In garages
   (2) Within dwelling units with communicating attached garages that are open parking structures as defined by the building code
   (3) Within dwelling units with communicating attached garages that are mechanically ventilated in accordance with the mechanical code

24.3.5* Extinguishment Requirements.
24.3.5.1 All new one- and two-family dwellings shall be protected throughout by an approved automatic sprinkler system in accordance with 24.3.5.2.
24.3.5.2 Where an automatic sprinkler system is installed, either for total or partial building coverage, the system shall be in accordance with Section 9.7; in buildings of four or fewer stories in height above grade plane, systems in accordance with NFPA 13R, *Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height*, and with NFPA 13D, *Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes*, shall also be permitted.

24.4 Reserved.

24.5 Building Services.

24.5.1 Heating, Ventilating, and Air-Conditioning.

24.5.1.1 Heating, ventilating, and air-conditioning equipment shall comply with the provisions of Section 9.2.

24.5.1.2 Unvented fuel-fired heaters shall not be used unless they are listed and approved.

24.5.2 Reserved.

Chapter 26 Lodging or Rooming Houses

26.1 General Requirements.

26.1.1 Application.

26.1.1.1* The requirements of this chapter shall apply to buildings that provide sleeping accommodations for 16 or fewer persons on either a transient or permanent basis, with or without meals, but without separate cooking facilities for individual occupants, except as provided in Chapter 24.

26.1.1.2 Administration. The provisions of Chapter 1, Administration, shall apply.

26.1.1.3 General. The provisions of Chapter 4, General, shall apply.

26.1.1.4 The requirements of this chapter shall apply to new buildings and to existing or modified buildings according to the provisions of 1.3.1 of this Code.

26.1.2 Classification of Occupancy. See 6.1.8 and 26.1.1.1.

26.1.3 Multiple Occupancies.

26.1.3.1 Multiple occupancies shall be in accordance with 6.1.14.

26.1.3.2 No lodging or rooming house shall have its sole means of egress pass through any nonresidential occupancy in the same building, unless otherwise permitted by 26.1.3.2.1 or 26.1.3.2.2.

26.1.3.2.1 In buildings that are protected by an automatic sprinkler system in accordance with Section 9.7, lodging or rooming houses shall be permitted to have their sole means of egress pass through a nonresidential occupancy in the same building, provided that both of the following criteria are met:

1. The lodging or rooming house shall comply with Chapter 26.
2. The sole means of egress from the lodging or rooming house shall not pass through a high hazard contents area, as defined in 6.2.2.4.

26.1.3.2.2 In buildings that are not protected by an automatic sprinkler system in accordance with Section 9.7, lodging or rooming houses shall be permitted to have their sole means of egress pass through a nonresidential occupancy in the same building, provided that all of the following criteria are met:

1. The sole means of egress from the lodging or rooming house to the exterior shall be separated from the remainder of the building by fire barriers having a minimum 1-hour fire resistance rating.
2. The lodging or rooming house shall comply with Chapter 26.
3. The sole means of egress from the lodging or rooming house shall not pass through a high hazard contents area, as defined in 6.2.2.4.

26.1.3.3 Lodging or rooming houses shall be permitted to be located above a nonresidential occupancy only where one of the following conditions exists:
Where the lodging or rooming house and exits therefrom are separated from the nonresidential occupancy by construction having a minimum 1-hour fire resistance rating.

Where the nonresidential occupancy is protected throughout by an approved, supervised automatic sprinkler system in accordance with Section 9.7.

Where the lodging or rooming house is located above a nonresidential occupancy, and the nonresidential occupancy is protected by an automatic fire detection system in accordance with Section 9.6.

Atrium walls in accordance with 6.1.14.4.6 shall be permitted to serve as part of the separation required by 6.1.14.4.1 for creating separated occupancies on a story-by-story basis.

Definitions.

General. For definitions, see Chapter 3, Definitions.

Special Definitions. Special terms applicable to this chapter are defined in Chapter 3. Where necessary, other terms are defined in the text.

Classification of Hazard of Contents. The contents of residential occupancies shall be classified as ordinary hazard in accordance with 6.2.2.

Minimum Construction Requirements. (No requirements (Reserved).)

Occupant Load. See 26.1.1.1.

Means of Escape Requirements.

Number and Types of Means of Escape.

Primary Means of Escape.

Every sleeping room and living area shall have access to a primary means of escape complying with Chapter 24 and located to provide a safe path of travel to the outside. Where the sleeping room is above or below the level of exit discharge, the primary means of escape shall be an interior stair in accordance with 26.2.2, an exterior stair, a horizontal exit in accordance with 7.2.4, or an existing fire escape stair in accordance with 7.2.8.

Secondary Means of Escape. In addition to the primary route, each sleeping room and living area shall have a second means of escape in accordance with 24.2.2, unless the sleeping room or living area has a door leading directly outside the building with access to the finished ground level or to a stairway that meets the requirements for exterior stairs in 26.2.1.1.2.

Two Primary Means of Escape. In other than existing buildings and those protected throughout by an approved, supervised automatic sprinkler system in accordance with 26.3.6, every story more than 2000 ft² (185 m²) in area, or with travel distance to the primary means of escape more than 75 ft (23 m), shall be provided with two primary means of escape remotely located from each other.

Stairways.

Interior stairways, other than those in accordance with 26.2.2.2 or 26.2.2.3, shall comply with 7.2.2.5.3 and shall be enclosed by fire barriers having a minimum 1/2-hour fire resistance rating, with all openings protected with smoke-actuated automatic-closing or self-closing doors having a fire resistance comparable to that required for the enclosure.

Where an interior stair connects the street floor with the story next above or below only, but not with both, the interior stair shall be required to be enclosed only on the street floor.

Stairways shall be permitted to be unenclosed in accordance with 26.3.1.1.2 and 26.3.1.1.3.

Winders in accordance with 7.2.2.4 shall be permitted.
26.2.3 Doors.
26.2.3.1 Doors in a means of escape, other than bathroom doors in accordance with 26.2.3.2, and
paths of travel in a means of escape shall be not less than 28 in. (710 mm) wide.
26.2.3.2 Bathroom doors shall be not less than 24 in. (610 mm) wide.
26.2.3.3 Every closet door latch shall be such that it can be readily opened from the inside in case of
emergency.
26.2.3.4 Every bathroom door shall be designed to allow opening from the outside during an
emergency when locked.
26.2.3.5 Door-locking arrangements shall comply with either 26.2.3.5.1 or 26.2.3.5.2.
26.2.3.5.1* No door in any means of escape shall be locked against egress when the building is
occupied.
26.2.3.5.2 Delayed-egress locks complying with 7.2.1.6.1 shall be permitted, provided that not more
than one such device is located in any one escape path.
26.2.3.6 Doors serving a single dwelling unit shall be permitted to be provided with a lock in
accordance with 7.2.1.5.7.

26.3 Protection.
26.3.1 Protection of Vertical Openings.
26.3.1.1 Vertical openings shall comply with 26.3.1.1.1, 26.3.1.1.2, or 26.3.1.1.3.
26.3.1.1.1 Vertical openings shall be protected so that no primary escape route is exposed to an
unprotected vertical opening.
26.3.1.1.1.1 The vertical opening shall be considered protected if the opening is cut off and enclosed
in a manner that provides a smoke- and fire-resisting capability of not less than ½ hour.
26.3.1.1.2 Any doors or openings shall have a smoke- and fire-resisting capability equivalent to
that of the enclosure and shall be automatic-closing on detection of smoke or shall be self-closing.
26.3.1.1.3 Stair enclosures shall not be required in buildings two or fewer stories in height where
both of the following conditions exist:
(1) The building is protected throughout by an approved, supervised automatic sprinkler system in
accordance with 26.3.6.1.
(2) The allowance of 24.2.2.1.2 to omit a secondary means of escape is not used.
26.3.1.2* Exterior stairs shall be protected against blockage caused by fire within the building.

26.3.2 Protection from Hazards. Reserved. Alcohol-based hand-rub dispensers in accordance with
8.7.3.3 shall be permitted.

26.3.3 Interior Finish.
26.3.3.1 General. Interior finish shall be in accordance with Section 10.2.
26.3.3.2 Interior Wall and Ceiling Finish. Interior wall and ceiling finish materials complying with
Section 10.2 shall be Class A, Class B, or Class C.
26.3.3.3 Interior Floor Finish.
26.3.3.3.1 Newly installed interior floor finish shall comply with Section 10.2.
26.3.3.3.2 Newly installed interior floor finish shall comply with 10.2.7.1 or 10.2.7.2, as applicable.

26.3.4 Detection, Alarm, and Communications Systems.
26.3.4.1 General.
26.3.4.1.1 Lodging and rooming houses, other than those meeting 26.3.4.1.2, shall be provided with a fire alarm system in accordance with Section 9.6.

26.3.4.1.2 A fire alarm system in accordance with Section 9.6 shall not be required in existing lodging and rooming houses that have an existing smoke detection system meeting or exceeding the requirements of 26.3.4.5.1 where that detection system includes not less than one manual fire alarm box per floor arranged to initiate the smoke detection alarm.

26.3.4.2 Initiation. Initiation of the required fire alarm system shall be by manual means in accordance with 9.6.2, or by alarm initiation in accordance with 9.6.2.1(3) in buildings protected throughout by an approved automatic sprinkler system in accordance with 26.3.6.

26.3.4.3 Notification. Occupant notification shall be provided automatically in accordance with 9.6.3, as modified by 26.3.4.3.1 and 26.3.4.3.2.

26.3.4.3.1* Visible signals for the hearing impaired shall not be required where the proprietor resides in the building and there are five or fewer rooms for rent.

26.3.4.3.2 Positive alarm sequence in accordance with 9.6.3.4 shall be permitted.

26.3.4.4 Detection. (Reserved)

26.3.4.5 Smoke Alarms.

First Revision No. 250: NFPA 101-2012
[FR 5010: FileMaker]

26.3.4.5.1 Approved single-station smoke alarms, other than existing smoke alarms meeting the requirements of 26.3.4.5.3, shall be installed in accordance with 9.6.2.10 in every sleeping room.

26.3.4.5.2 In other than existing buildings, the smoke alarms required by 26.3.4.5.1 shall be interconnected in accordance with 9.6.2.10.3.

26.3.4.5.3 Existing battery-powered smoke alarms, rather than house electric-powered smoke alarms, shall be permitted where the facility has demonstrated to the authority having jurisdiction that the testing, maintenance, and battery replacement programs will ensure reliability of power to the smoke alarms.

26.3.4.6 Carbon Monoxide Alarms and Carbon Monoxide Detection Systems.

First Revision No. 272: NFPA 101-2012
[FR 5028: FileMaker]

26.3.4.6.1 Carbon monoxide alarms or carbon monoxide detectors in accordance with Section 9.8 and 26.3.4.6 shall be provided in new lodging or rooming houses where either of the following conditions exists:

(1) Lodging or rooming houses with communicating attached garages, unless otherwise exempted by 26.3.4.6.3
(2) Lodging or rooming houses containing fuel-burning appliances or fuel-burning fireplaces

26.3.4.6.2* Where required by 26.3.4.6.1, carbon monoxide alarms or carbon monoxide detectors shall be installed in the following locations:

(1) Outside of each separate sleeping area in the immediate vicinity of the sleeping rooms
(2) On every occupiable level, including basements, and excluding attics and crawl spaces

26.3.4.6.3 Carbon monoxide alarms and carbon monoxide detectors as specified in 26.3.4.6.1(1) shall not be required in the following locations:

(1) In garages
(2) Within lodging or rooming houses with communicating attached garages that are open parking structures as defined by the building code
(3) Within lodging or rooming houses with communicating attached garages that are mechanically ventilated in accordance with the mechanical code
26.3.4.7* Protection of Fire Alarm System. The provision of 9.6.1.8.1.3 shall not apply to the smoke detection required at each fire alarm control unit by 9.6.1.8.1(1).

26.3.5 Separation of Sleeping Rooms.
26.3.5.1 All sleeping rooms shall be separated from escape route corridors by smoke partitions in accordance with Section 8.4.
26.3.5.2 There shall be no louvers or operable transoms in corridor walls.
26.3.5.3 Air passages shall not penetrate corridor walls, unless they are properly installed heating and utility installations other than transfer grilles.
26.3.5.4 Transfer grilles shall be prohibited in corridor walls.
26.3.5.5 Doors shall be provided with latches or other mechanisms suitable for keeping the doors closed.
26.3.5.6 Doors shall not be arranged to prevent the occupant from closing the door.
26.3.5.7 In buildings other than those protected throughout by an approved automatic sprinkler system in accordance with 26.3.6, doors shall be self-closing or automatic-closing upon detection of smoke.

26.3.6 Extinguishment Requirements.

26.3.6.1 All new lodging or rooming houses, other than those meeting the requirements of 26.3.6.2, shall be protected throughout by an approved automatic sprinkler system in accordance with 26.3.6.3.
26.3.6.2 An automatic sprinkler system shall not be required where every sleeping room has a door opening directly to the outside of the building at street or the finished ground level, or has a door opening directly to the outside leading to an exterior stairway that meets the requirements of 26.2.1.1.2.

26.3.6.3 Where an automatic sprinkler system is required or is used as an alternative method of protection, either for total or partial building coverage, the system shall be in accordance with Section 9.7 and 26.3.6.3.1 through 26.3.6.3.6.

26.3.6.3.1 Activation of the automatic sprinkler system shall actuate the fire alarm system in accordance with Section 9.6.
26.3.6.3.2 In buildings four or fewer stories above grade plane, systems in accordance with NFPA 13R, Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height, shall be permitted.
26.3.6.3.3* Systems in accordance with NFPA 13D, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes, shall be permitted where all of the following requirements are met:
   (1) The lodging or rooming house shall not be part of a mixed occupancy.
   (2) Entrance foyers shall be sprinklered.
   (3) Lodging or rooming houses with sleeping accommodations for more than eight occupants shall be treated as two-family dwellings with regard to the water supply.

26.3.6.3.4 In buildings sprinklered in accordance with NFPA 13, Standard for the Installation of Sprinkler Systems, closets less than 12 ft² (1.1 m²) in area in individual dwelling units shall not be required to be sprinklered.
26.3.6.3.5 In buildings sprinklered in accordance with NFPA 13, Standard for the Installation of Sprinkler Systems, closets that contain equipment such as washers, dryers, furnaces, or water heaters shall be sprinklered, regardless of size.
26.3.6.32.6 In existing lodging or rooming houses, sprinkler installations shall not be required in closets not exceeding 24 ft\(^2\) (2.2 m\(^2\)) and in bathrooms not exceeding 55 ft\(^2\) (5.1 m\(^2\)).

26.4 Reserved.

26.5 Building Services.
26.5.1 Utilities. Utilities shall comply with the provisions of Section 9.1.
26.5.2 Heating, Ventilating, and Air-Conditioning.
26.5.2.1 Heating, ventilating, and air-conditioning equipment shall comply with the provisions of Section 9.2.
26.5.2.2 Unvented fuel-fired heaters, other than gas space heaters in compliance with NFPA 54, *National Fuel Gas Code*, shall not be used.

26.5.3 Elevators, Escalators, and Conveyors. Elevators, escalators, and conveyors shall comply with the provisions of Section 9.4.

26.6 Reserved.

26.7 Operating Features.
26.7.1 Contents and Furnishings.
26.7.1.1 Contents and furnishings shall not be required to comply with Section 10.3.
26.7.1.2 Furnishings or decorations of an explosive or highly flammable character shall not be used.
26.7.1.3 Fire-retardant coatings shall be maintained to retain the effectiveness of the treatment under service conditions encountered in actual use.

Chapter 28 New Hotels and Dormitories

28.1 General Requirements.
28.1.1 Application.
28.1.1.1 The requirements of this chapter shall apply to new buildings or portions thereof used as hotel or dormitory occupancies. *(See 1.3.1.)*
28.1.1.2 Administration. The provisions of Chapter 1, Administration, shall apply.
28.1.1.3 General. The provisions of Chapter 4, General, shall apply.
28.1.1.4 Any dormitory divided into suites of rooms, with one or more bedrooms opening into a living room or study that has a door opening into a common corridor serving a number of suites, shall be classified as an apartment building.
28.1.1.5 The term *hotel*, wherever used in this *Code*, shall include a hotel, an inn, a club, a motel, a bed and breakfast, or any other structure meeting the definition of hotel.

28.1.2 Classification of Occupancy. See 6.1.8 and 28.1.4.2.

28.1.3 Multiple Occupancies.
28.1.3.1 Multiple occupancies shall be in accordance with 6.1.14.

28.1.3.2 No guest room or guest suite of a hotel or dormitory shall have its sole means of egress pass through any nonresidential occupancy in the same building, unless otherwise permitted by 28.1.3.2.1 or 28.1.3.2.2.

28.1.3.2.1 In buildings that are protected by an automatic sprinkler system in accordance with Section 9.7, guest rooms and guest suites of hotels and dormitories shall be permitted to have their sole means of egress pass through a nonresidential occupancy in the same building, provided that both of the following criteria are met:

(1) The hotel or dormitory shall comply with Chapter 28.

(2) The sole means of egress from the guest room or guest suite of the hotel or dormitory shall not pass through a high-hazard contents area, as defined in 6.2.2.4.
**28.1.3.2.2** In buildings that are not protected by an automatic sprinkler system in accordance with Section 9.7, guest rooms and guest suites of hotels and dormitories shall be permitted to have their sole means of egress pass through a nonresidential occupancy in the same building, provided that all of the following criteria are met:

1. The sole means of egress from the guest room or guest suite of the hotel or dormitory to the exterior shall be separated from the remainder of the building by fire barriers having a minimum 1-hour fire resistance rating.
2. The hotel or dormitory shall comply with Chapter 28.
3. The sole means of egress from the guest room or guest suite of the hotel or dormitory shall not pass through a high-hazard contents area, as defined in 6.2.2.4.

**28.1.3.3** Atrium walls in accordance with 6.1.14.4.6 shall be permitted to serve as part of the separation required by 6.1.14.4.1 for creating separated occupancies on a story-by-story basis.

