

CHAPTER 10 MEANS OF EGRESS

SECTION 1021.2 2012 Edition IBC Interpretation 21-14 Issued 8-29-14 BU_12_21_14

1021.2 Exits from stories. Two *exits*, or *exit access stairways* or *ramps* providing access to *exits*, from any story or occupied roof shall be provided where one of the following conditions exists:

1. The *occupant load* or number of *dwelling units* exceeds one of the values in Table 1021.2(1) or 1021.2(2).
2. The *exit access* travel distance exceeds that specified in Table 1021.2(1) or 1021.2(2) as determined in accordance with the provisions of Section 1016.1.
3. *Helistop* landing areas located on buildings or structures shall be provided with two *exits*, or *exit access stairways* or *ramps* providing access to exits.

Exceptions:

1. Rooms, areas and spaces complying with Section 1015.1 with *exits* that discharge directly to the exterior at the *level of exit discharge*, are permitted to have one *exit*.
2. Group R-3 occupancy buildings shall be permitted to have one *exit*.
3. Parking garages where vehicles are mechanically parked shall be permitted to have one *exit*.
4. Air traffic control towers shall be provided with the minimum number of *exits* specified in Section 412.3.
5. Individual *dwelling units* in compliance with Section 1021.2.3.
6. Group R-3 and R-4 congregate residences shall be permitted to have one *exit*.
7. *Exits* serving specific spaces or areas need not be accessed by the remainder of the story when all of the following are met:
 - 7.1. The number of *exits* from the entire story complies with Section 1021.2.4;
 - 7.2. The access to *exits* from each individual space in the story complies with Section 1015.1; and
 - 7.3. All spaces within each portion of a story shall have access to the minimum number of *approved* independent *exits* based on the *occupant load* of that portion of the story, but not less than two exits.

**TABLE 1021.2(1)
STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES**

STORY	OCCUPANCY	MAXIMUM NUMBER OF DWELLING UNITS	MAXIMUM EXIT ACCESS TRAVEL DISTANCE
Basement, first, second or third story	R-2 ^{a, b}	4 dwelling units	125 feet
Fourth story and above	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 1029.

b. This table is used for R-2 occupancies consisting of *dwelling units*. For R-2 occupancies consisting of *sleeping units*, use Table 1021.2(2).

**TABLE 1021.2(2)
STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR OTHER OCCUPANCIES**

STORY	OCCUPANCY	MAXIMUM OCCUPANTS PER STORY	MAXIMUM EXIT ACCESS TRAVEL DISTANCE
First story or basement	A, B ^b , E, F ^b , M, U, S ^b	49 occupants	75 feet
	H-2, H-3	3 occupants	25 feet
	H-4, H-5, I, R-1, R-2 ^{a, c} , R-4	10 occupants	75 feet
	S	29 occupants	100 feet
Second story	B, F, M, S	29 occupants	75 feet
Third story and above	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 1029.

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 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 1021.2(1).

REFERENCED SECTION:

1021.2.1 Mixed occupancies. Where one *exit*, or *exit access stairway* or *ramp* providing access to *exits* at other stories, is permitted to serve individual stories, mixed occupancies shall be permitted to be served by single *exits* provided each individual occupancy complies with the applicable requirements of Table 1021.2(1) or Table 1021.2(2) for that occupancy. Where applicable, cumulative *occupant loads* from adjacent occupancies shall be considered in accordance with the provisions of Section 1004.1.

In each story of a mixed occupancy building, the maximum number of occupants served by a single *exit* shall be such that the sum of the ratios of the calculated number of occupants of the space divided by the allowable number of occupants for each occupancy does not exceed one.



Q: A two story building has multiple dwelling units on the 2nd floor. The dwelling units are separated by one-hour fire-resistant rated fire partitions in accordance with Section 420.2. Can the dwelling units, in groups of 4 or fewer, have access to only one exit stairway or exit access stairway?

A: Yes.

Per Section 1021.2, items 1 and 2, if the overall exit configuration of the story groups occupants or dwelling units in accordance with what is permitted by Tables 1021.2(1) or 1021.2(2) for number of occupants or number of dwelling units and travel distance, that area is permitted to have access to only one exit stairway or exit access stairway. Per footnote "a" in both tables, all sleeping rooms must also have access to an emergency escape and rescue opening.

Per Section 1021.2.1, if the structure is a mixed occupancy building, the exit configuration for the dwelling units and associated other occupancies would be limited to a ratio of one for each area of the 2nd story served by one exit stairway or exit access stairway.
