




2015 Residential Code Question Of The Week

Exterior balconies less than ___ square feet and only accessible from a door are permitted to have a landing less than 36 inches measured in the direction of travel.

- A) 50
- B) 60 
- C) 70
- D) Every landing shall have a dimension of not less than 36 inches measured in the direction of travel.

R311.3 Floors and landings at exterior doors. There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Every landing shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed $\frac{1}{4}$ unit vertical in 12 units horizontal (2 percent).


Exception: Exterior balconies less than 60 square feet (5.6 m²) and only accessible from a door are permitted to have a landing less than 36 inches (914 mm) measured in the direction of travel.





2015 Commercial Building Code Question Of The Week

In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas except a _____.

- A) 100 square foot electrical equipment room
- B) 250 square foot fire command center
- C) 300 square foot public restroom 
- D) All Of The Above Require Emergency Power

1008.3.3 Rooms and spaces. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment rooms.
2. Fire command centers.
3. Fire pump rooms.
4. Generator rooms.
5. Public restrooms with an area greater than 300 square feet (27.87 m²).





2015 Building Plan Review Question Of The Week

Emergency escape and rescue openings are not required in a fully sprinklered Group R-2 apartment building with two approved exits.

A) True  B) False

**TABLE 1006.3.2(1)
STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES**

STORY	OCCUPANCY	MAXIMUM NUMBER OF DWELLING UNITS	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE
Basement, first, second or third story above grade plane	R-2 ^{a, b}	4 dwelling units	125 feet
Fourth story above grade plane and higher	NP	NA	NA

For SI: 1 foot = 3048 mm.

NP = Not Permitted.

NA = Not Applicable.

a. Buildings classified as Group R-2 equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2 and provided with *emergency escape and rescue openings* in accordance with Section 1030.

b. This table is used for R-2 occupancies consisting of *dwelling units*. For R-2 occupancies consisting of *sleeping units*, use Table 1006.3.2(2).

**1006.3.2(2)
STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR OTHER OCCUPANCIES**

STORY	OCCUPANCY	MAXIMUM OCCUPANT LOAD PER STORY	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (feet)
First story above or below grade plane	A, B ^b , E F ^b , M, U	49	75
	H-2, H-3	3	25
	H-4, H-5, I, R-1, R-2 ^{a, c} , R-4	10	75
	S ^{b, d}	29	75
Second story above grade plane	B, F, M, S ^d	29	75
Third story above grade plane and higher	NP	NA	NA

For SI: 1 foot = 304.8 mm.

NP = Not Permitted.

NA = Not Applicable.

a. Buildings classified as Group R-2 equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2 and provided with *emergency escape and rescue openings* in accordance with Section 1030.

b. Group B, F and S occupancies in buildings equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 shall have a maximum *exit access* travel distance of 100 feet.

c. This table is used for R-2 occupancies consisting of *sleeping units*. For R-2 occupancies consisting of *dwelling units*, use Table 1006.3.2(1).

d. The length of *exit access* travel distance in a Group S-2 *open parking garage* shall be not more than 100 feet.

Tables 1006.3.2(1) and 1006.3.2(2) refer to footnotes which require emergency escape and rescue openings in Group R-2 occupancies even though they are sprinklered in accordance with NFPA 13 or NFPA 13R. These tables are only intended to address potential building design parameters for Group R-2 occupancies which are provided with only one normal exit.

Therefore, a fully sprinklered Group R-2 occupancy with only a permissible single exit would still be required to have emergency escape and rescue openings as required by Section 1030. As such, a fully sprinklered Group R-2 occupancy with two separate independent exits would not have to comply with either Table 1006.3.2(1) or Table 1006.3.2(2) and would consequently not require emergency escape and rescue openings.