**28.1.4** Definitions.

**28.1.4.1** General. For definitions, see Chapter 3, Definitions.

**28.1.4.2** Special Definitions. A list of special terms used in this chapter follows:

1. Dormitory. See 3.3.64.
2. Guest Room. See 3.3.130.
4. Hotel. See 3.3.143.

**28.1.5** Classification of Hazard of Contents.

**28.1.5.1** The contents of residential occupancies shall be classified as ordinary hazard in accordance with 6.2.2.

**28.1.5.2** For the design of automatic sprinkler systems, the classification of contents in NFPA 13, *Standard for the Installation of Sprinkler Systems*, shall apply.

**28.1.6** Minimum Construction Requirements. (No special requirements (Reserved)).

**28.1.7** Occupant Load. The occupant load, in number of persons for whom means of egress and other provisions are required, shall be determined on the basis of the occupant load factors of Table 7.3.1.2 that are characteristic of the use of the space or shall be determined as the maximum probable population of the space under consideration, whichever is greater.

**28.2** Means of Egress Requirements.

**28.2.1** General.

**28.2.1.1** Means of egress from guest rooms or guest suites to the outside of the building shall be in accordance with Chapter 7 and this chapter.

**28.2.1.2** Means of escape within the guest room or guest suite shall comply with the provisions of Section 24.2 for one- and two-family dwellings.

**28.2.1.3** For the purpose of application of the requirements of Chapter 24, the terms guest room and guest suite shall be synonymous with the terms dwelling unit or living unit.

**28.2.2** Means of Egress Components.

**28.2.2.1** General.

**28.2.2.1.1** Components of means of egress shall be limited to the types described in 28.2.2.2 through 28.2.2.12.

**28.2.2.1.2** In buildings, other than high-rise buildings, that are protected throughout by an approved, supervised automatic sprinkler system in accordance with 28.3.5, exit enclosures shall have a minimum 1-hour fire resistance rating, and doors shall have a minimum 1-hour fire protection rating.

**28.2.2.2** Doors.

**28.2.2.2.1** Doors complying with 7.2.1 shall be permitted.
28.2.2.2.2 Door-locking arrangements shall comply with 28.2.2.2.1, 28.2.2.2.2, 28.2.2.2.3, or 28.2.2.2.4.

28.2.2.2.1 No door in any means of egress shall be locked against egress when the building is occupied.

28.2.2.2.2 Delayed-egress locks complying with 7.2.1.6.1 shall be permitted, provided that not more than one such device is located in any one egress path.

28.2.2.2.3 Access-controlled egress doors complying with 7.2.1.6.2 shall be permitted.

28.2.2.2.4 Elevator lobby exit access door locking in accordance with 7.2.1.6.3 shall be permitted.

28.2.2.2.5 Revolving doors complying with 7.2.1.10 shall be permitted.

28.2.2.3 Stairs. Stairs complying with 7.2.2 shall be permitted.

28.2.2.4 Smokeproof Enclosures. Smokeproof enclosures complying with 7.2.3 shall be permitted.

28.2.2.5 Horizontal Exits. Horizontal exits complying with 7.2.4 shall be permitted.

28.2.2.6 Ramps. Ramps complying with 7.2.5 shall be permitted.

28.2.2.7 Exit Passageways. Exit passageways complying with 7.2.6 shall be permitted.

28.2.2.8 Reserved.

28.2.2.9 Reserved.

28.2.2.10 Fire Escape Ladders. Fire escape ladders complying with 7.2.9 shall be permitted.

28.2.2.11 Alternating Tread Devices. Alternating tread devices complying with 7.2.11 shall be permitted.

28.2.2.12 Areas of Refuge.

28.2.2.12.1 Areas of refuge complying with 7.2.12 shall be permitted, as modified by 28.2.2.12.2.

28.2.2.12.2* In buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with 28.3.5, the two accessible rooms or spaces separated from each other by smoke-resistant partitions in accordance with the definition of area of refuge in 3.3.22 shall not be required.

28.2.3 Capacity of Means of Egress.

28.2.3.1 The capacity of means of egress shall be in accordance with Section 7.3.

28.2.3.32* Corridors, other than those within individual guest rooms or individual guest suites, shall be of sufficient width to accommodate the required occupant load and shall be not less than 44 in. (1120 mm).

28.2.4 Number of Means of Egress.

28.2.4.1 Means of egress shall comply with all of the following, except as otherwise permitted by 28.2.4.2 and 28.2.4.3:

1. The number of means of egress shall be in accordance with Section 7.4.
2. Not less than two separate exits shall be provided on every story.
3. Not less than two separate exits shall be accessible from every part of every story.

28.2.4.2 Exit access, as required by 28.2.4.1(3), shall be permitted to include a single exit access path for the distances permitted as common paths of travel by 28.2.5.

28.2.4.3 A single exit shall be permitted in buildings where the total number of stories does not exceed four, provided that all of the following conditions are met:

1. There are four or fewer guest rooms or guest suites per story.
2. The building is protected throughout by an approved, supervised automatic sprinkler system in accordance with 28.3.5.
3. The exit stairway does not serve more than one-half of a story below the level of exit discharge.
(4) The travel distance from the entrance door of any guest room or guest suite to an exit does not exceed 35 ft (10.7 m).

(5) The exit stairway is completely enclosed or separated from the rest of the building by barriers having a minimum 1-hour fire resistance rating.

(6) All openings between the exit stairway enclosure and the building are protected with self-closing door assemblies having a minimum 1-hour fire protection rating.

(7) All corridors serving as access to exits have a minimum 1-hour fire resistance rating.

(8) Horizontal and vertical separation having a minimum ½-hour fire resistance rating is provided between guest rooms or guest suites.

28.2.5 Arrangement of Means of Egress.

28.2.5.1 Access to all required exits shall be in accordance with Section 7.5, as modified by 28.2.5.2.

28.2.5.2 The distance between exits addressed by 7.5.1.3 shall not apply to common nonlooped exit access corridors in buildings that have corridor doors from the guest room or guest suite that are arranged such that the exits are located in opposite directions from such doors.

28.2.5.3 In buildings not protected throughout by an approved, supervised automatic sprinkler system in accordance with 28.3.5, common paths of travel shall not exceed 35 ft (10.7 m); travel within a guest room or guest suite shall not be included when calculating common path of travel.

28.2.5.4 In buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with 28.3.5, common path of travel shall not exceed 50 ft (15 m); travel within a guest room or guest suite shall not be included when determining common path of travel.

28.2.5.5 In buildings not protected throughout by an approved, automatic sprinkler system in accordance with 28.3.5, dead-end corridors shall not exceed 35 ft (10.7 m).

28.2.5.6 In buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with 28.3.5, dead-end corridors shall not exceed 50 ft (15 m).

28.2.5.7 Any guest room or any guest suite of rooms in excess of 2000 ft² (185 m²) shall be provided with not less than two exit access doors remotely located from each other.

28.2.6 Travel Distance to Exits.

28.2.6.1 Travel distance within a guest room or guest suite to a corridor door shall not exceed 75 ft (23 m) in buildings not protected by an approved, supervised automatic sprinkler system in accordance with 28.3.5.

28.2.6.2 Travel distance within a guest room or guest suite to a corridor door shall not exceed 125 ft (38 m) in buildings protected by an approved, supervised automatic sprinkler system in accordance with 28.3.5.

28.2.6.3 Travel distance from the corridor door of any guest room or guest suite to the nearest exit shall comply with 28.2.6.3.1, 28.2.6.3.2, or 28.2.6.3.3.

28.2.6.3.1 Travel distance from the corridor door of any guest room or guest suite to the nearest exit, measured in accordance with Section 7.6, shall not exceed 100 ft (30 m).

28.2.6.3.2 Travel distance from the corridor door of any guest room or guest suite to the nearest exit, measured in accordance with Section 7.6, shall not exceed 200 ft (61 m) for exterior ways of exit access arranged in accordance with 7.5.3.

28.2.6.3.3 Travel distance from the corridor door of any guest room or guest suite to the nearest exit shall comply with 28.2.6.3.1 and 28.2.6.3.2.

28.2.6.3.3.1 Travel distance from the corridor door of any guest room or guest suite to the nearest exit shall be measured in accordance with Section 7.6 and shall not exceed 200 ft (61 m) where the exit access and any portion of the building that is tributary to the exit access are protected throughout by an approved, supervised automatic sprinkler system in accordance with 28.3.5.
28.2.6.3.3.2 Where the building is not protected throughout by an approved, supervised automatic sprinkler system, the 200 ft (61 m) travel distance shall be permitted within any portion of the building that is protected by an approved, supervised automatic sprinkler system, provided that the sprinklered portion of the building is separated from any nonsprinklered portion by fire barriers having a fire resistance rating as follows:

1. Minimum 1-hour fire resistance rating for buildings three or fewer stories in height
2. Minimum 2-hour fire resistance rating for buildings four or more stories in height

28.2.7 Discharge from Exits.
28.2.7.1 Exit discharge shall comply with Section 7.7.

28.2.7.2* Any required exit stair that is located so that it is necessary to pass through the lobby or other open space to reach the outside of the building shall be continuously enclosed down to a level of exit discharge or to a mezzanine within a lobby at a level of exit discharge.

28.2.7.3 The distance of travel from the termination of the exit enclosure to an exterior door leading to a public way shall not exceed 100 ft (30 m).

28.2.8 Illumination of Means of Egress. Means of egress shall be illuminated in accordance with Section 7.8.

28.2.9 Emergency Lighting.
28.2.9.1 Emergency lighting in accordance with Section 7.9 shall be provided.

28.2.9.2 The requirement of 28.2.9.1 shall not apply where each guest room or guest suite has an exit direct to the outside of the building at street or the finished ground level.

28.2.10 Marking of Means of Egress. Means of egress shall have signs in accordance with Section 7.10.

28.2.11 Special Means of Egress Features.
28.2.11.1 Reserved.

28.2.11.2 Lockups. Lockups in hotel and dormitory occupancies shall comply with the requirements of 22.4.5.

28.2.11.3 Normally Unoccupied Building Service Equipment Support Areas. The use of Section 7.13 shall be prohibited.

28.3 Protection.
28.3.1 Protection of Vertical Openings.
28.3.1.1 Vertical openings shall comply with 28.3.1.1.1 through 28.3.1.2.

28.3.1.1.1 Vertical openings shall be enclosed or protected in accordance with Section 8.6.

28.3.1.1.2 Vertical openings in accordance with 8.6.9.1 shall be permitted.

28.3.1.1.3 In buildings, other than high-rise buildings, that are protected throughout by an approved, supervised automatic sprinkler system in accordance with 28.3.5, the walls enclosing vertical openings shall have a minimum 1-hour fire resistance rating, and doors shall have a minimum 1-hour fire protection rating.

28.3.1.2 No floor below the level of exit discharge used only for storage, heating equipment, or purposes other than residential occupancy shall have unprotected openings to floors used for residential purposes.

28.3.2 Protection from Hazards.
28.3.2.1 General. All rooms containing high-pressure boilers, refrigerating machinery, transformers, or other service equipment subject to possible explosion shall not be located directly under or directly adjacent to exits and shall be effectively cut off from other parts of the building as specified in Section 8.7.

28.3.2.2 Hazardous Areas.
28.3.2.2.1 Any hazardous area shall be protected in accordance with Section 8.7.

28.3.2.2.2 The areas described in Table 28.3.2.2.2 shall be protected as indicated.
### Table 28.3.2.2.2 Hazardous Area Protection

<table>
<thead>
<tr>
<th>Hazardous Area Description</th>
<th>Separation/Protection&lt;sup&gt;a&lt;/sup&gt;</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boiler and fuel-fired heater rooms serving more than a single guest room or guest suite</td>
<td>1 hour and sprinklers</td>
</tr>
<tr>
<td>Employee locker rooms</td>
<td>1 hour or sprinklers</td>
</tr>
<tr>
<td>Gift or retail shops</td>
<td>1 hour or sprinklers</td>
</tr>
<tr>
<td>Bulk laundries</td>
<td>1 hour and sprinklers</td>
</tr>
<tr>
<td>Guest laundries, ≤100 ft&lt;sup&gt;2&lt;/sup&gt; (≤9.3 m&lt;sup&gt;2&lt;/sup&gt;) outside of guest rooms or guest suites</td>
<td>1 hour or sprinklers&lt;sup&gt;b&lt;/sup&gt;</td>
</tr>
<tr>
<td>Guest laundries, &gt;100 ft&lt;sup&gt;2&lt;/sup&gt; (&gt;9.3 m&lt;sup&gt;2&lt;/sup&gt;) outside of guest rooms or guest suites</td>
<td>1 hour and sprinklers</td>
</tr>
<tr>
<td>Maintenance shops</td>
<td>1 hour and sprinklers</td>
</tr>
<tr>
<td>Storage rooms&lt;sup&gt;c&lt;/sup&gt;</td>
<td>1 hour or sprinklers</td>
</tr>
<tr>
<td>Trash collection rooms</td>
<td>1 hour and sprinklers</td>
</tr>
</tbody>
</table>

<sup>a</sup>Minimum fire resistance rating.

<sup>b</sup>Where sprinklers are provided, the separation specified in 8.7.1.2 and 28.3.2.2.3 is not required.

<sup>c</sup>Where storage areas not exceeding 24 ft<sup>2</sup> (2.2 m<sup>2</sup>) are directly accessible from the guest room or guest suite, no separation or protection is required.

#### 28.3.2.2.3 Where sprinkler protection without fire-rated separation is used, areas shall be separated from other spaces by smoke partitions complying with Section 8.4.

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### 28.3.3 Interior Finish

#### 28.3.3.1 General
Interior finish shall be in accordance with Section 10.2.

#### 28.3.3.2 Interior Wall and Ceiling Finish
Interior wall and ceiling finish materials complying with Section 10.2 shall be permitted as follows:

1. Exit enclosures — Class A
2. Lobbies and corridors — Class A or Class B
3. Other spaces — Class A, Class B, or Class C

#### 28.3.3.3 Interior Floor Finish
Interior floor finish shall comply with Section 10.2.
28.3.3.3.2 Interior floor finish in exit enclosures and exit access corridors and spaces not separated from them by walls complying with 28.3.6.1 shall be not less than Class II.

28.3.3.3.3 Interior floor finish shall comply with 10.2.7.1 or 10.2.7.2, as applicable.

28.3.4 Detection, Alarm, and Communications Systems.

28.3.4.1 General. A fire alarm system in accordance with Section 9.6, except as modified by 28.3.4.2 through 28.3.4.6, shall be provided.

28.3.4.2 Initiation. The required fire alarm system shall be initiated by each of the following:

1) Manual means in accordance with 9.6.2
2) Manual fire alarm box located at the hotel desk or other convenient central control point under continuous supervision by responsible employees
3) Required automatic sprinkler system
4) Required automatic detection system other than sleeping room smoke detectors

28.3.4.3 Notification.

28.3.4.3.1* Occupant notification shall be provided automatically in accordance with 9.6.3.

28.3.4.3.2 Positive alarm sequence in accordance with 9.6.3.4 shall be permitted.

28.3.4.3.3* Guest rooms and guest suites specifically required and equipped to accommodate hearing-impaired individuals shall be provided with a visible notification appliance.

28.3.4.3.4 In occupiable areas, other than guest rooms and guest suites, visible notification appliances shall be provided.

28.3.4.3.5 Annunciation and annunciation zoning in accordance with 9.6.7 shall be provided in buildings three or more stories in height or having more than 50 guest rooms or guest suites. Annunciation shall be provided at a location readily accessible from the primary point of entry for emergency response personnel.

28.3.4.3.6 Emergency forces notification shall be provided in accordance with 9.6.4.

28.3.4.4 Detection. A corridor smoke detection system in accordance with Section 9.6 shall be provided in buildings other than those protected throughout by an approved, supervised automatic sprinkler system in accordance with 28.3.5.3.

28.3.4.5* Smoke Alarms. An approved single-station smoke alarms shall be installed in accordance with 9.6.2.10 in every guest room and every living area and sleeping room within a guest suite.

28.3.4.6 Carbon Monoxide Alarms and Carbon Monoxide Detection Systems.

28.3.4.6.1 Carbon monoxide alarms or carbon monoxide detectors in accordance with Section 9.8 and 28.3.4.6 shall be provided in new hotels and dormitories where either of the following conditions exists:

1) Guest rooms or guest suites with communicating attached garages, unless otherwise exempted by 28.3.4.6.3
2) Guest rooms or guest suites containing a permanently installed fuel-burning appliance or fuel-burning fireplace

28.3.4.6.2 Where required by 28.3.4.6.1, carbon monoxide alarms or carbon monoxide detectors shall be installed in the following locations:

1) Outside of each separate guest room or guest suite sleeping area in the immediate vicinity of the sleeping rooms
2) On every occupiable level of a guest room and guest suite
28.3.4.6.3 Carbon monoxide alarms and carbon monoxide detectors as specified in 28.3.4.6.1(1) shall not be required in the following locations:
(1) In garages
(2) Within guest rooms or guest suites with communicating attached garages that are open parking structures as defined by the building code
(3) Within guest rooms or guest suites with communicating attached garages that are mechanically ventilated in accordance with the mechanical code.

Carbon monoxide alarms or carbon monoxide detectors shall be provided in areas other than guest rooms and guest suites in accordance with Section 9.8, as modified by 28.3.4.6.5.

28.3.4.6.4 Where fuel-burning appliances or fuel-burning fireplaces are installed outside guest rooms or guest suites, carbon monoxide alarms or carbon monoxide detectors shall be installed in accordance with the manufacturer's published instructions in the locations specified as follows:
(1) On the ceilings of rooms containing permanently installed fuel-burning appliances or fuel-burning fireplaces
(2) Centrally located within occupiable spaces served by the first supply air register from a permanently installed, fuel-burning HVAC system
(3) Centrally located within occupiable spaces adjacent to a communicating attached garage.

Extinguishment Requirements.

All buildings, other than those complying with 28.3.5.2, shall be protected throughout by an approved, supervised automatic sprinkler system in accordance with 28.3.5.3.

