

Accessible Means of Egress – IBC and Life Safety Code (NFPA 101)

Webinar Q&A

Question Asked	Answer Given
Was it mentioned that ramps cannot be considered an accessible means of egress per NFPA 101?	NFPA 101 does not specifically discuss ramps as a part of the means of egress. However, NFPA 101 does reference ICC/ANSI A117.1, which does include ramps as part of the accessible means of egress.
Are LULA elevators required to be recalled on the activation of lobby smoke detectors?	Yes, a LULA elevator must meet the requirements of a general passenger elevator for elevator recall requirements.
What is the definition of the "public way"? Do you have to go to the street or can it be the parking lot?	Per the IBC - a public way is a street, alley or other parcel of land open to the outside air leading to a street, that has been deeded, dedicated or otherwise permanently appropriated to the public for public use and which has a clear width and height of not less than 10 ft. Per NFPA 101 - a public way is a street, alley or similar parcel of land essentially open to the outside are deeded, dedicated or otherwise permanently appropriated to the public for public use and which has a clear width and height of not less than 10 ft.
Are areas of refuge, if required in a building, required at each exit stair, or can only one stair be assigned with an area of refuge?	If an area of refuge is provided as the accessible means of egress, more than one area of refuge will be required if more than one accessible means is required. Both the IBC and NFPA 101 require more than one accessible means of egress if more than two means of egress are required. If a single means of egress is permitted, a single accessible means of egress is also permitted and therefore, a single area of refuge is allowed.
Are you aware of any national codes (not local) such as NFPA 101 (in particular for an ambulatory or a hospital classification), that might require an area of refuge at a stair even if the IBC does not require it?	No, we are not aware of additional requirements for ambulatory or health care occupancies for an area of refuge. NFPA 101 excludes health care occupancies from the requirements for an area of refuge. Be advised, the webinar content was for an area of refuge, not to be confused with a refuge area.
I understand elevators are not smoke tight but rated for fire. The nature of elevator requires some air movement and needs a minimum openings at doors. Is this true?	Yes, a gap is necessary in order for the elevator to perform properly. The 2016 edition of ASME A17.1 contains a revision to the space requirements for residential occupancies.
Does this also apply to healthcare occupancies?	The requirements for an accessible means of egress are applicable to healthcare occupancies per the IBC. However, NFPA 101 does not require an accessible means of egress in health care occupancies.
Is a standpipe hose valve connection required on both sides of a horizontal exit or can only one be installed?	Per the IBC, a hose valve connection is required on both sides of a horizontal exit except where floor areas adjacent to a horizontal exit are not reachable from an interior exit stairway hose connection by a 30-ft hose stream from a nozzle attached to 100 ft of hose. Depending on the proximity of an interior exit stairway on each side of the horizontal exit, a hose valve connection may be required on both sides, only one side, or not at all. The 2018 NFPA 101 references the 2016 NFPA 14. Per NFPA 14 hose connections are required on each side of the wall adjacent to the exit opening of a horizontal exit. Where all floor areas are reachable from an exit stairway hose connection on the same side of a horizontal exit within the distances required per NFPA 14, the hose connection on the other side of the horizontal exit is not required.
but the stairwell must still be sized according to the occupant load it is just allowed to be less than the indicated 48" minimum if it is sprinkler protected?	Per the IBC, if the building is sprinkler protected per NFPA 13 or 13R, there is not a minimum width requirement for stairs used as an accessible means of egress. The minimum stair width must be determined by the occupant load the stair serves regardless of whether the stair is used as an accessible means of egress or not. If a building is not sprinkler protected and the stair is used as an accessible means of egress, the minimum required stair width is 48 inches. However, it is possible the stair may have to be wider than 48 inches, based on the occupant load being served by the stair.