

CHAPTER 10 MEANS OF EGRESS

SECTION [B] 1003.3.1.9 IBC Interpretation No. 13-03 2000 Edition Issued: 11-05-03 FI_00_46_03

[B] 1003.3.1.9 Panic and fire exit hardware. Where panic and fire exit hardware is installed, it shall comply with the following:

1. The actuating portion of the releasing device shall extend at least one-half of the door leaf width.
2. A maximum unlatching force of 15 pounds (67 N).

Each door in a means of egress from an occupancy of Group A or E having an occupant load of 100 or more and any occupancy of Group H-1, H-2, H-3 or H-5 shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware.

If balanced doors are used and panic hardware is required, the panic hardware shall be of the push-pad type and the pad shall not extend more than one-half the width of the door measured from the latch side.

REFERENCE IBC SECTION:

[B] 1003.3.1.8 Locks and latches. Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

Exceptions:

1. Places of detention or restraint.
2. In buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M, and S, and in churches, the main exterior door or doors is permitted to be equipped with key-operated locking devices from the egress side provided:
 - 2.1. The locking device is readily distinguishable as locked,
 - 2.2. A readily visible durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. The sign shall be in letters 1 inch (25.4 mm) high on a contrasting background,
 - 2.3. The use of the key-operated locking device is revokable by the building official for due cause.

REMAINDER OF SECTION [B] 1003.3.1.8 NOT SHOWN



Q: The main exterior doors of a Group A occupancy with an occupant load of 300 or less is permitted by the provisions in IBC Section 1003.3.1.8, Exception 2, to be equipped with a key-operated locking device that, in the unlocked position, will allow the door to be readily openable.

Is the main exterior egress door in a Group A occupancy with an occupant load of 100 or more required to be equipped with panic hardware or fire exit hardware, provisioned in Section 1003.3.1.9, in addition to the key-operated locking device permitted in Section 1003.3.1.8?

A: No. Panic hardware or fire exit hardware as described in Section 1003.3.1.9 is not required on the main exterior egress door of a Group A occupancy where the door is equipped with a single key-operated locking device that complies with all the provisions of Section 1003.3.1.8, Exception 2. A single key-operated locking device is permitted as an exception, or alternative, to the primary requirements for locking or latching of egress doors. The permissive requirements of Section 1003.3.1.8, Exception 2 are very specific in identifying when and under what conditions the exception may be applied. The main exterior door that is permitted to be equipped with a keyed lock is also required to be unlocked while the building is occupied. A single locking device in the unlocked position will allow the door to swing freely, and panic hardware or fire exit hardware is only required on a door that is held in the closed position by a latch or lock.