Automatic sprinkler protection shall not be required in buildings where all guest sleeping rooms or guest suites have a door opening directly to either of the following:
(1) Outside at the street or the finished ground level
(2) Exterior exit access arranged in accordance with 7.5.3 in buildings three or fewer stories in height.

Where an automatic sprinkler system is installed, either for total or partial building coverage, the system shall be in accordance with Section 9.7, as modified by 28.3.5.4. In buildings four or fewer stories above grade plane, systems in accordance with NFPA 13R, Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height, shall be permitted.

The provisions for draft stops and closely spaced sprinklers in NFPA 13, Standard for the Installation of Sprinkler Systems, shall not be required for openings complying with 8.6.9.1 where the opening is within the guest room or guest suite.

Reserved.
28.3.5.6 Listed quick-response or listed residential sprinklers shall be used throughout guest rooms and guest room suites.
28.3.5.7 Open parking structures that comply with NFPA 88A, Standard for Parking Structures, and are contiguous with hotels or dormitories shall be exempt from the sprinkler requirements of 28.3.5.1.
28.3.5.8 In buildings other than those protected throughout with an approved, supervised automatic sprinkler system in accordance with 28.3.5.3, portable fire extinguishers shall be provided as specified in 9.7.4.1 in hazardous areas addressed by 28.3.2.2.

28.3.6 Corridors.
28.3.6.1 Walls.
28.3.6.1.1 Exit access corridor walls shall comply with 28.3.6.1.2 or 28.3.6.1.3.
28.3.6.1.2 In buildings not complying with 28.3.6.1.3, exit access corridor walls shall consist of fire barriers in accordance with Section 8.3 that have not less than a 1-hour fire resistance rating.
28.3.6.1.3 In buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with 28.3.5, corridor walls shall have a minimum ½-hour fire resistance rating.

28.3.6.2 Doors.
28.3.6.2.1 Doors that open onto exit access corridors shall have not less than a 20-minute fire protection rating in accordance with Section 8.3.
28.3.6.2.2 Reserved.
28.3.6.2.3 Doors that open onto exit access corridors shall be self-closing and self-latching.

28.3.6.3 Unprotected Openings.
28.3.6.3.1 Unprotected openings, other than those from spaces complying with 28.3.6.3.2, shall be prohibited in exit access corridor walls and doors.
28.3.6.3.2 Spaces shall be permitted to be unlimited in area and open to the corridor, provided that all of the following criteria are met:
   (1) The space is not used for guest rooms or guest suites or hazardous areas.
   (2) The building is protected throughout by an approved, supervised automatic sprinkler system in accordance with 28.3.5.
   (3) The space does not obstruct access to required exits.

28.3.7 Transoms, Louvers, or Transfer Grilles. Transoms, louvers, or transfer grilles shall be prohibited in walls or doors of exit access corridors.

28.3.7.1 Subdivision of Building Spaces. Buildings shall be subdivided in accordance with 28.3.7.1 or 28.3.7.2.
28.3.7.1 In buildings not protected throughout by an approved, supervised automatic sprinkler system, each hotel guest room, including guest suites, and dormitory room shall be separated from other guest rooms or dormitory rooms by walls and floors constructed as fire barriers having a minimum 1-hour fire resistance rating.
28.3.7.2 In buildings protected throughout by an approved, supervised automatic sprinkler system, each hotel guest room, including guest suites, and dormitory room shall be separated from other guest rooms or dormitory rooms by walls and floors constructed as fire barriers having a minimum ½-hour fire resistance rating.
28.3.7.3 Doors in the barriers required by 28.3.7.1 and 28.3.7.2 shall have a fire protection rating of not less than 20 minutes and shall not be required to be self-closing.

28.3.8 Special Protection Features. (Reserved)

28.4 Special Provisions.
28.4.1 High-Rise Buildings.
28.4.1.1 High-rise buildings shall comply with Section 11.8.
28.4.1.2 Emergency plans Emergency action plans in accordance with Section 4.8 shall be provided and shall include all of the following:
Egress procedures

(2) Methods

(3) Preferred evacuation routes for each event, including appropriate use of elevators

28.4.2 Reserved.

28.5 Building Services.

28.5.1 Utilities. Utilities shall comply with the provisions of Section 9.1.

28.5.2 Heating, Ventilating, and Air-Conditioning.

28.5.2.1 Heating, ventilating, and air-conditioning equipment shall comply with the provisions of Section 9.2, except as otherwise required in this chapter.

28.5.2.2 Unvented fuel-fired heaters, other than gas space heaters in compliance with NFPA 54, National Fuel Gas Code, shall not be used.

28.5.3 Elevators, Escalators, and Conveyors.

28.5.3.1 Elevators, escalators, and conveyors shall comply with the provisions of Section 9.4.

28.5.3.2* In high-rise buildings, one elevator shall be provided with a protected power supply and shall be available for use by the fire department in case of emergency.

28.5.4 Rubbish Chutes, Incinerators, and Laundry Chutes. Rubbish chutes, incinerators, and laundry chutes shall comply with the provisions of Section 9.5.

28.6 Reserved.

28.7 Operating Features.

28.7.1 Hotel Emergency Organization.

28.7.1.1* Employees of hotels shall be instructed and drilled in the duties they are to perform in the event of fire, panic, or other emergency.

28.7.1.2* Drills of the emergency organization shall be held at quarterly intervals and shall cover such points as the operation and maintenance of the available first aid fire appliances, the testing of devices to alert guests, and a study of instructions for emergency duties.

28.7.2 Emergency Duties. Upon discovery of a fire, employees shall carry out all of the following duties:

(1) Activation of the facility fire protection signaling system, if provided

(2) Notification of the public fire department

(3) Other action as previously instructed

28.7.3 Drills in Dormitories. Emergency egress and relocation drills in accordance with Section 4.7 shall be held with sufficient frequency to familiarize occupants with all types of hazards and to establish conduct of the drill as a matter of routine. Drills shall be conducted during peak occupancy periods and shall include suitable procedures to ensure that all persons subject to the drill participate.

28.7.4 Emergency Instructions for Residents or Guests.

28.7.4.1* A floor diagram reflecting the actual floor arrangement, exit locations, and room identification shall be posted in a location and manner acceptable to the authority having jurisdiction on, or immediately adjacent to, every guest room door in hotels and in every resident room in dormitories.

28.7.4.2* Fire safety information shall be provided to allow guests to make the decision to evacuate to the outside, to evacuate to an area of refuge, to remain in place, or to employ any combination of the three options.

28.7.5 Emergency Plans. Emergency Action Plans. Emergency plans Emergency action plans in accordance with Section 4.8 shall be provided.

28.7.6 Contents and Furnishings.

28.7.6.1 New draperies, curtains, and other similar loosely hanging furnishings and decorations shall be flame resistant as demonstrated by testing in accordance with NFPA 701, Standard Methods of Fire Tests for Flame Propagation of Textiles and Films.
28.7.6.2 Upholstered Furniture and Mattresses.
28.7.6.2.1 Newly introduced upholstered furniture shall meet the criteria specified in 10.3.2.1 and 10.3.3.
28.7.6.2.2 Newly introduced mattresses shall meet the criteria specified in 10.3.2.2 and 10.3.4.
28.7.6.3 Furnishings or decorations of an explosive or highly flammable character shall not be used.
28.7.6.4 Fire-retardant coatings shall be maintained to retain the effectiveness of the treatment under service conditions encountered in actual use.

Chapter 29 Existing Hotels and Dormitories

29.1 General Requirements.
29.1.1 Application.
29.1.1.1 The requirements of this chapter shall apply to existing buildings or portions thereof currently occupied as hotel or dormitory occupancies, unless meeting the requirement of 29.1.1.4.
29.1.1.2 Administration. The provisions of Chapter 1, Administration, shall apply.
29.1.1.3 General. The provisions of Chapter 4, General, shall apply.
29.1.1.4 Any dormitory divided into suites of rooms, with one or more bedrooms opening into a living room or study that has a door opening into a common corridor serving a number of suites, shall be classified as an apartment building.
29.1.1.5 The term hotel, wherever used in this Code, shall include a hotel, an inn, a club, a motel, a bed and breakfast, or any other structure meeting the definition of hotel.

29.1.2 Classification of Occupancy. See 6.1.8 and 29.1.4.2.

29.1.3 Multiple Occupancies.
29.1.3.1 Multiple occupancies shall be in accordance with 6.1.14.

29.1.3.2 No guest room or guest suite of a hotel or dormitory shall have its sole means of egress pass through any nonresidential occupancy in the same building, unless otherwise permitted by 29.1.3.2.1 or 29.1.3.2.2.
29.1.3.2.1 In buildings that are protected by an automatic sprinkler system in accordance with Section 9.7, guest rooms and guest suites of hotels and dormitories shall be permitted to have their sole means of egress pass through a nonresidential occupancy in the same building, provided that both of the following criteria are met:
(1) The hotel or dormitory shall comply with Chapter 29.
(2) The sole means of egress from a guest room or guest suite of the hotel or dormitory shall not pass through a high-hazard contents area, as defined in 6.2.2.4.

29.1.3.2.2 In buildings that are not protected by an automatic sprinkler system in accordance with Section 9.7, guest rooms and guest suites of hotels and dormitories shall be permitted to have their sole means of egress pass through a nonresidential occupancy in the same building, provided that all of the following criteria are met:
(1) The sole means of egress from the guest room or guest suite of the hotel or dormitory to the exterior shall be separated from the remainder of the building by fire barriers having a minimum 1-hour fire resistance rating.
(2) The hotel or dormitory shall comply with Chapter 29.
(3) The sole means of egress from the guest room or guest suite of the hotel or dormitory shall not pass through a high-hazard contents area, as defined in 6.2.2.4.

29.1.3.3 Atrium walls in accordance with 6.1.14.4.6 shall be permitted to serve as part of the separation required by 6.1.14.4.1 for creating separated occupancies on a story-by-story basis.

29.1.4 Definitions.

29.1.4.1 General. For definitions, see Chapter 3, Definitions.

29.1.4.2 Special Definitions. A list of special terms used in this chapter follows:

(1) Dormitory. See 3.3.64.
(2) Guest Room. See 3.3.130.
(3) Guest Suite. See 3.3.272.1.
(4) Hotel. See 3.3.143.

29.1.5 Classification of Hazard of Contents.

29.1.5.1 The contents of residential occupancies shall be classified as ordinary hazard in accordance with 6.2.2.

29.1.5.2 For the design of automatic sprinkler systems, the classification of contents in NFPA 13, Standard for the Installation of Sprinkler Systems, shall apply.

29.1.6 Minimum Construction Requirements.

29.1.7 Occupant Load. The occupant load, in number of persons for whom means of egress and other provisions are required, shall be determined on the basis of the occupant load factors of Table 7.3.1.2 that are characteristic of the use of the space or shall be determined as the maximum probable population of the space under consideration, whichever is greater.

29.2 Means of Egress Requirements.

29.2.1 General.

29.2.1.1 Means of egress from guest rooms or guest suites to the outside of the building shall be in accordance with Chapter 7 and this chapter.

29.2.1.2 Means of escape within the guest room or guest suite shall comply with the provisions of Section 24.2 for one- and two-family dwellings.

29.2.1.3 For the purpose of application of the requirements of Chapter 24, the terms guest room and guest suite shall be synonymous with the terms dwelling unit or living unit.

29.2.2 Means of Egress Components.

29.2.2.1 General.

29.2.2.1.1 Components of means of egress shall be limited to the types described in 29.2.2.2 through 29.2.2.12.

29.2.2.1.2 In buildings, other than high-rise buildings, that are protected throughout by an approved automatic sprinkler system in accordance with 29.3.5, exit enclosures shall have a minimum 1-hour fire resistance rating, and doors shall have a minimum 1-hour fire protection rating.

29.2.2.2 Doors.

29.2.2.2.1 Doors complying with 7.2.1 shall be permitted.

29.2.2.2.2 Door-locking arrangements shall comply with 29.2.2.2.1, 29.2.2.2.2, 29.2.2.2.3, or 29.2.2.2.4.

29.2.2.2.2.1 No door in any means of egress shall be locked against egress when the building is occupied.

29.2.2.2.2 Delayed-egress locks complying with 7.2.1.6.1 shall be permitted, provided that not more than one such device is located in any one egress path.
29.2.2.2.2.3 Access-controlled egress doors complying with 7.2.1.6.2 shall be permitted.
29.2.2.2.2.4 Elevator lobby exit access door locking in accordance with 7.2.1.6.3 shall be permitted.
29.2.2.2.3 Revolving doors complying with 7.2.1.10 shall be permitted.
29.2.2.3 Stairs. Stairs complying with 7.2.2 shall be permitted.
29.2.2.4 Smokeproof Enclosures. Smokeproof enclosures complying with 7.2.3 shall be permitted.
29.2.2.5 Horizontal Exits. Horizontal exits complying with 7.2.4 shall be permitted.
29.2.2.6 Ramps. Ramps complying with 7.2.5 shall be permitted.
29.2.2.7 Exit Passageways. Exit passageways complying with 7.2.6 shall be permitted.
29.2.2.8* Escalators. Escalators previously approved as a component in a means of egress shall be permitted to continue to be considered in compliance.
29.2.2.9 Fire Escape Stairs. Fire escape stairs complying with 7.2.8 shall be permitted.
29.2.2.10 Fire Escape Ladders. Fire escape ladders complying with 7.2.9 shall be permitted.
29.2.2.11 Alternating Tread Devices. Alternating tread devices complying with 7.2.11 shall be permitted.
29.2.2.12 Areas of Refuge.
29.2.2.12.1 Areas of refuge complying with 7.2.12 shall be permitted, as modified by 28.2.2.12.2.
29.2.2.12.2* In buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with 29.3.5, the two accessible rooms or spaces separated from each other by smoke-resistant partitions in accordance with the definition of area of refuge in 3.3.22 shall not be required.
29.2.3 Capacity of Means of Egress.
29.2.3.1 The capacity of means of egress shall be in accordance with Section 7.3.
29.2.3.2 Street floor exits shall be sufficient for the occupant load of the street floor plus the required capacity of stairs and ramps discharging onto the street floor.
29.2.4 Number of Means of Egress.
29.2.4.1 Means of egress shall comply with all of the following, except as otherwise permitted by 29.2.4.2 and 29.2.4.3:
(1) The number of means of egress shall be in accordance with 7.4.1.1 and 7.4.1.3 through 7.4.1.6.
(2) Not less than two separate exits shall be accessible from every part of every story, including stories below the level of exit discharge and stories occupied for public purposes.
29.2.4.2 Exit access, as required by 29.2.4.1(2), shall be permitted to include a single exit access path for the distances permitted as common paths of travel by 29.2.5.
29.2.4.3 A single exit shall be permitted in buildings where the total number of stories does not exceed four, provided that all of the following conditions are met:
(1) There are four or fewer guest rooms or guest suites per story.
(2) The building is protected throughout by an approved, supervised automatic sprinkler system in accordance with 29.3.5.
(3) The exit stairway does not serve more than one-half of a story below the level of exit discharge.
(4) The travel distance from the entrance door of any guest room or guest suite to an exit does not exceed 35 ft (10.7 m).
(5) The exit stairway is completely enclosed or separated from the rest of the building by barriers having a minimum 1-hour fire resistance rating.
(6) All openings between the exit stairway enclosure and the building are protected with self-closing door assemblies having a minimum 1-hour fire protection rating.
(7) All corridors serving as access to exits have a minimum 1-hour fire resistance rating.
(8) Horizontal and vertical separation having a minimum ½-hour fire resistance rating is provided between guest rooms or guest suites.
29.2.5  Arrangement of Means of Egress.
29.2.5.1  Access to all required exits shall be in accordance with Section 7.5.
29.2.5.2  Reserved.
29.2.5.3  In buildings not protected throughout by an approved, supervised automatic sprinkler system in accordance with 29.3.5, common paths of travel shall not exceed 35 ft (10.7 m); travel within a guest room or guest suite shall not be included when calculating common path of travel.
29.2.5.4  In buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with 29.3.5, common path of travel shall not exceed 50 ft (15 m); travel within a guest room or guest suite shall not be included when determining common path of travel.
29.2.5.5  Dead-end corridors shall not exceed 50 ft (15 m).

29.2.6  Travel Distance to Exits.
29.2.6.1  Travel distance within a guest room or guest suite to a corridor door shall not exceed 75 ft (23 m) in buildings not protected by an approved, supervised automatic sprinkler system in accordance with 29.3.5.
29.2.6.2  Travel distance within a guest room or guest suite to a corridor door shall not exceed 125 ft (38 m) in buildings protected by an approved, supervised automatic sprinkler system in accordance with 29.3.5.
29.2.6.3  Travel distance from the corridor door of any guest room or guest suite to the nearest exit shall comply with 29.2.6.3.1, 29.2.6.3.2, or 29.2.6.3.3.
29.2.6.3.1  Travel distance from the corridor door of any guest room or guest suite to the nearest exit, measured in accordance with Section 7.6, shall not exceed 100 ft (30 m).
29.2.6.3.2  Travel distance from the corridor door of any guest room or guest suite to the nearest exit, measured in accordance with Section 7.6, shall not exceed 200 ft (61 m) for exterior ways of exit access arranged in accordance with 7.5.3.
29.2.6.3.3  Travel distance from the corridor door of any guest room or guest suite to the nearest exit shall comply with 29.2.6.3.3.1 and 29.2.6.3.3.2.
29.2.6.3.3.1  Travel distance from the corridor door of any guest room or guest suite to the nearest exit shall be measured in accordance with Section 7.6 and shall not exceed 200 ft (61 m) where the exit access and any portion of the building that is tributary to the exit access are protected throughout by an approved, supervised automatic sprinkler system in accordance with 29.3.5.
29.2.6.3.3.2  Where the building is not protected throughout by an approved, supervised automatic sprinkler system, the 200 ft (61 m) travel distance shall be permitted within any portion of the building that is protected by an approved, supervised automatic sprinkler system, provided that the sprinklered portion of the building is separated from any nonsprinklered portion by fire barriers having a fire resistance rating as follows:
(1) Minimum 1-hour fire resistance rating for buildings three or fewer stories in height
(2) Minimum 2-hour fire resistance rating for buildings four or more stories in height

29.2.7  Discharge from Exits.
29.2.7.1  Exit discharge shall comply with Section 7.7.
29.2.7.2*  Any required exit stair that is located so that it is necessary to pass through the lobby or other open space to reach the outside of the building shall be continuously enclosed down to a level of exit discharge or to a mezzanine within a lobby at a level of exit discharge.
29.2.7.3  The distance of travel from the termination of the exit enclosure to an exterior door leading to a public way shall not exceed 150 ft (46 m) in buildings protected throughout by an approved automatic sprinkler system in accordance with 29.3.5 and shall not exceed 100 ft (30 m) in all other buildings.

29.2.8  Illumination of Means of Egress. Means of egress shall be illuminated in accordance with Section 7.8.
29.2.9 Emergency Lighting.
29.2.9.1 Emergency lighting in accordance with Section 7.9 shall be provided in all buildings with more than 25 rooms.
29.2.9.2 The requirement of 29.2.9.1 shall not apply where each guest room or guest suite has an exit direct to the outside of the building at street or the finished ground level.

29.2.10 Marking of Means of Egress. Means of egress shall have signs in accordance with Section 7.10.

29.2.11 Special Means of Egress Features.
29.2.11.1 Reserved.
29.2.11.2 Lockups. Lockups in hotel and dormitory occupancies, other than approved existing lockups, shall comply with the requirements of 23.4.5.

29.2.11.3 Normally Unoccupied Building Service Equipment Support Areas. The use of Section 7.13 shall be prohibited.

29.3 Protection.
29.3.1 Protection of Vertical Openings.
29.3.1.1 Vertical openings shall comply with 29.3.1.1.1 through 29.3.1.2.
29.3.1.1.1 Vertical openings shall be enclosed or protected in accordance with Section 8.6.
29.3.1.1.2 Vertical openings in accordance with 8.6.9.1 shall be permitted.
29.3.1.1.3 In buildings, other than high-rise buildings, that are protected throughout by an approved automatic sprinkler system in accordance with 29.3.5, and in which exits and required ways of travel thereto are adequately safeguarded against fire and smoke within the building, or where every individual room has direct access to an exterior exit without passing through any public corridor, the protection of vertical openings that are not part of required exits shall not be required where approved by the authority having jurisdiction and where such openings do not endanger required means of egress.
29.3.1.1.4 In buildings two or fewer stories in height, unprotected openings shall be permitted by the authority having jurisdiction to continue to be used where the building is protected throughout by an approved automatic sprinkler system in accordance with 29.3.5.

29.3.1.2 No floor below the level of exit discharge used only for storage, heating equipment, or purposes other than residential occupancy shall have unprotected openings to floors used for residential purposes.

29.3.2 Protection from Hazards.
29.3.2.1 General. All rooms containing high-pressure boilers, refrigerating machinery, transformers, or other service equipment subject to possible explosion shall not be located directly under or directly adjacent to exits and shall be effectively cut off from other parts of the building as specified in Section 8.7.

29.3.2.2 Hazardous Areas.
29.3.2.2.1 Any hazardous area shall be protected in accordance with Section 8.7.
29.3.2.2.2 The areas described in Table 29.3.2.2.2 shall be protected as indicated.

<table>
<thead>
<tr>
<th>Hazardous Area Description</th>
<th>Separation/Protectiona</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boiler and fuel-fired heater rooms serving more than a single guest room or guest suite</td>
<td>1 hour or sprinklers</td>
</tr>
</tbody>
</table>

Table 29.3.2.2.2 Hazardous Area Protection
<table>
<thead>
<tr>
<th>Space Description</th>
<th>Fire Resistance Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employee locker rooms</td>
<td>1 hour or sprinklers</td>
</tr>
<tr>
<td>Gift or retail shops</td>
<td>1 hour or sprinklers</td>
</tr>
<tr>
<td>&gt;100 ft(^2) (&gt;9.3 m(^2))</td>
<td>1 hour or sprinklers</td>
</tr>
<tr>
<td>Bulk laundries</td>
<td>1 hour or sprinklers</td>
</tr>
<tr>
<td>Guest laundries</td>
<td>1 hour or sprinklers</td>
</tr>
<tr>
<td>&gt;100 ft(^2) (&gt;9.3 m(^2)) outside of guest rooms or guest suites</td>
<td>1 hour or sprinklers</td>
</tr>
<tr>
<td>Maintenance shops</td>
<td>1 hour and sprinklers</td>
</tr>
<tr>
<td>Rooms or spaces used for storage of combustible supplies and equipment in quantities deemed hazardous by the authority having jurisdiction(^c)</td>
<td>1 hour or sprinklers</td>
</tr>
<tr>
<td>Trash collection rooms</td>
<td>1 hour and sprinklers</td>
</tr>
</tbody>
</table>

\(^a\)Minimum fire resistance rating.

\(^b\)Where sprinklers are provided, the separation specified in 8.7.1.2 and 29.3.2.2.3 shall not be required.

\(^c\)Where storage areas not exceeding 24 ft\(^2\) (2.2 m\(^2\)) are directly accessible from the guest room or guest suite, no separation or protection is required.

29.3.2.2.3 Where sprinkler protection without fire-rated separation is used, areas shall be separated from other spaces by smoke partitions complying with Section 8.4.

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29.3.2.3 Alcohol-Based Hand-Rub Dispensers. Alcohol-based hand-rub dispensers in accordance with 8.7.3.3 shall be permitted.

29.3.3 Interior Finish.

29.3.3.1 General. Interior finish shall be in accordance with Section 10.2.

29.3.3.2 Interior Wall and Ceiling Finish. Interior wall and ceiling finish materials complying with Section 10.2 shall be permitted as follows:

1. Exit enclosures — Class A or Class B
2. Lobbies and corridors — Class A or Class B
3. Other spaces — Class A, Class B, or Class C

29.3.3.3 Interior Floor Finish. In nonsprinklered buildings, newly installed interior floor finish in exits and exit access corridors shall be not less than Class II in accordance with 10.2.7.

29.3.4 Detection, Alarm, and Communications Systems.

29.3.4.1 General. A fire alarm system in accordance with Section 9.6, except as modified by 29.3.4.2 through 29.3.4.5, shall be provided in buildings, other than those where each guest room has exterior exit access in accordance with 7.5.3 and the building is three or fewer stories in height.

29.3.4.2 Initiation. The required fire alarm system shall be initiated by each of the following:
1. Manual means in accordance with 9.6.2, unless there are other effective means to activate the fire alarm system, such as complete automatic sprinkler or automatic detection systems, with manual fire alarm box in accordance with 29.3.4.2(2) required
(2) Manual fire alarm box located at the hotel desk or other convenient central control point under continuous supervision by responsible employees
(3) Required automatic sprinkler system
(4) Required automatic detection system other than sleeping room smoke detectors

29.3.4.3 Notification.
29.3.4.3.1 Occupant notification shall be provided automatically in accordance with 9.6.3.
29.3.4.3.2 Positive alarm sequence in accordance with 9.6.3.4, and a presignal system in accordance with 9.6.3.3, shall be permitted.

29.3.4.3.3 Reserved.
29.3.4.3.4 Reserved.
29.3.4.3.5 Reserved.

29.3.4.3.6* Where the existing fire alarm system does not provide for automatic emergency forces notification in accordance with 9.6.4, provisions shall be made for the immediate notification of the public fire department by telephone or other means in case of fire, and, where there is no public fire department, notification shall be made to the private fire brigade.

29.3.4.3.7 Where a new fire alarm system is installed or the existing fire alarm system is replaced, emergency forces notification shall be provided in accordance with 9.6.4.

29.3.4.4 Detection. (Reserved)

29.3.4.5* Smoke Alarms. An approved single-station smoke alarm shall be installed in accordance with 9.6.2.10 in every guest room and every living area and sleeping room within a guest suite.

29.3.4.5.1 The smoke alarms shall not be required to be interconnected.

29.3.4.5.2 Single-station smoke alarms without a secondary (standby) power source shall be permitted.

29.3.5 Extinguishment Requirements.

29.3.5.1 All high-rise buildings, other than those where each guest room or guest suite has exterior exit access in accordance with 7.5.3, shall be protected throughout by an approved, supervised automatic sprinkler system in accordance with 29.3.5.3.

29.3.5.2 Reserved.

29.3.5.3* Where an automatic sprinkler system is installed, either for total or partial building coverage, the system shall be in accordance with Section 9.7, as modified by 29.3.5.4 and 29.3.5.5. In buildings four or fewer stories above grade plane, systems in accordance with NFPA 13R, Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height, shall be permitted.

29.3.5.4 The provisions for draft stops and closely spaced sprinklers in NFPA 13, Standard for the Installation of Sprinkler Systems, shall not be required for openings complying with 8.6.9.1 where the opening is within the guest room or guest suite.

29.3.5.5 In guest rooms and in guest room suites, sprinkler installations shall not be required in closets not exceeding 24 ft² (2.2 m²) and in bathrooms not exceeding 55 ft² (5.1 m²).

29.3.5.6 Reserved.

29.3.5.7 Reserved.

29.3.5.8 In buildings other than those protected throughout with an approved, supervised automatic sprinkler system in accordance with 29.3.5.3, portable fire extinguishers shall be provided as specified in 9.7.4.1 in hazardous areas addressed by 29.3.2.2.

29.3.6 Corridors.

29.3.6.1 Walls.

29.3.6.1.1 Exit access corridor walls shall comply with either 29.3.6.1.2 or 29.3.6.1.3.

29.3.6.1.2 In buildings not complying with 29.3.6.1.3, exit access corridor walls shall consist of fire barriers in accordance with 8.2.3 having a minimum ½-hour fire resistance rating.
29.3.6.1.3 In buildings protected throughout by an approved automatic sprinkler system in accordance with 29.3.5, no fire resistance rating shall be required, but the walls and all openings therein shall resist the passage of smoke.

29.3.6.2 Doors.
29.3.6.2.1 Doors that open onto exit access corridors, other than those complying with 8.3.4 or in buildings meeting the requirements of 29.3.6.2.2, shall have a minimum 20-minute fire protection rating in accordance with Section 8.3.
29.3.6.2.2 Where automatic sprinkler protection is provided in the corridor in accordance with 31.3.5.8 through 31.3.5.9, doors shall not be required to have a fire protection rating but shall resist the passage of smoke and be equipped with latches to keep doors tightly closed.
29.3.6.2.3 Doors that open onto exit access corridors shall be self-closing and self-latching.

29.3.6.3 Unprotected Openings.
29.3.6.3.1 Unprotected openings, other than those from spaces complying with 29.3.6.3.2, shall be prohibited in exit access corridor walls and doors.
29.3.6.3.2 Spaces shall be permitted to be unlimited in area and open to the corridor, provided that all of the following criteria are met:
   (1) The space is not used for guest rooms or guest suites or hazardous areas.
   (2) The space is protected throughout by an approved automatic sprinkler system in accordance with 29.3.5.
   (3) The space does not obstruct access to required exits.

29.3.6.4 Transoms, Louvers, or Transfer Grilles.
29.3.6.4.1 Transoms, louvers, or transfer grilles shall be prohibited in walls or doors of exit access corridors, unless meeting the requirements of 29.3.6.4.2, 29.3.6.4.3, or 29.3.6.4.4.
29.3.6.4.2 Existing transoms shall be permitted but shall be fixed in the closed position and shall be covered or otherwise protected to provide a fire resistance rating not less than that of the wall in which they are installed.
29.3.6.4.3 The requirement of 29.3.6.4.1 shall not apply where a corridor smoke detection system is provided that, when sensing smoke, sounds the building alarm and shuts down return or exhaust fans that draw air into the corridor from the guest rooms. The transfer grille or louver shall be located in the lower one-third of the wall or door height.
29.3.6.4.4 The requirement of 29.3.6.4.1 shall not apply to buildings protected throughout by an approved automatic sprinkler system complying with 29.3.5 or buildings with corridor sprinkler protection in accordance with 31.3.5.8 through 31.3.5.9. The transfer grille or louver shall be located in the lower one-third of the wall or door height.

29.3.7 Subdivision of Building Spaces. In buildings other than those meeting the requirements of 29.3.7.1, 29.3.7.2, or 29.3.7.3, every guest room floor shall be divided into not less than two smoke compartments of approximately the same size by smoke partitions in accordance with Section 8.4.
29.3.7.1 Smoke partitions shall not be required in buildings protected throughout by an approved automatic sprinkler system in accordance with 29.3.5 or a corridor sprinkler system conforming to 31.3.5.8 through 31.3.5.9.
29.3.7.2 Smoke partitions shall not be required where each guest room is provided with exterior ways of exit access arranged in accordance with 7.5.3.
29.3.7.3 Smoke partitions shall not be required where the aggregate corridor length on each floor is not more than 150 ft (46 m).
29.3.7.4 Additional smoke partitions shall be provided so that the travel distance from a guest room corridor door to a smoke partition shall not exceed 150 ft (46 m).

29.3.8 Special Protection Features. (Reserved)

29.4 Special Provisions.
29.4.1 High-Rise Buildings.
29.4.1.1 High-rise buildings shall comply with 29.3.5.1.
29.4.1.2* Emergency plans, Emergency action plans in accordance with Section 4.8 shall be provided and shall include all of the following:
   (1) Egress procedures
   (2) Methods
   (3) Preferred evacuation routes for each event, including appropriate use of elevators

29.4.2 Reserved.

29.5 Building Services.
29.5.1 Utilities. Utilities shall comply with the provisions of Section 9.1.
29.5.2 Heating, Ventilating, and Air-Conditioning.
29.5.2.1 Heating, ventilating, and air-conditioning equipment shall comply with the provisions of Section 9.2, except as otherwise required in this chapter.
29.5.2.2 Unvented fuel-fired heaters, other than gas space heaters in compliance with NFPA 54, National Fuel Gas Code, shall not be used.
29.5.3 Elevators, Escalators, and Conveyors. Elevators, escalators, and conveyors shall comply with the provisions of Section 9.4.
29.5.4 Rubbish Chutes, Incinerators, and Laundry Chutes. Rubbish chutes, incinerators, and laundry chutes shall comply with the provisions of Section 9.5.

29.6 Reserved.

29.7 Operating Features.
29.7.1 Hotel Emergency Organization.
29.7.1.1* Employees of hotels shall be instructed and drilled in the duties they are to perform in the event of fire, panic, or other emergency.
29.7.1.2* Drills of the emergency organization shall be held at quarterly intervals and shall cover such points as the operation and maintenance of the available first aid fire appliances, the testing of devices to alert guests, and a study of instructions for emergency duties.

29.7.2 Emergency Duties. Upon discovery of a fire, employees shall carry out all of the following duties:
   (1) Activation of the facility fire protection signaling system, if provided
   (2) Notification of the public fire department
   (3) Other action as previously instructed

29.7.3 Drills in Dormitories. Emergency egress and relocation drills in accordance with Section 4.7 shall be held with sufficient frequency to familiarize occupants with all types of hazards and to establish conduct of the drill as a matter of routine. Drills shall be conducted during peak occupancy periods and shall include suitable procedures to ensure that all persons subject to the drill participate.

29.7.4 Emergency Instructions for Residents or Guests.
29.7.4.1* A floor diagram reflecting the actual floor arrangement, exit locations, and room identification shall be posted in a location and manner acceptable to the authority having jurisdiction on, or immediately adjacent to, every guest room door in hotels and in every resident room in dormitories.
29.7.4.2* Fire safety information shall be provided to allow guests to make the decision to evacuate to the outside, to evacuate to an area of refuge, to remain in place, or to employ any combination of the three options.

29.7.5 Emergency Plans. Emergency Action Plans. Emergency plans, Emergency action plans in accordance with Section 4.8 shall be provided.

29.7.6 Contents and Furnishings.
29.7.6.1 New draperies, curtains, and other similar loosely hanging furnishings and decorations shall be flame resistant as demonstrated by testing in accordance with NFPA 701, Standard Methods of Fire Tests for Flame Propagation of Textiles and Films.

29.7.6.2 Upholstered Furniture and Mattresses.

29.7.6.2.1 Newly introduced upholstered furniture shall meet the criteria specified in 10.3.2.1 and 10.3.3.

29.7.6.2.2 Newly introduced mattresses shall meet the criteria specified in 10.3.2.2 and 10.3.4.

29.7.6.3 Furnishings or decorations of an explosive or highly flammable character shall not be used.

29.7.6.4 Fire-retardant coatings shall be maintained to retain the effectiveness of the treatment under service conditions encountered in actual use.

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[FR 5042: FileMaker]

29.7.7 Inspection of Door Openings. Door openings shall be inspected in accordance with 7.2.1.15.

Chapter 30 New Apartment Buildings

30.1 General Requirements.

30.1.1 Application.

30.1.1.1 The requirements of this chapter shall apply to new buildings or portions thereof used as apartment occupancies. (See 1.3.1.)

30.1.1.2 Administration. The provisions of Chapter 1, Administration, shall apply.

30.1.1.3 General. The provisions of Chapter 4, General, shall apply.

30.1.1.4 The term apartment building, wherever used in this Code, shall include an apartment house, a tenement, a garden apartment, or any other structure meeting the definition of apartment building.

30.1.2 Classification of Occupancy. See 6.1.8 and 30.1.4.2.

30.1.3 Multiple Occupancies.

30.1.3.1 Multiple occupancies shall be in accordance with 6.1.14.

30.1.3.2 No dwelling unit of an apartment building shall have its sole means of egress pass through any nonresidential occupancy in the same building, unless otherwise permitted by 30.1.3.2.1 or 30.1.3.2.2.

30.1.3.2.1 In buildings that are protected by an automatic sprinkler system in accordance with Section 9.7, dwelling units of an apartment building shall be permitted to have their sole means of egress pass through a nonresidential occupancy in the same building, provided that both of the following criteria are met:

(1) The dwelling unit of the apartment building shall comply with Chapter 30.

(2) The sole means of egress from the dwelling unit of the apartment building shall not pass through a high hazard contents area, as defined in 6.2.2.4.

30.1.3.2.2 In buildings that are not protected by an automatic sprinkler system in accordance with Section 9.7, dwelling units of an apartment building shall be permitted to have their sole means of egress pass through a nonresidential occupancy in the same building, provided that all of the following criteria are met:

(1) The sole means of egress from the dwelling unit of the apartment building to the exterior shall be separated from the remainder of the building by fire barriers having a minimum 1-hour fire resistance rating.

(2) The dwelling unit of the apartment building shall comply with Chapter 30.
(3) The sole means of egress from the dwelling unit of the apartment building shall not pass through a high hazard contents area, as defined in 6.2.2.4.

30.1.3.3 Multiple dwelling units shall be permitted to be located above a nonresidential occupancy only where one of the following conditions exists:

(1) Where the dwelling units of the residential occupancy and exits therefrom are separated from the nonresidential occupancy by construction having a minimum 1-hour fire resistance rating

(2) Where the nonresidential occupancy is protected throughout by an approved, supervised automatic sprinkler system in accordance with Section 9.7

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[FR 5019: FileMaker]

30.1.3.4 Atrium walls in accordance with 6.1.14.4.6 shall be permitted to serve as part of the separation required by 6.1.14.4.1 for creating separated occupancies on a story-by-story basis.

30.1.4 Definitions.
30.1.4.1 General. For definitions, see Chapter 3, Definitions.
30.1.4.2 Special Definitions.
30.1.4.2.1 General. Special terms applicable to this chapter are defined in Chapter 3. Where necessary, other terms are defined in the text.
30.1.4.2.2 Apartment Building. See 3.3.36.3.
30.1.5 Classification of Hazard of Contents. The contents of residential occupancies shall be classified as ordinary hazard in accordance with 6.2.2.

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[FR 5014: FileMaker]

30.1.6 Minimum Construction Requirements. (No special requirements. Reserved)

30.1.7 Occupant Load. The occupant load, in number of persons for whom means of egress and other provisions are required, shall be determined on the basis of the occupant load factors of Table 7.3.1.2 that are characteristic of the use of the space or shall be determined as the maximum probable population of the space under consideration, whichever is greater.

30.2 Means of Egress Requirements.
30.2.1 General.
30.2.1.1 Means of egress from dwelling units to the outside of the building shall be in accordance with Chapter 7 and this chapter.
30.2.1.2 Means of escape within the dwelling unit shall comply with the provisions of Section 24.2 for one- and two-family dwellings.
30.2.2 Means of Egress Components.
30.2.2.1 General.
30.2.2.1.1 Components of means of egress shall be limited to the types described in 30.2.2.2 through 30.2.2.12.
30.2.2.1.2 In buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with 30.3.5, exit enclosures shall have a minimum 1-hour fire resistance rating, and doors shall have a minimum 1-hour fire protection rating.
30.2.2.2 Doors.
30.2.2.2.1 Doors complying with 7.2.1 shall be permitted.
30.2.2.2.2 Door-locking arrangements shall comply with 30.2.2.2.1, 30.2.2.2.2, 30.2.2.2.3, or 30.2.2.2.4.
30.2.2.2.2.1* No door in any means of egress shall be locked against egress when the building is occupied.
30.2.2.2.2 Delayed-egress locks complying with 7.2.1.6.1 shall be permitted, provided that not more than one such device is located in any one egress path.
30.2.2.2.3 Access-controlled egress doors complying with 7.2.1.6.2 shall be permitted.
30.2.2.2.4 Elevator lobby exit access door locking in accordance with 7.2.1.6.3 shall be permitted.
30.2.2.2.3 Revolving doors complying with 7.2.1.10 shall be permitted.

30.2.2.4 Apartment occupancies shall be exempt from the re-entry provisions of 7.2.1.5.8 where the exit enclosure serves directly only one dwelling unit per floor, and such exit is a smokeproof enclosure in accordance with 7.2.3.

30.2.2.3 Stairs.
30.2.2.3.1 Stairs complying with 7.2.2 shall be permitted.
30.2.2.3.2 Reserved.

30.2.2.3.3 Spiral stairs complying with 7.2.2.2.3 shall be permitted within a single dwelling unit.
30.2.2.3.4 Winders complying with 7.2.2.2.4 shall be permitted within a single dwelling unit.

30.2.2.4 Smokeproof Enclosures.Smokeproof enclosures complying with 7.2.3 shall be permitted.
30.2.2.5 Horizontal Exits. Horizontal exits complying with 7.2.4 shall be permitted.
30.2.2.6 Ramps. Ramps complying with 7.2.5 shall be permitted.
30.2.2.7 Exit Passageways. Exit passageways complying with 7.2.6 shall be permitted.
30.2.2.8 Reserved.
30.2.2.9 Reserved.
30.2.2.10 Fire Escape Ladders. Fire escape ladders complying with 7.2.9 shall be permitted.
30.2.2.11 Alternating Tread Devices. Alternating tread devices complying with 7.2.11 shall be permitted.

30.2.2.12 Areas of Refuge.
30.2.2.12.1 Areas of refuge complying with 7.2.12 shall be permitted, as modified by 30.2.2.12.2.
30.2.2.12.2* In buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with 30.3.5, the two accessible rooms or spaces separated from each other by smoke-resistant partitions in accordance with the definition of area of refuge in 3.3.22 shall not be required.

30.2.3 Capacity of Means of Egress.
30.2.3.1 The capacity of means of egress shall be in accordance with Section 7.3.
30.2.3.2 Street floor exits shall be sufficient for the occupant load of the street floor plus the required capacity of stairs and ramps discharging onto the street floor.
30.2.3.3 Corridors with a required capacity of more than 50 persons, as defined in Section 7.3, shall be of sufficient width to accommodate the required occupant load but have a width of not less than 44 in. (1120 mm).
30.2.3.4 Corridors with a required capacity of not more than 50 persons, as defined in Section 7.3, shall be not less than 36 in. (915 mm) in width.

30.2.4 Number of Means of Egress.
30.2.4.1 The number of means of egress shall comply with Section 7.4.
30.2.4.2 The minimum number of exits shall comply with 30.2.4.3, 30.2.4.4, or 30.2.4.6.
30.2.4.3 Every dwelling unit shall have access to at least two separate exits remotely located from each other as required by 7.5.1.
30.2.4.4 Dwelling units shall be permitted to have access to a single exit, provided that one of the following conditions is met:
(1) The dwelling unit has an exit door opening directly to the street or yard at the finished ground level.

(2) The dwelling unit has direct access to an outside stair that complies with 7.2.2 and serves a maximum of two units, both of which are located on the same story.

(3) The dwelling unit has direct access to an interior stair that serves only that unit and is separated from all other portions of the building by fire barriers having a minimum 1-hour fire resistance rating, with no opening therein.

30.2.4.5 Reserved.

30.2.4.6 A single exit shall be permitted in buildings where the total number of stories does not exceed four, provided that all of the following conditions are met:

(1) There are four or fewer dwelling units per story.

(2) The building is protected throughout by an approved, supervised automatic sprinkler system in accordance with 30.3.5.

(3) The exit stairway does not serve more than one-half story below the level of exit discharge.

(4) The travel distance from the entrance door of any dwelling unit to an exit does not exceed 35 ft (10.7 m).

(5) The exit stairway is completely enclosed or separated from the rest of the building by barriers having a minimum 1-hour fire resistance rating.

(6) All openings between the exit stairway enclosure and the building are protected with self-closing door assemblies having a minimum 1-hour fire protection rating.

(7) All corridors serving as access to exits have a minimum 1-hour fire resistance rating.

(8) Horizontal and vertical separation having a minimum ½-hour fire resistance rating is provided between dwelling units.

30.2.5 Arrangement of Means of Egress.

30.2.5.1 Access to all required exits shall be in accordance with Section 7.5, as modified by 30.2.5.2.

30.2.5.2 The distance between exits addressed by 7.5.1.3 shall not apply to nonlooped exit access corridors in buildings that have corridor doors from the dwelling units that are arranged such that the exits are located in opposite directions from such doors.

30.2.5.3 Common path of travel shall comply with 30.2.5.3.1 or 30.2.5.3.2.

30.2.5.3.1 No common path of travel shall exceed 35 ft (10.7 m) in buildings not protected throughout by an approved, supervised automatic sprinkler system installed in accordance with 30.3.5. Travel within a dwelling unit shall not be included when calculating common path of travel.

30.2.5.3.2 No common path of travel shall exceed 50 ft (15 m) in buildings protected throughout by an approved, supervised automatic sprinkler system installed in accordance with 30.3.5. Travel within a dwelling unit shall not be included when determining common path of travel.

30.2.5.4 Dead-end corridors shall be limited in accordance with either 30.2.5.4.1 or 30.2.5.4.2.

30.2.5.4.1 Dead-end corridors shall not exceed 35 ft (10.7 m) in buildings not protected throughout by an approved automatic sprinkler system in accordance with 30.3.5.

30.2.5.4.2 Dead-end corridors shall not exceed 50 ft (15 m) in buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with 30.3.5.

30.2.6 Travel Distance to Exits. Travel distance shall be measured in accordance with Section 7.6.

30.2.6.1 Travel distance within a dwelling unit (apartment) to a corridor door shall not exceed 75 ft (23 m) in buildings not protected throughout by an approved, supervised automatic sprinkler system installed in accordance with 30.3.5.

30.2.6.2 Travel distance within a dwelling unit (apartment) to a corridor door shall not exceed 125 ft (38 m) in buildings protected throughout by an approved, supervised automatic sprinkler system installed in accordance with 30.3.5.
30.2.6.3 The travel distance from a dwelling unit (apartment) entrance door to the nearest exit shall be limited in accordance with 30.2.6.3.1, 30.2.6.3.2, or 30.2.6.3.3.

30.2.6.3.1 The travel distance from a dwelling unit (apartment) entrance door to the nearest exit shall not exceed 100 ft (30 m).

30.2.6.3.2 In buildings protected throughout by an approved, supervised automatic sprinkler system installed in accordance with 30.3.5, the travel distance from a dwelling unit (apartment) entrance door to the nearest exit shall not exceed 200 ft (61 m).

30.2.6.3.3 The travel distance from a dwelling unit (apartment) entrance door to the nearest exit shall not exceed 200 ft (61 m) for exterior ways of exit access arranged in accordance with 7.5.3.

30.2.6.4 The travel distance, from areas other than those within living units, to an exit, shall not exceed 200 ft (61 m) for exterior ways of exit access arranged in accordance with 7.5.3.

30.2.7 Discharge from Exits. Exit discharge shall comply with Section 7.7.

30.2.8 Illumination of Means of Egress. Means of egress shall be illuminated in accordance with Section 7.8.

30.2.9 Emergency Lighting. Emergency lighting in accordance with Section 7.9 shall be provided in all buildings four or more stories in height, or with more than 12 dwelling units, unless every dwelling unit has a direct exit to the outside of the building at the finished ground level.

30.2.10 Marking of Means of Egress. Means of egress shall have signs in accordance with Section 7.10 in all buildings requiring more than one exit.

30.2.11 Special Means of Egress Features.

30.2.11.1 Reserved.

30.2.11.2 Lockups. Lockups in apartment buildings shall comply with the requirements of 22.4.5.

30.2.11.3 Normally Unoccupied Building Service Equipment Support Areas. The use of Section 7.13 shall be prohibited.

30.3 Protection.

30.3.1 Protection of Vertical Openings.

30.3.1.1 Vertical openings shall comply with 30.3.1.1.1 through 30.3.1.3.

30.3.1.1.1 Vertical openings shall be enclosed or protected in accordance with Section 8.6.

30.3.1.1.2 Where the provisions of 8.6.6 are used, the requirements of 30.3.5.7 shall be met.

30.3.1.1.3 Vertical openings in accordance with 8.6.9.1 shall be permitted.

30.3.1.1.4 In buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with 30.3.5, walls enclosing vertical openings shall have a minimum 1-hour fire resistance rating, and the doors shall have a minimum 1-hour fire protection rating.

30.3.1.2 No floor below the level of exit discharge used only for storage, heating equipment, or purposes other than residential occupancy and open to the public shall have unprotected openings to floors used for residential purposes.

30.3.1.3 Within any individual dwelling unit, unless protected by an approved automatic sprinkler system in accordance with 30.3.5, vertical openings more than one story above or below the entrance floor level of the dwelling unit shall not be permitted.

30.3.2 Protection from Hazards.

30.3.2.1 Hazardous Areas. Any hazardous area shall be protected in accordance with Section 8.7.

30.3.2.1.1 The areas described in Table 30.3.2.1.1 shall be protected as indicated.

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### Table 30.3.2.1.1 Hazardous Area Protection

<table>
<thead>
<tr>
<th>Hazardous Area Description</th>
<th>Separation/Protection†</th>
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</thead>
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<table>
<thead>
<tr>
<th>Room Type</th>
<th>Fire Protection</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boiler and fuel-fired heater rooms serving more than a single dwelling unit</td>
<td>1 hour and sprinklers</td>
</tr>
<tr>
<td>Employee locker rooms</td>
<td>1 hour or sprinklers</td>
</tr>
<tr>
<td>Gift or retail shops</td>
<td>1 hour or sprinklers</td>
</tr>
<tr>
<td>Bulk laundries</td>
<td>1 hour and sprinklers</td>
</tr>
<tr>
<td>Laundries ≤100 ft² (&lt;9.3 m²) outside of dwelling units</td>
<td>1 hour or sprinklers‡</td>
</tr>
<tr>
<td>Laundries &gt;100 ft² (&gt;9.3 m²) outside of dwelling units</td>
<td>1 hour and sprinklers</td>
</tr>
<tr>
<td>Maintenance shops</td>
<td>1 hour and sprinklers</td>
</tr>
<tr>
<td>Storage rooms outside of dwelling units</td>
<td>1 hour or sprinklers</td>
</tr>
<tr>
<td>Trash collection rooms</td>
<td>1 hour and sprinklers</td>
</tr>
</tbody>
</table>

†Minimum fire resistance rating.
‡Where sprinklers are provided, the separation specified in 8.7.1.2 and 30.3.2.1.2 is not required.

30.3.2.1.2 Where sprinkler protection without fire-rated separation is used, areas shall be separated from other spaces by smoke partitions complying with Section 8.4.

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[FR 5023: FileMaker]

30.3.2.2 Reserved. Alcohol-Based Hand-Rub Dispensers. Alcohol-based hand-rub dispensers in accordance with 8.7.3.3 shall be permitted.

30.3.3 Interior Finish.
30.3.3.1 General. Interior finish shall be in accordance with Section 10.2.
30.3.3.2 Interior Wall and Ceiling Finish. Interior wall and ceiling finish materials complying with Section 10.2 shall be permitted as follows:
   (1) Exit enclosures — Class A
   (2) Lobbies and corridors — Class A or Class B
   (3) Other spaces — Class A, Class B, or Class C

30.3.3.3 Interior Floor Finish.
30.3.3.3.1 Interior floor finish shall comply with Section 10.2.
30.3.3.3.2 Interior floor finish in exit enclosures and exit access corridors and spaces not separated from them by walls complying with 30.3.6 shall be not less than Class II.
30.3.3.3.3 Interior floor finish shall comply with 10.2.7.1 or 10.2.7.2, as applicable.

30.3.4 Detection, Alarm, and Communications Systems.
30.3.4.1 General.
30.3.4.1.1 Apartment buildings four or more stories in height or with more than 11 dwelling units, other than those meeting the requirements of 30.3.4.1.2, shall be provided with a fire alarm system in accordance with Section 9.6, except as modified by 30.3.4.2 through 30.3.4.5.
30.3.4.2.1 Initiation of the required fire alarm system shall be by manual means in accordance with 9.6.2, unless the building complies with 30.3.4.2.2.

30.3.4.2.2 Initiation of the required fire alarm system by manual means shall not be required in buildings four or fewer stories in height, containing not more than 16 dwelling units, and protected throughout by an approved, supervised automatic sprinkler system installed in accordance with 30.3.5.1.

30.3.4.2.3 In buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with 30.3.5, required fire alarm systems shall be initiated upon operation of the automatic sprinkler system.

30.3.4.3 Notification.
30.3.4.3.1 Occupant notification shall be provided automatically in accordance with Section 9.6, and both of the following shall also apply:
   (1) Visible signals shall be installed in units designed for the hearing impaired.
   (2) Positive alarm sequence in accordance with 9.6.3.4 shall be permitted.

30.3.4.3.2 Annunciation, and annunciation zoning, in accordance with 9.6.7 shall be provided, unless the building complies with either 30.3.4.3.3 or 30.3.4.3.4. Annunciation shall be provided at a location readily accessible from the primary point of entry for emergency response personnel.

30.3.4.3.3 Annunciation, and annunciation zoning, shall not be required in buildings two or fewer stories in height and having not more than 50 dwelling units.

30.3.4.3.4 Annunciation, and annunciation zoning, shall not be required in buildings four or fewer stories in height containing not more than 16 dwelling units and protected throughout by an approved, supervised automatic sprinkler system installed in accordance with 30.3.5.1.

30.3.4.5* Smoke Alarms. Smoke alarms shall be installed in accordance with 9.6.2.10 in every sleeping area, outside every sleeping area in the immediate vicinity of the bedrooms, and on all levels of the dwelling unit, including basements.

30.3.4.6 Carbon Monoxide Alarms and Carbon Monoxide Detection Systems.

30.3.4.6.1 Carbon monoxide alarms or carbon monoxide detectors in accordance with Section 9.8 and 30.3.4.6 shall be provided in new apartment buildings where either of the following conditions exists:
   (1) Dwelling units with communicating attached garages, unless otherwise exempted by 30.3.4.6.3
   (2) Dwelling units containing a permanently installed fuel-burning appliance or fuel-burning fireplace

30.3.4.6.2 Where required by 30.3.4.6.1, carbon monoxide alarms or carbon monoxide detectors shall be installed in the following locations:
   (1) Outside of each separate dwelling unit sleeping area in the immediate vicinity of the sleeping rooms
(2) On every occupiable level of a dwelling unit

30.3.4.6.3 Carbon monoxide alarms and carbon monoxide detectors as specified in 30.3.4.6.1(1) shall not be required in the following locations:

(1) In garages
(2) Within dwelling units with communicating attached garages that are open parking structures as defined by the building code
(3) Within dwelling units with communicating attached garages that are mechanically ventilated in accordance with the mechanical code

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[FR 5034: FileMaker]

30.3.4.6.4 Carbon monoxide alarms or carbon monoxide detectors shall be provided in areas other than dwelling units in accordance with Section 9.8, as modified by 30.3.4.7.5.

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[FR 5032: FileMaker]

30.3.4.6.5 Where fuel-burning appliances or fuel-burning fireplaces are installed outside dwelling units, carbon monoxide alarms or carbon monoxide detectors shall be installed in accordance with the manufacturer’s published instructions in the locations specified as follows:

(1) On the ceilings of rooms containing permanently installed fuel-burning appliances or fuel-burning fireplaces
(2) Centrally located within occupiable spaces served by the first supply air register from a permanently installed, fuel-burning HVAC system
(3) Centrally located within occupiable spaces adjacent to a communicating attached garage

30.3.5 Extinguishment Requirements.

30.3.5.1 All buildings shall be protected throughout by an approved, supervised automatic sprinkler system installed in accordance with 30.3.5.2.

30.3.5.2 Where an automatic sprinkler system is installed, either for total or partial building coverage, the system shall be installed in accordance with Section 9.7, as modified by 30.3.5.3 and 30.3.5.4. In buildings four or fewer stories above grade plane, systems in accordance with NFPA 13R, Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height, shall be permitted.

30.3.5.3* In buildings sprinklered in accordance with NFPA 13, Standard for the Installation of Sprinkler Systems, closets less than 12 ft² (1.1 m²) in area in individual dwelling units shall not be required to be sprinklered. Closets that contain equipment such as washers, dryers, furnaces, or water heaters shall be sprinklered, regardless of size.

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[FR 5000: FileMaker]

30.3.5.4* In buildings sprinklered in accordance with NFPA 13, Standard for the Installation of Sprinkler Systems, bathrooms not greater than 55 ft² (5.1 m²) in individual dwelling units shall not be required to be sprinklered.

30.3.5.5 The draft stop and closely spaced sprinkler requirements of NFPA 13, Standard for the Installation of Sprinkler Systems, shall not be required for convenience openings complying with 8.6.9.1 where the convenience opening is within the dwelling unit.

30.3.5.56 Listed quick-response or listed residential sprinklers shall be used throughout all dwelling units.
Open parking structures complying with NFPA 88A, Standard for Parking Structures, that are contiguous with apartment buildings shall be exempt from the sprinkler requirements of 30.3.5.1.

Buildings with unprotected openings in accordance with 8.6.6 shall be protected throughout by an approved, supervised automatic sprinkler system in accordance with 30.3.5.

Reserved.

Reserved.

Reserved.

Reserved.

Portable fire extinguishers in accordance with 9.7.4.1 shall be provided in hazardous areas addressed by 30.3.2.1, unless the building is protected throughout with an approved, supervised automatic sprinkler system in accordance with 30.3.5.

30.3.6 Corridors.

30.3.6.1 Walls. Exit access corridor walls shall comply with 30.3.6.1.1 or 30.3.6.1.2.

30.3.6.1.1 In buildings not complying with 30.3.6.1.2, exit access corridor walls shall consist of fire barriers in accordance with Section 8.3 that have not less than a 1-hour fire resistance rating.

30.3.6.1.2 In buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with 30.3.5.2, corridor walls shall have a minimum ½-hour fire resistance rating.

30.3.6.2 Doors.

30.3.6.2.1 Doors that open onto exit access corridors shall have not less than a 20-minute fire protection rating in accordance with Section 8.3.

Reserved.

Reserved.

Doors that open onto exit access corridors shall be self-closing and self-latching.

30.3.6.3 Unprotected Openings.

30.3.6.3.1 Unprotected openings, other than those from spaces complying with 30.3.6.3.2, shall be prohibited in exit access corridor walls and doors.

30.3.6.3.2 Spaces shall be permitted to be unlimited in area and open to the corridor, provided that the following criteria are met:

1. The space is not used for guest rooms or guest suites or hazardous areas.
2. The building is protected throughout by an approved, supervised automatic sprinkler system in accordance with 30.3.5.
3. The space does not obstruct access to required exits.

30.3.6.4 Transoms, Louvers, or Transfer Grilles. Transoms, louvers, or transfer grilles shall be prohibited in walls or doors of exit access corridors.

30.3.7 Subdivisions of Building Spaces. Buildings shall be subdivided in accordance with 30.3.7.1 or 30.3.7.2.

30.3.7.1 In buildings not meeting the requirement of 30.3.7.2, dwelling units shall be separated from each other by walls and floors constructed as fire barriers having a minimum 1-hour fire resistance rating.

30.3.7.2 In buildings protected throughout by an approved, supervised automatic sprinkler system, dwelling units shall be separated from each other by walls and floors constructed as fire barriers having a minimum ½-hour fire resistance rating.

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30.7.3 Inspection of Door Openings. Door openings shall be inspected in accordance with 7.2.1.15.

30.3.8 Special Protection Features. (Reserved)

30.4 Special Provisions.

30.4.1 High-Rise Buildings.
30.4.1.1 High-rise buildings shall comply with Section 11.8. The provisions of 30.3.5.3 and 30.3.4.5 shall be permitted.

30.4.1.2* Emergency plans Emergency action plans in accordance with Section 4.8 shall be provided and shall include all of the following:

(1) Egress procedures
(2) Methods
(3) Preferred evacuation routes for each event, including appropriate use of elevators

30.4.2 Reserved.

30.5 Building Services.

30.5.1 Utilities. Utilities shall comply with the provisions of Section 9.1.

30.5.2 Heating, Ventilating, and Air-Conditioning.

30.5.2.1 Heating, ventilating, and air-conditioning equipment shall comply with the provisions of Section 9.2.

30.5.2.2 Unvented fuel-fired heaters, other than gas space heaters in compliance with NFPA 54, National Fuel Gas Code, shall not be used.

30.5.3 Elevators, Escalators, and Conveyors. Elevators, escalators, and conveyors shall comply with the provisions of Section 9.4.

30.5.4 Rubbish Chutes, Incinerators, and Laundry Chutes. Rubbish chutes, incinerators, and laundry chutes shall comply with the provisions of Section 9.5.

30.6 Reserved.

30.7 Operating Features.

30.7.1 Emergency Instructions for Residents of Apartment Buildings. Emergency instructions shall be provided annually to each dwelling unit to indicate the location of alarms, egress paths, and actions to be taken, both in response to a fire in the dwelling unit and in response to the sounding of the alarm system.

30.7.2 Contents and Furnishings.

30.7.2.1 Contents and furnishings shall not be required to comply with Section 10.3.

30.7.2.2 Furnishings or decorations of an explosive or highly flammable character shall not be used outside of dwelling units.

30.7.2.3 Fire-retardant coatings shall be maintained to retain the effectiveness of the treatment under service conditions encountered in actual use.

Chapter 31 Existing Apartment Buildings

31.1* General Requirements.

31.1.1 Application.

31.1.1.1 The requirements of this chapter shall apply to existing buildings or portions thereof currently occupied as apartment occupancies. In addition, the building shall meet the requirements of one of the following options:

(1) Option 1, buildings without fire suppression or detection systems
(2) Option 2, buildings provided with a complete approved automatic fire detection and notification system in accordance with 31.3.4.4
(3) Option 3, buildings provided with approved automatic sprinkler protection in selected areas, as described in 31.3.5.8
(4) Option 4, buildings protected throughout by an approved automatic sprinkler system

31.1.1.2 Administration. The provisions of Chapter 1, Administration, shall apply.

31.1.1.3 General. The provisions of Chapter 4, General, shall apply.

31.1.1.4 The term apartment building, wherever used in this Code, shall include an apartment house, a tenement, a garden apartment, or any other structure meeting the definition of apartment building.
31.1.2 Classification of Occupancy. See 6.1.8 and 31.1.4.2.

31.1.3 Multiple Occupancies.

31.1.3.1 Multiple occupancies shall be in accordance with 6.1.14.

31.1.3.2 No dwelling unit of an apartment building shall have its sole means of egress pass through any nonresidential occupancy in the same building, unless otherwise permitted by 31.1.3.2.1 or 31.1.3.2.2.

31.1.3.2.1 In buildings that are protected by an automatic sprinkler system in accordance with Section 9.7, dwelling units of an apartment building shall be permitted to have their sole means of egress pass through a nonresidential occupancy in the same building, provided that all of the following criteria are met:

(1) The dwelling unit of the apartment building shall comply with Chapter 31.

(2) The sole means of egress from the dwelling unit of the apartment building shall not pass through a high hazard contents area, as defined in 6.2.2.4.

31.1.3.2.2 In buildings that are not protected by an automatic sprinkler system in accordance with Section 9.7, dwelling units of an apartment building shall be permitted to have their sole means of egress pass through a nonresidential occupancy in the same building, provided that all of the following criteria are met:

(1) The sole means of egress from the dwelling unit of the apartment building to the exterior shall be separated from the remainder of the building by fire barriers having a minimum 1-hour fire resistance rating.

(2) The dwelling unit of the apartment building shall comply with Chapter 31.

(3) The sole means of egress from the dwelling unit of the apartment building shall not pass through a high hazard contents area, as defined in 6.2.2.4.

31.1.3.3 Multiple dwelling units shall be permitted to be located above a nonresidential occupancy only where one of the following conditions exists:

(1) Where the dwelling units of the residential occupancy and exits therefrom are separated from the nonresidential occupancy by construction having a minimum 1-hour fire resistance rating.

(2) Where the nonresidential occupancy is protected throughout by an approved, supervised automatic sprinkler system in accordance with Section 9.7.

(3) Where not more than two dwelling units are located above a nonresidential occupancy that is protected by an automatic fire detection system in accordance with Section 9.6.

31.1.4 Definitions.

31.1.4.1 General. For definitions, see Chapter 3, Definitions.

31.1.4.2 Special Definitions.

31.1.4.2.1 General. Special terms applicable to this chapter are defined in Chapter 3. Where necessary, other terms are defined in the text.

31.1.4.2.2 Apartment Building. See 3.3.36.3.

31.1.5 Classification of Hazard of Contents. The contents of residential occupancies shall be classified as ordinary hazard in accordance with 6.2.2.
7.3.1.2 that are characteristic of the use of the space or shall be determined as the maximum probable population of the space under consideration, whichever is greater.

31.2 Means of Egress Requirements.
31.2.1 General.
31.2.1.1 Means of egress from dwelling units to the outside of the building shall be in accordance with Chapter 7 and this chapter.
31.2.1.2 Means of escape within the dwelling unit shall comply with the provisions of Section 24.2 for one- and two-family dwellings.

31.2.2 Means of Egress Components.
31.2.2.1 General.
31.2.2.1.1 Components of means of egress shall be limited to the types described in 31.2.2.2 through 31.2.2.12.
31.2.2.1.2 In buildings using Option 4, exit enclosures shall have a minimum 1-hour fire resistance rating, and doors shall have a minimum 1-hour fire protection rating.
31.2.2.1.3 In non-high-rise buildings using Option 2, Option 3, or Option 4, exit stair doors shall be permitted to be 1¾ in. (44 mm) thick, solid-bonded wood-core doors that are self-closing and self-latching and in wood frames not less than ¾ in. (19 mm) thick.

31.2.2.2 Doors.
31.2.2.2.1 Doors complying with 7.2.1 shall be permitted.
31.2.2.2.2 Door-locking arrangements shall comply with 30.2.2.2.2.1, 30.2.2.2.2.2, 30.2.2.2.2.3, or 31.2.2.2.2.4.
31.2.2.2.2.1 No door in any means of egress shall be locked against egress when the building is occupied.
31.2.2.2.2 Delayed-egress locks complying with 7.2.1.6.1 shall be permitted, provided that not more than one such device is located in any one egress path.
31.2.2.2.3 Access-controlled egress doors complying with 7.2.1.6.2 shall be permitted.
31.2.2.2.4 Elevator lobby exit access door locking in accordance with 7.2.1.6.3 shall be permitted.
31.2.2.2.5 Revolving doors complying with 7.2.1.10 shall be permitted.
31.2.2.2.4 Apartment occupancies protected throughout by an approved, supervised automatic sprinkler system shall be exempt from the re-entry provisions of 7.2.1.5.8 where the exit enclosure serves directly only one dwelling unit per floor, and such exit is a smokeproof enclosure in accordance with 7.2.3.

31.2.2.3 Stairs.
31.2.2.3.1 Stairs complying with 7.2.2 shall be permitted.
31.2.2.3.2 Within any individual dwelling unit, unless protected by an approved automatic sprinkler system in accordance with 31.3.5, stairs more than one story above or below the entrance floor level of the dwelling unit shall not be permitted.
31.2.2.3.3 Spiral stairs complying with 7.2.2.2.3 shall be permitted within a single dwelling unit.
31.2.2.3.4 Winders complying with 7.2.2.2.4 shall be permitted.
31.2.2.4 Smokeproof Enclosures. Smokeproof enclosures complying with 7.2.3 shall be permitted. *(See also 31.2.11.1.)*
31.2.2.5 Horizontal Exits. Horizontal exits complying with 7.2.4 shall be permitted.
31.2.2.6 Ramps. Ramps complying with 7.2.5 shall be permitted.
31.2.2.7 Exit Passageways. Exit passageways complying with 7.2.6 shall be permitted.
31.2.2.8 Escalators. Escalators previously approved as a component in the means of egress shall be permitted to continue to be considered as in compliance.
31.2.2.9  Fire Escape Stairs. Fire escape stairs complying with 7.2.8 shall be permitted.
31.2.2.10  Fire Escape Ladders. Fire escape ladders complying with 7.2.9 shall be permitted.
31.2.2.11  Alternating Tread Devices. Alternating tread devices complying with 7.2.11 shall be permitted.
31.2.2.12  Areas of Refuge.
31.2.2.12.1  Areas of refuge complying with 7.2.12 shall be permitted, as modified by 31.2.2.12.2.
31.2.2.12.2* In buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with 31.3.5, the two accessible rooms or spaces separated from each other by smoke-resistant partitions in accordance with the definition of area of refuge in 3.3.22 shall not be required.
31.2.3  Capacity of Means of Egress.
31.2.3.1  The capacity of means of egress shall be in accordance with Section 7.3.
31.2.3.2  Street floor exits shall be sufficient for the occupant load of the street floor plus the required capacity of stairs and ramps discharging onto the street floor.
31.2.4  Number of Means of Egress.
31.2.4.1  The number of means of egress shall comply with 7.4.1.1 and 7.4.1.3 through 7.4.1.6.
31.2.4.2  The minimum number of exits shall comply with 31.2.4.3, 31.2.4.4, 31.2.4.5, 31.2.4.6, or 31.2.4.7.
31.2.4.3  Every dwelling unit shall have access to not less than two separate exits remotely located from each other as required by 7.5.1.
31.2.4.4  Dwelling units shall be permitted to have access to a single exit, provided that one of the following conditions is met:
   (1) The dwelling unit has an exit door opening directly to the street or yard at the finished ground level.
   (2) The dwelling unit has direct access to an outside stair that complies with 7.2.2 and serves not more than two units, both located on the same story.
   (3) The dwelling unit has direct access to an interior stair that serves only that unit and is separated from all other portions of the building by fire barriers having a minimum 1-hour fire resistance rating, with no opening therein.
31.2.4.5  A single exit shall be permitted in buildings where the total number of stories does not exceed four, provided that all of the following conditions are met:
   (1) The building is protected throughout by an approved, supervised automatic sprinkler system in accordance with 31.3.5.
   (2) The exit stairway does not serve more than one-half of a story below the level of exit discharge.
   (3) The travel distance from the entrance door of any dwelling unit to an exit does not exceed 35 ft (10.7 m).
   (4) The exit stairway is completely enclosed or separated from the rest of the building by barriers having a minimum 1-hour fire resistance rating.
   (5) All openings between the exit stairway enclosure and the building are protected with self-closing doors having a minimum 1-hour fire protection rating.
   (6) All corridors serving as access to exits have a minimum ½-hour fire resistance rating.
   (7) Horizontal and vertical separation having a minimum ½-hour fire resistance rating is provided between dwelling units.
31.2.4.6* A single exit shall be permitted in buildings not exceeding three stories in height, provided that all of the following conditions are met:
   (1) The exit stairway does not serve more than one-half of a story below the level of exit discharge.
(2) The travel distance from the entrance door of any dwelling unit to an exit does not exceed 35 ft (10.7 m).
(3) The exit stairway is completely enclosed or separated from the rest of the building by barriers having a minimum 1-hour fire resistance rating.
(4) All openings between the exit stairway enclosure and the building are protected with self-closing doors having a minimum 1-hour fire protection rating.
(5) All corridors serving as access to exits have a minimum ½-hour fire resistance rating.
(6) Horizontal and vertical separation having a minimum ½-hour fire resistance rating is provided between dwelling units.

31.2.4.7 A building of any height with not more than four dwelling units per floor, with a smokeproof enclosure in accordance with the requirements of 7.2.3 or outside stair as the exit, where such exit is immediately accessible to all dwelling units served thereby, shall be permitted to have a single exit. The term immediately accessible means that the travel distance from the entrance door of any dwelling unit to an exit shall not exceed 20 ft (6100 mm).

31.2.5 Arrangement of Means of Egress.
31.2.5.1 Access to all required exits shall be in accordance with Section 7.5.
31.2.5.2 Reserved.
31.2.5.3 Common path of travel shall comply with 31.2.5.3.1 or 31.2.5.3.2.
31.2.5.3.1 No common path of travel shall exceed 35 ft (10.7 m) in buildings not protected throughout by an approved, supervised automatic sprinkler system installed in accordance with 31.3.5. Travel within a dwelling unit shall not be included when calculating common path of travel.
31.2.5.3.2 No common path of travel shall exceed 50 ft (15 m) in buildings protected throughout by an approved, supervised automatic sprinkler system installed in accordance with 31.3.5. Travel within a dwelling unit shall not be included when calculating common path of travel.
31.2.5.4 Dead-end corridors shall not exceed 50 ft (15 m).

31.2.6 Travel Distance to Exits. Travel distance shall be measured in accordance with Section 7.6.
31.2.6.1 Travel distance within a dwelling unit (apartment) to a corridor door shall not exceed the following limits:
(1) For buildings using Option 1 or Option 3, 75 ft (23 m)
(2) For buildings using Option 2 or Option 4, 125 ft (38 m)
31.2.6.2 The travel distance from a dwelling unit (apartment) entrance door to the nearest exit shall not exceed the following limits, as modified by 31.2.6.3:
(1) For buildings using Option 1, 100 ft (30 m)
(2) For buildings using Option 2 or Option 3, 150 ft (46 m)
(3) For buildings using Option 4, 200 ft (61 m)
31.2.6.3 Travel distance to exits shall not exceed 200 ft (61 m) for exterior ways of exit access arranged in accordance with 7.5.3.
31.2.6.4 The travel distance, from areas other than those within living units, to an exit shall not exceed 200 ft (61 m), or 250 ft (76 m) in buildings protected throughout by an approved, supervised automatic sprinkler system installed in accordance with 31.3.5.

31.2.7 Discharge from Exits. Exit discharge shall comply with Section 7.7.

31.2.8 Illumination of Means of Egress. Means of egress shall be illuminated in accordance with Section 7.8.

31.2.9 Emergency Lighting. Emergency lighting in accordance with Section 7.9 shall be provided in all buildings four or more stories in height or with more than 12 dwelling units, unless every dwelling unit has a direct exit to the outside of the building at grade level.

31.2.10 Marking of Means of Egress. Means of egress shall have signs in accordance with Section 7.10 in all buildings requiring more than one exit.
31.2.11 Special Means of Egress Features.

31.2.11.1 High-Rise Buildings. In high-rise buildings using Option 1, Option 2, or Option 3, smokeproof enclosures shall be provided in accordance with 7.2.3.

31.2.11.2 Lockups. Lockups in apartment buildings, other than approved existing lockups, shall comply with the requirements of 23.4.5.

31.2.11.3 Normally Unoccupied Building Service Equipment Support Areas. The use of Section 7.13 shall be prohibited.

31.3 Protection.

31.3.1 Protection of Vertical Openings.

31.3.1.1 Vertical openings shall comply with 31.3.1.1.1 through 31.3.1.2.

31.3.1.1.1 Vertical openings shall be enclosed or protected in accordance with Section 8.6.

31.3.1.1.2 Reserved.

31.3.1.1.3 Vertical openings in accordance with 8.6.9.1 shall be permitted.

31.3.1.1.4 In buildings protected throughout by an approved automatic sprinkler system in accordance with 31.3.5, and in which exits and required ways of travel thereto are adequately safeguarded against fire and smoke within the building, or where every individual room has direct access to an exterior exit without passing through any public corridor, the protection of vertical openings that are not part of required exits shall not be required.

31.3.1.2 No floor below the level of exit discharge used only for storage, heating equipment, or purposes other than residential occupancy and open to the public shall have unprotected openings to floors used for residential purposes.

31.3.2 Protection from Hazards.

31.3.2.1 Hazardous Areas. Any hazardous area shall be protected in accordance with Section 8.7.

31.3.2.1.1 The areas described in Table 31.3.2.1.1 shall be protected as indicated.

<table>
<thead>
<tr>
<th>Hazardous Area Description</th>
<th>Separation/Protection†</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boiler and fuel-fired heater rooms serving more than a single dwelling unit</td>
<td>1 hour or sprinklers</td>
</tr>
<tr>
<td>Employee locker rooms</td>
<td>1 hour or sprinklers</td>
</tr>
<tr>
<td>Gift or retail shops</td>
<td>1 hour or sprinklers‡</td>
</tr>
<tr>
<td>&gt;100 ft² (&gt;9.3 m²)</td>
<td></td>
</tr>
<tr>
<td>Bulk laundries</td>
<td>1 hour or sprinklers</td>
</tr>
<tr>
<td>Laundries</td>
<td>1 hour or sprinklers‡</td>
</tr>
<tr>
<td>&gt;100 ft² (&gt;9.3 m²) outside of dwelling units</td>
<td></td>
</tr>
<tr>
<td>Maintenance shops</td>
<td>1 hour or sprinklers</td>
</tr>
<tr>
<td>Rooms or spaces used for storage of combustible supplies and equipment in quantities deemed</td>
<td>1 hour or sprinklers</td>
</tr>
</tbody>
</table>
hazardous by the authority
having jurisdiction
Trash collection rooms 1 hour or sprinklers

†Minimum fire resistance rating.
‡Where sprinklers are provided, the separation specified in 8.7.1.2 and 31.3.2.1.2 is not required.
31.3.2.1.2 Where sprinkler protection without fire-rated separation is used, areas shall be separated from other spaces by smoke partitions complying with Section 8.4.

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31.3.2.2 Reserved. Alcohol-Based Hand-Rub Dispensers. Alcohol-based hand-rub dispensers in accordance with 8.7.3.3 shall be permitted.

31.3.3 Interior Finish.
31.3.3.1 General. Interior finish shall be in accordance with Section 10.2.
31.3.3.2 Interior Wall and Ceiling Finish. Interior wall and ceiling finish materials complying with Section 10.2 shall be permitted as follows:
(1) Exit enclosures — Class A or Class B
(2) Lobbies and corridors — Class A or Class B
(3) Other spaces — Class A, Class B, or Class C
31.3.3.3 Interior Floor Finish. In buildings utilizing Option 1 or Option 2, newly installed interior floor finish in exits and exit access corridors shall be not less than Class II in accordance with 10.2.7.

31.3.4 Detection, Alarm, and Communications Systems.
31.3.4.1 General.
31.3.4.1.1 Apartment buildings four or more stories in height or with more than 11 dwelling units, other than those meeting the requirements of 31.3.4.1.2, shall be provided with a fire alarm system in accordance with Section 9.6, except as modified by 31.3.4.2 through 31.3.4.5.
31.3.4.1.2 A fire alarm system shall not be required where each dwelling unit is separated from other contiguous dwelling units by fire barriers (see Section 8.3) having a minimum ½-hour fire resistance rating, and where each dwelling unit has either its own independent exit or its own independent stairway or ramp discharging at the finished ground level.

31.3.4.2 Initiation.
31.3.4.2.1 Initiation of the required fire alarm system shall be by manual means in accordance with 9.6.2, unless the building complies with 31.3.4.2.2.
31.3.4.2.2 Initiation of the required fire alarm system by manual means shall not be required in buildings four or fewer stories in height, containing not more than 16 dwelling units, and protected throughout by an approved, supervised automatic sprinkler system installed in accordance with 31.3.5.2.
31.3.4.2.3 In buildings using Option 2, the required fire alarm system shall be initiated by the automatic fire detection system in addition to the manual initiation means of 31.3.4.2.1.
31.3.4.2.4 In buildings using Option 3, the required fire alarm system shall be initiated upon operation of the automatic sprinkler system in addition to the manual initiation means of 31.3.4.2.1.
31.3.4.2.5 In buildings using Option 4, the required fire alarm system shall be initiated upon operation of the automatic sprinkler system in addition to the manual initiation means of 31.3.4.2.1.

31.3.4.3 Notification.
31.3.4.3.1 Occupant notification shall be provided automatically in accordance with Section 9.6, and all of the following shall also apply:
(1) Visible signals shall be installed in units designed for the hearing impaired.
(2) Positive alarm sequence in accordance with 9.6.3.4 shall be permitted.
(3) Existing approved presignal systems shall be permitted in accordance with 9.6.3.3.

31.3.4.3.2 An annunciator panel, whose location shall be approved by the authority having jurisdiction, connected with the required fire alarm system shall be provided, unless the building meets the requirements of 31.3.4.3.3 or 31.3.4.3.4.

31.3.4.3.3 Annunciation shall not be required in buildings two or fewer stories in height and having not more than 50 rooms.

31.3.4.3.4 Annunciation shall not be required in buildings four or fewer stories in height containing not more than 16 dwelling units and protected throughout by an approved, supervised automatic sprinkler system installed in accordance with 31.3.5.2.

31.3.4.3.5 Fire department-Emergency forces notification shall be accomplished in accordance with 9.6.4.

31.3.4.4 Detection.

31.3.4.4.1* In buildings using Option 2, a complete automatic fire detection system in accordance with 9.6.1.3 and 31.3.4.4.2 shall be required.

31.3.4.4.2 Automatic fire detection devices shall be installed as follows:

1. Smoke detectors shall be installed in all common areas and work spaces outside the living unit, such as exit stairs, egress corridors, lobbies, storage rooms, equipment rooms, and other tenantless spaces in environments that are suitable for proper smoke detector operation.

2. Heat detectors shall be located within each room of the living unit.

31.3.4.5 Smoke Alarms.

31.3.4.5.1* In buildings other than those equipped throughout with an existing, complete automatic smoke detection system, smoke alarms shall be installed in accordance with 9.6.2.10, as modified by 31.3.4.5.2, outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements.

31.3.4.5.2 Smoke alarms required by 31.3.4.5.1 shall not be required to be provided with a secondary (standby) power source.

31.3.4.5.3 In buildings other than those equipped throughout with an existing, complete automatic smoke detection system or a complete, supervised automatic sprinkler system in accordance with 31.3.5, smoke alarms shall be installed in every sleeping area in accordance with 9.6.2.10, as modified by 31.3.4.5.4.

31.3.4.5.4 Smoke alarms required by 31.3.4.5.3 shall be permitted to be battery powered.

31.3.5 Extinguishment Requirements.

31.3.5.1 Reserved.

31.3.5.2* Where an automatic sprinkler system is installed, either for total or partial building coverage, the system shall be installed in accordance with Section 9.7, as modified by 31.3.5.3 and 31.3.5.4. In buildings four or fewer stories above grade plane, systems in accordance with NFPA 13R, Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height, shall be permitted.

31.3.5.3 In individual dwelling units, sprinkler installation shall not be required in closets not exceeding 24 ft² (2.2 m²) and in bathrooms not exceeding 55 ft² (5.1 m²). Closets that contain equipment such as washers, dryers, furnaces, or water heaters shall be sprinklered, regardless of size.
31.3.5.4* In buildings sprinklered in accordance with NFPA 13, *Standard for the Installation of Sprinkler Systems*, bathrooms not greater than 55 ft$^2$ (5.1 m$^2$) in individual dwelling units shall not be required to be sprinklered.

31.3.5.45 The draft stop and closely spaced sprinkler requirements of NFPA 13, *Standard for the Installation of Sprinkler Systems*, shall not be required for convenience openings complying with 8.6.9.1 where the convenience opening is within the dwelling unit.

31.3.5.46 Reserved.

31.3.5.47 Reserved.

31.3.5.48 Reserved.

31.3.5.49 Buildings using Option 3 shall be provided with automatic sprinkler protection installed in accordance with 31.3.5.8.1 through 31.3.5.8.4.

31.3.5.49.1 Automatic sprinklers shall be installed in the corridor, along the corridor ceiling, utilizing the maximum spacing requirements of the standards referenced by Section 9.7.

31.3.5.49.2 An automatic sprinkler shall be installed within every dwelling unit that has a door opening to the corridor, with such sprinkler positioned over the center of the door, unless the door to the dwelling unit has not less than a 20-minute fire protection rating and is self-closing.

31.3.5.49.3 The workmanship and materials of the sprinkler installation specified in 31.3.5.8 shall meet the requirements of Section 9.7.

31.3.5.49.4 Where Option 3 is being used to permit the use of 1¾ in. (44 mm) thick, solid-bonded wood-core doors in accordance with 31.2.2.1.3, sprinklers shall be provided within the exit enclosures in accordance with NFPA 13, *Standard for the Installation of Sprinkler Systems*.

31.3.5.49.10 Buildings using Option 4 shall be protected throughout by an approved automatic sprinkler system in accordance with 31.3.5.2 and meeting the requirements of Section 9.7 for supervision for buildings seven or more stories in height.

31.3.5.49.11* Where sprinklers are being used as an option to any requirement in this Code, the sprinklers shall be installed throughout the space in accordance with the requirements of that option.

31.3.5.49.12 High-Rise Building Sprinklers.

31.3.5.49.12.1 All high-rise buildings, other than those meeting 31.3.5.11.2 or 31.3.5.11.3, shall be protected throughout by an approved, supervised automatic sprinkler system in accordance with 31.3.5.2.

31.3.5.49.12.2 An automatic sprinkler system shall not be required where every dwelling unit has exterior exit access in accordance with 7.5.3.

31.3.5.49.12.3* An automatic sprinkler system shall not be required in buildings having an approved, engineered life safety system in accordance with 31.3.5.11.4.

31.3.5.49.12.4 Where required by 31.3.5.11.3, an engineered life safety system shall be developed by a registered professional engineer experienced in fire and life safety system design, shall be approved by the authority having jurisdiction, and shall include any or all of the following:

1. Partial automatic sprinkler protection
2. Smoke detection systems
3. Smoke control systems
4. Compartmentation
5. Other approved systems

31.3.5.49.12.13 Portable fire extinguishers in accordance with 9.7.4.1 shall be provided in hazardous areas addressed by 31.3.2.1, unless the building is protected throughout with an approved, supervised automatic sprinkler system in accordance with 31.3.5.2.
31.3.6 Corridors.

31.3.6.1 Walls. Exit access corridor walls shall consist of fire barriers in accordance with Section 8.3 having a minimum ½-hour fire resistance rating.

31.3.6.2 Doors.

31.3.6.2.1 Doors that open onto exit access corridors, other than those complying with 8.3.4 or in buildings meeting the requirement of 31.3.6.2.2, shall have not less than a 20-minute fire protection rating in accordance with Section 8.3.

31.3.6.2.2 In buildings using Option 3 or Option 4, doors shall be constructed to resist the passage of smoke.

31.3.6.2.3 Doors that open onto exit access corridors shall be self-closing and self-latching.

31.3.6.3 Unprotected Openings.

31.3.6.3.1 Unprotected openings, other than those from spaces complying with 31.3.6.3.2, shall be prohibited in exit access corridor walls and doors.

31.3.6.3.2 Spaces shall be permitted to be unlimited in area and open to the corridor, provided that all of the following criteria are met:

1. The space is not used for guest rooms or guest suites or hazardous areas.
2. The building is protected throughout by an approved, supervised automatic sprinkler system in accordance with 31.3.5.2.
3. The space does not obstruct access to required exits.

31.3.6.4 Transoms, Louvers, or Transfer Grilles. Transoms, louvers, or transfer grilles shall be prohibited in walls or doors of exit access corridors.

31.3.7 Subdivision of Building Spaces — Smoke Partitions. In buildings other than those meeting the requirements of 31.3.7.1, 31.3.7.2, 31.3.7.3, 31.3.7.4, or 31.3.7.5, both of the following criteria shall be met:

1. Smoke partitions in accordance with Section 8.4 shall be provided in exit access corridors to establish not less than two compartments of approximately equal size.
2. The length of each smoke compartment, measured along the corridor, shall not exceed 200 ft (61 m).

31.3.7.1 Smoke partitions shall not be required in buildings using Option 4.

31.3.7.2 Smoke partitions shall not be required in buildings having exterior exit access in accordance with 7.5.3 that provides access to two exits.

31.3.7.3 Smoke partitions shall not be required in buildings complying with 31.2.4.4, 31.2.4.5, 31.2.4.6, or 31.2.4.7.

31.3.7.4 Smoke partitions shall not be required in buildings with exits not more than 50 ft (15 m) apart.

31.3.7.5 Smoke partitions shall not be required where each dwelling unit has direct access to the exterior at the finished ground level.

31.3.8 Special Protection Features. (Reserved)

31.4 Special Provisions.

31.4.1 High-Rise Buildings.

31.4.1.1 High-rise buildings shall comply with 31.2.11.1 and 31.3.5.11.

31.4.1.2 Emergency plans Emergency action plans in accordance with Section 4.8 shall be provided and shall include all of the following:

1. Egress procedures
2. Methods
3. Preferred evacuation routes for each event, including appropriate use of elevators

31.4.2 Reserved.

31.5 Building Services.
31.5.1 **Utilities.** Utilities shall comply with the provisions of Section 9.1.

31.5.2 **Heating, Ventilating, and Air-Conditioning.**

31.5.2.1 Heating, ventilating, and air-conditioning equipment shall comply with the provisions of Section 9.2.

31.5.2.2 Unvented fuel-fired heaters, other than gas space heaters in compliance with NFPA 54, *National Fuel Gas Code*, shall not be used.

31.5.3 **Elevators, Escalators, and Conveyors.** Elevators, escalators, and conveyors shall comply with the provisions of Section 9.4.

31.5.4 **Rubbish Chutes, Incinerators, and Laundry Chutes.** Rubbish chutes, incinerators, and laundry chutes shall comply with the provisions of Section 9.5.

31.6 **Reserved.**

31.7 **Operating Features.**

31.7.1 **Emergency Instructions for Residents of Apartment Buildings.** Emergency instructions shall be provided annually to each dwelling unit to indicate the location of alarms, egress paths, and actions to be taken, both in response to a fire in the dwelling unit and in response to the sounding of the alarm system.

31.7.2 **Contents and Furnishings.**

31.7.2.1 Contents and furnishings shall not be required to comply with Section 10.3.

31.7.2.2 Furnishings or decorations of an explosive or highly flammable character shall not be used outside of dwelling units.

31.7.2.3 Fire-retardant coatings shall be maintained to retain the effectiveness of the treatment under service conditions encountered in actual use.

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**A.24.1.1.1A.24.1.1.2** The Code specifies that, wherever there are three or more living units in a building, the building is considered an apartment building and is required to comply with either Chapter 30 or Chapter 31, as appropriate. A townhouse unit is considered to be an apartment building if there are three or more units in the building. The type of wall required between units in order to consider them as separate buildings is normally established by the authority having jurisdiction. If the units are separated by a wall of sufficient fire resistance and structural integrity to be considered as separate buildings, the provisions of Chapter 24 apply to each townhouse.

Condominium status is a form of ownership, not occupancy; for example, there are condominium warehouses, condominium apartments, and condominium offices.

The provisions of **24.1.1.1A.24.1.1.2** state that, in one- and two-family dwellings, each dwelling unit can be “occupied by members of a single family with not more than three outsiders.” The Code does not define the term *family*. The definition of *family* is subject to federal, state, and local regulations and might not be restricted to a person or a couple (two people) and their children. The following examples aid in differentiating between a single-family dwelling and a lodging or rooming house:

1. An individual or a couple (two people) who rent a house from a landlord and then sublease space for up to three individuals should be considered a family renting to a maximum of three outsiders, and the house should be regulated as a single-family dwelling in accordance with Chapter 24.

2. A house rented from a landlord by an individual or a couple (two people) in which space is subleased to 4 or more individuals, but not more than 16, should be considered and regulated as a lodging or rooming house in accordance with Chapter 26.
(3) A residential building that is occupied by 4 or more individuals, but not more than 16, each renting from a landlord, without separate cooking facilities, should be considered and regulated as a lodging or rooming house in accordance with Chapter 26.

A.24.2 The phrase “means of escape” indicates a way out of a residential unit that does not conform to the strict definition of means of egress but does meet the intent of the definition by providing an alternative way out of a building. (See the definition of means of escape in 3.3.171.)

A.24.2.2.3.3 A window with dimensions of 20 in. × 24 in. (510 mm × 610 mm) has an opening of 3.3 ft² (0.31 m²), which is less than the required 5.7 ft² (0.53 m²). Therefore, either the height or width needs to exceed the minimum requirement to provide the required clear area (see Figure A.24.2.2.3.3). The current minimum width and height dimensions, as well as the minimum clear opening, became a requirement of this Code in the 1976 edition and were based on tests conducted to determine the minimum size of the wall opening required to allow a fire fighter wearing complete turnout gear and a self-contained breathing apparatus entry to the room from the exterior to effect search and rescue. Prior editions of the Code limited the width or height, or both, to not less than 22 in. (560 mm) and a clear opening of 5 ft² (0.47 m²). For existing window frames and sash of steel construction, adherence to these dimensional criteria is essential to allow fire fighter entry. For existing window frames and sash of wood construction that can easily be removed prior to entry by fire fighters to achieve the 5 ft² (0.47 m²) hole in the wall, the clear opening created by the occupant upon opening the window from the interior room side is required only to provide an opening measuring not less than 20 in. × 24 in. (510 mm × 610 mm) or 3.3 ft² (0.31 m²).
A.24.2.7  It is the intent of this requirement that security measures, where installed, do not prevent egress.

A.24.3.4.1.1  Paragraph 11.5.1.3 of NFPA 72, National Fire Alarm and Signaling Code, contains related requirements. They specify that, where the interior floor area for a given level of a dwelling unit, excluding garage areas, is greater than 1000 ft$^2$ (93 m$^2$), smoke alarms are to be installed as follows:

1. All points on the ceiling are to have a smoke alarm within a distance of 30 ft (9.1 m), measured along a path of travel, or to have one smoke alarm per 500 ft$^2$ (46.5 m$^2$) of floor area, which is calculated by dividing the total interior floor area per level by 500 ft$^2$ (46.5 m$^2$).

2. Where dwelling units include great rooms or vaulted/cathedral ceilings extending over multiple floors, smoke alarms located on the upper floor that are intended to protect the aforementioned area are permitted to be considered as part of the lower floor(s) protection scheme used to meet the requirements of A.24.3.4.1.1(1).
A.24.3.4.1(2) Paragraphs 11.5.1.1(2) and 11.5.1.2 of NFPA 72, National Fire Alarm and Signaling Code, contain related requirements. The requirement of 11.5.1.1(2) specifies that an alarm is to be installed outside of each separate dwelling unit sleeping area, within 21 ft (6.4 m) of any door to a sleeping room, with the distance measured along a path of travel. The requirement in 11.5.1.2 specifies that, where the area addressed in 11.5.1.1(2) is separated from the adjacent living areas by a door, a smoke alarm is to be installed in the area between the door and the sleeping rooms, and additional alarms are to be installed on the living area side of the door.

A.24.3.4.2.2 The placement requirements of NFPA 720, Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment, are modified specifically for one- and two-family dwellings as required by this Code and do not affect other regulations within a jurisdiction.

A.24.3.5 Automatic sprinklers are recognized as an excellent addition to homes to enhance life safety and property protection. Automatic sprinklers can be part of a comprehensive package of fire protection and can assist in the overall master planning of a community. Where all of the buildings within an area are sprinklered, including the single-family dwellings, the response times and personnel of local fire departments can be established at different levels than if the buildings were not sprinklered, saving considerable amounts of tax dollars. When whole developments are sprinklered, water mains, hydrant spacing, road widths, and building density can be altered to help alleviate the economic impact of the sprinklers.

A.26.1.1.1 Bed and breakfast occupancies with more than 3, but fewer than 17, occupants are considered lodging and rooming houses.

A.26.2.3.5.1 It is the intent of this requirement that security measures, where installed, do not prevent egress.

A.26.3.4.7 It is the intent that smoke detection be provided at each fire alarm control unit, regardless of the presence of sprinkler protection.

A.26.3.6.32.3 The decision to permit the use of the criteria from NFPA 13D, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes, in these occupancies is based on the following:

(1) The desire to obtain a level of fire suppression and control that is approximately equivalent to that delivered by residential facilities protected by such systems (see A.1.1 in NFPA 13D)

(2) The fact that potential fire exposure and challenge to the suppression system in a small lodging and rooming occupancy is of the same nature and no more severe than that found in residences

A.28.2.2.12.2 The provision of 28.2.2.12.2 permits the entire floor to serve as an area of refuge where it is protected in accordance with 28.3.5. The provision is acceptable because supervised automatic sprinkler systems have built-in signals for monitoring features of the system, such as the opening and closing of water control valves. Such systems also monitor pump power supplies, water tank levels, and conditions that will impair the satisfactory operation of the sprinkler system. Because...
of these monitoring features, supervised automatic sprinkler systems have a high level of satisfactory performance and response to fire conditions.

A.28.2.3.32 The exemption contained in 28.2.3.2 applies to corridors within an individual room or suite and does not apply where a suite can be subdivided and rented separately.

A.28.2.7.2 Where open stairways are permitted, they are considered as exit access to exits rather than as exits, and the requirements for travel distance to exits include the travel on such stairs. (See 7.6.3.)


A.28.3.4.3.3 A quantity of such rooms and suites might be required to be equipped to accommodate hearing-impaired individuals based on the total number of rooms in a transient lodging facility. (See 28 CFR 36, Appendix A, “Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities.”)

A.28.3.4.5 Caution needs to be exercised in locating smoke alarms with regard to their proximity to bathrooms, cooking facilities, and HVAC outlets in order to prevent nuisance alarms.

A.28.4.1.2 See 4.8.2.1(4).

A.28.5.3.2 “Protected power supply” means a source of electrical energy of sufficient capacity to allow proper operation of the elevator and its associated control and communications systems. The power supply’s point of origin, system of distribution, type and size of overcurrent protection, degree of isolation from other portions of the building electrical system, and degree of mechanical protection should be such that it is unlikely that the supply would be disrupted at any but the advanced stages of building fire involvement or by structural collapse.

A protected power supply might consist of, and should provide, not less than the level of reliability associated with an electrical distribution system with service equipment located and installed in accordance with 230.72(B) and 230.82(5) of NFPA 70, National Electrical Code. The distribution system is not to have any other connection to the building electrical distribution system. A protected power supply is not required to incorporate two sources of energy or automatic transfer capability from a normal to an emergency source; for example, an alternate set of service conductors. The number and type of elevators to be connected to a protected power supply should be limited, or the characteristics of the protected power supply should be selected to ensure conformance to 230.95 of NFPA 70, without the provision of ground fault protection for the supply.

An elevator installation supplied by a protected power supply should comply with Article 620 of NFPA 70 and ASME A17.1/CSA B44, Safety Code for Elevators and Escalators. The energy absorption means should always be connected on the load side of the disconnecting means. The energy absorption means should not consist of loads likely to become inoperative or disconnected under the conditions assumed to exist when the elevator is under the control of fire department personnel. Examples of such loads include light and power loads external to the elevator equipment room.

A.28.7.1.1 Employers are obligated to determine the degree to which employees are to participate in emergency activities. Regulations of the U.S. Department of Labor (OSHA) govern these activities and provide options for employers, from total evacuation to aggressive structural fire fighting by employee brigades. (For additional information, see 29 CFR 1910, Subparts E and L, “OSHA Regulations for Emergency Procedures and Fire Brigades.”)

A.28.7.1.2 Emergencies should be assumed to have arisen at various locations in the occupancy in order to train employees in logical procedures.

A.28.7.4.1 Floor diagrams should reflect the actual floor arrangement and should be oriented with the actual direction to the exits.
A.28.7.4.2 Factors for developing the fire safety information include such items as construction type, suppression systems, alarm and detection systems, building layout, and building HVAC systems.

A.29.2.2.8 Due to the nature of escalators, they are no longer acceptable as a component in a means of egress. However, because many escalators have been used for exit access and exit discharge in the past, they are permitted to continue to be considered in compliance. Very few escalators have ever been installed in a manner to qualify as an exit. For information on escalator protection and requirements, see previous editions of the Code.

A.29.2.12.2 The provision of 29.2.12.2 permits the entire floor to serve as an area of refuge where it is protected in accordance with 29.3.5. The provision is acceptable because supervised automatic sprinkler systems have built-in signals for monitoring features of the system, such as the opening and closing of water control valves. Such systems also monitor pump power supplies, water tank levels, and conditions that will impair the satisfactory operation of the sprinkler system. Because of these monitoring features, supervised automatic sprinkler systems have a high level of satisfactory performance and response to fire conditions.

A.29.2.7.2 Where open stairways or escalators are permitted, they are considered as exit access to exits rather than as exits, and the requirements for travel distance to exits include the travel on such stairs and escalators. (See 7.6.3.)

A.29.3.4.3.6 The provision for immediate notification of the public fire department is intended to include, but is not limited to, all of the arrangements in 9.6.4.2. Other arrangements that depend on a clerk or other member of the staff to notify the fire department might also be permitted. In such cases, however, it is essential that a trained staff member and an immediately available means of calling the fire department are continuously available. If a telephone is to be used, it should not be of any type or arrangement that requires a coin or the unlocking of a device to contact the fire department.

A.29.3.4.5 Caution needs to be exercised in locating smoke alarms with regard to their proximity to bathrooms, cooking facilities, and HVAC outlets in order to prevent nuisance alarms.

A.29.3.5.3 Although not required by the Code, the use of residential sprinklers or quick-response sprinklers is encouraged for new installations of sprinkler systems within dwelling units, apartments, and guest rooms. Caution should be exercised, as the system needs to be designed for the sprinkler being used.

A.29.4.1.2 See 4.8.2.1(4).

A.29.7.1.1 Employers are obligated to determine the degree to which employees are to participate in emergency activities. Regulations of the U.S. Department of Labor (OSHA) govern these activities and provide options for employers, from total evacuation to aggressive structural fire fighting by employee brigades. (For additional information, see 29 CFR 1910, Subparts E and L, “OSHA Regulations for Emergency Procedures and Fire Brigades.”)

A.29.7.1.2 Emergencies should be assumed to have arisen at various locations in the occupancy in order to train employees in logical procedures.

A.29.7.4.1 Floor diagrams should reflect the actual floor arrangement and should be oriented with the actual direction to the exits.

A.29.7.4.2 Factors for developing the fire safety information include such items as construction type, suppression systems, alarm and detection systems, building layout, and building HVAC systems.

A.30.2.2.2.2.1 It is the intent of this requirement that security measures, where installed, should not prevent egress.

A.30.2.12.2 The provision of 30.2.12.2 permits the entire floor to serve as an area of refuge where it is protected in accordance with 31.3.5. The provision is acceptable because supervised automatic sprinkler systems have built-in signals for monitoring features of the system, such as the opening and closing of water control valves. Such systems also monitor pump power supplies, water tank levels, and conditions that will impair the satisfactory operation of the sprinkler system. Because
of these monitoring features, supervised automatic sprinkler systems have a high level of satisfactory performance and response to fire conditions.

A.30.3.4.5 Previous editions of the *Code* permitted the single-station smoke alarm required by 30.3.4.5 to be omitted from each apartment where a complete automatic smoke detection system was installed throughout the building. With such a system, when one detector is activated, an alarm is sounded throughout the building. Experience with complete smoke detection systems in apartment buildings has shown that numerous nuisance alarms are likely to occur. Where there is a problem with frequent nuisance alarms, occupants ignore the alarm, or the system is either disconnected or otherwise rendered inoperative.

A.30.3.5.3 The 12 ft\(^2\) (1.1 m\(^2\)) closet sprinkler exemption differs from requirements in NFPA 13, *Standard for the Installation of Sprinkler Systems*, because fire loss data supports the long-standing position of the *Code*, since the 1976 edition, to omit sprinklers from such closets. The provision is further supported by the lack of losses in buildings protected in accordance with NFPA 13D, *Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes*, and NFPA 13R, *Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height*, which permit the omission of sprinklers from closets not exceeding 24 ft\(^2\) (2.2 m\(^2\)).

<table>
<thead>
<tr>
<th>Table A.31.1</th>
<th>Alternate Requirements for Existing Apartment Buildings According to Protection Provided</th>
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<tbody>
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<td>Feature</td>
<td>No Suppression or Detection System Option 1</td>
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<td>Exit Access</td>
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<td>Travel distance from apartment door to exit</td>
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<td>Smoke barrier required (See 31.3.7.)</td>
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A.30.3.5.4 The provision of 30.3.5.4 differs from NFPA 13, *Standard for the Installation of Sprinkler Systems*, because fire data shows that in apartment fires where sprinklers were present, bathrooms were the area of origin in 1% of the total fires, and resulted in no civilian deaths, civilian injuries, or property loss.

A.30.4.1.2 See 4.8.2.1(4).
A.31.1 See Table A.31.1.
<table>
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<tr>
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<th>1–3 stories†</th>
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**Within Living Unit (Apartment)**

| Escape windows, per Section 24.2 (See 31.2.1.) | R | R | R | NR |

**Alarm System**

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<th>&gt;3 stories or &gt;11 units†</th>
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</table>

R: Required *(see Code for details and exemptions).* NR: No requirements.

† Number of stories in height.

A.31.2.2.8 Due to the nature of escalators, they are no longer acceptable as a component in a means of egress. However, because many escalators have been used for exit access and exit discharge in the past, they are permitted to continue to be considered in compliance. Very few
escalators have ever been installed in a manner to qualify as an exit. For information on escalator protection and requirements, see previous editions of the Code.

**A.31.2.12.2** The provision of 31.2.12.2 permits the entire floor to serve as an area of refuge where it is protected in accordance with 31.3.5. The provision is acceptable because supervised automatic sprinkler systems have built-in signals for monitoring features of the system, such as the opening and closing of water control valves. Such systems also monitor pump power supplies, water tank levels, and conditions that will impair the satisfactory operation of the sprinkler system. Because of these monitoring features, supervised automatic sprinkler systems have a high level of satisfactory performance and response to fire conditions.

**A.31.2.4.6** This single-exit exemption could be applied to an apartment building three stories in height with a basement.

**A.31.2.11.1** The provision of 31.2.11 recognizes the need to provide smoke control in existing buildings. Smokeproof enclosures can be accomplished without the use of a vestibule in accordance with 7.2.3.

**A.31.3.4.4.1** It is intended that a building compliant with Option 2 function as described in the paragraph that follows. Occupants within a living unit become aware of a fire emergency, either through personal awareness or through being alerted by the smoke alarm(s) installed within the living unit. Other building occupants are alerted to the fire emergency by the building fire alarm system that is initiated by manual fire alarm boxes adjacent to the exits, heat detection within the living unit where the fire emergency exists, smoke detection in the common areas outside the living unit, or a combination thereof. The installation of system heat detectors versus smoke detectors within the living unit is intended to eliminate nuisance-type alarms and reduce occupant complacency from frequent false alarms. The installation of smoke detection within the living unit should only be contemplated after a careful analysis of the goals and with the approval of the authority having jurisdiction.

**A.31.3.4.5.1** NFPA 101 provides adequate, balanced fire protection and takes into consideration the passive and active systems required in a given occupancy. The level of protection prescribed by NFPA 72, National Fire Alarm and Signaling Code, which includes smoke alarms in all sleeping rooms, without exception, does not necessarily take into consideration the complete protection package mandated by NFPA 101.

**A.31.3.5.2** Although not required by the Code, the use of residential sprinklers or quick-response sprinklers is encouraged for new installations of sprinkler systems within dwelling units, apartments, and guest rooms. Caution should be exercised, because the system needs to be designed for the sprinkler being used.

**A.31.3.5.4** The provision of 31.3.5.4 differs from NFPA 13, Standard for the Installation of Sprinkler Systems, because fire data shows that in apartment fires where sprinklers were present, bathrooms were the area of origin in 1% of the total fires, and resulted in no civilian deaths, civilian injuries, or property loss.

**A.31.3.5.1011** For example, if an Option 3 sprinkler system were being used to justify use of Class C wall finish in an exit enclosure, the sprinkler system would need to be extended into the exit enclosure, even if the rest of the requirements for Option 3 did not require the sprinklers in the exit enclosure.

**A.31.3.5.112.3** This system might consist of a combination of any or all of the following systems:

1. Partial automatic sprinkler protection
2. Smoke detection alarms
3. Smoke control
Compartmentation or other approved systems, or both

A.31.3.6.1 The intent is to recognize that existing partitions of sound wood lath and plaster, wire lath and plaster, or gypsum lath and plaster construction have demonstrated the ability to contain most room fires. Recent data on archaic construction methods have established the fire resistance rating of such construction at about 20 minutes. Such construction meets the intent of 31.3.6.1.

A.31.4.1.2 See 4.8.2.1(4).