

**FAX TRANSMITTAL**

June 2014

**To: Undisclosed Recipients**

**Re: 2014 OSSC Update**  
Volume 2/ 2014

3 pages sent

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For those of you who have been wondering what happened to my Code Updates, you aren't alone. I've been wondering the same thing myself. This month marks my 30<sup>th</sup> anniversary of being in the Code business. Next month has the number 62 attached and I've decided that this number will affect my income in the near future.

For the last few months I've been assessing what I want to do with MJ Arts, which actually predates my Code anniversary. For the last several years I've been doing "Have Mouse, Will Travel" [sadly, the cultural reference will soon disappear], spending a couple hours each day trolling Craigslist, and creating a large volume of images [my marketing folder contains over 1200 images and storage has moved into the terabytes]. Sadly, I've often been earning less than minimum wage by the end of many of these projects. The drafting gigs have been better, but not that much. I've designed houses and remodeling projects from California to London, UK, moving geographically. So, while I'm not going to stop doing the commercial art work that shows up on its own, I've decided to stop looking for new commercial art gigs. I have plenty of my own projects to keep me busy.

I started writing these Code Updates around 27 years ago [in different forms]; as a recent contractor who hadn't looked at his Code book in several years, I couldn't comprehend that the Code changes every three years, and the people enforcing the Code don't bother to let the public know this somewhat important piece of information until after they'd arrived at the Building Department. Part of my reason was self-defense; I didn't want to have to keep surprising everyone. In the years since I started there has been some improvement, but not a lot. And we still don't get the Oregon Code until after its enforcement date begins...[next week, by the way]

**2014 OSSC**

Exit terminology is changing again.

From *Significant Changes to the IBC 2012 Edition*:

*Although generally considered as a clarification of existing requirements, the multiple changes regarding interior stairways and ramps will provide for consistent application of the code requirements. [yeah, right] Because so many code sections are affected by this change, including the revision of some of the basic means of egress terminology, it is important that code users are aware of the revisions even if they do not result in major technical changes. [there are some significant changes]*

*Code users should be aware of these changes because they will affect means of egress terminology. In addition, modifications result in a number of substantial revisions to Sections 1009, 1010, 1016, 1021, and 1022 as well as sections in Chapters 4, 7, and 8, the IFC and IMC. It should be noted that these revisions are primarily a clarification and are intended to provide consistency throughout the code. [twice] The new and revised definitions and those sections that were revised within the code are based on the following concepts:*

All stairs within a building are elements of the means of egress system and must comply with Chapter 10.

- **Unenclosed stairways are not considered as an exit.**
- All exit stairways, to qualify as exits, must be enclosed with a fire-resistance-rated enclosure consisting of exit stair shafts and passageways based on the previous exit enclosure provisions.
- All stairways that are permitted to be open, or are not required stairways for egress purposes, are exit access stairways.
- Exit access stairways must be enclosed with fire-resistance-rated enclosures based on shaft provisions or may be open in accordance with exceptions based on the previous code exceptions.
- Exit access travel distance is measured from an entrance to an exit. [from the doorway]
- Exit access travel distance includes the travel distance on an exit access stairway. [not the Exit]
- Entrances to exits on each story are not mandatory and access to exits on other stories is permissible within certain limitations.

I consider the following to come under the heading of Significant Change:

**1009.3 Exit access stairways.**

[EXIT ACCESS STAIRWAY. An interior stairway that is not a required interior exit stairway [aka Exit].]

**Floor openings between stories created by exit access stairways shall be enclosed.**

**Exceptions:**

3. In buildings with **only Group B or M occupancies, exit access stairway openings are not required to be enclosed** provided that the building is equipped throughout with an **automatic sprinkler system in accordance with Section 903.3.1.1, the area of the floor opening between stories does not exceed twice the horizontal projected area of the exit access stairway, and the opening is protected by a draft curtain and closely spaced sprinklers in accordance with NFPA 13.**
4. **In other than Group B and M occupancies, exit access stairway openings are not required to be enclosed** provided that the building is equipped throughout with an **automatic sprinkler system in accordance with Section 903.3.1.1, the floor opening does not connect more than four stories, the area of the floor opening between stories does not exceed twice the horizontal projected area of the exit access stairway, and the opening is protected by a draft curtain and closely spaced sprinklers in accordance with NFPA 13.**

There are 8 other Exceptions that are pretty similar to what we have now. In [3] above, the Code is basically applying the requirements for escalators to all Exit Access Stairways. In the convoluted language of the Code, one still needs to be able to access two Interior Exit Stairways [aka Enclosures] from floors on the third level and above; but one can now have a big hole, or multiple big holes through the vertical axis of a building.

An **Exit Access Stairway** is a different animal than and **Interior Exit Stairway**; and it will be very important to distinguish between the un-capitalized words.

From my draft copy of the 2014 OSSC:

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

<u>STORY</u>	<u>OCCUPANCY</u>	<u>MAXIMUM NUMBER OF DWELLING UNITS</u>	<u>MAXIMUM EXIT ACCESS TRAVEL DISTANCE</u>
<u>Basement, first, second or third story</u>	<u>a, b R-2</u>	<u>4 dwelling units</u>	<u>125 feet</u>
<u>Fourth story and above</u>	<u>NP</u>	<u>NA</u>	<u>NA</u>

For SI: 1 foot = 304.8 mm.

NP – Not Permitted

NA – Not Applicable

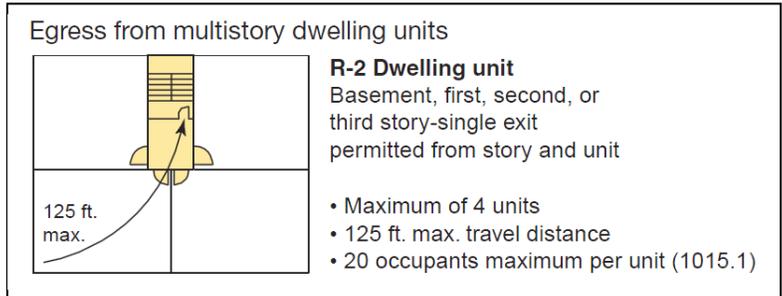
[a, b Footnotes next page]

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).

In other words, a three-story apartment house is required to have one Exit Stairway [Interior or Exterior]; with a Maximum Exit Access Travel Distance of 125ft to the point where the Exit begins. Since an Exit is an Exit, this would also apply to Exterior Exit Stairways

This provision is limited to a maximum number of 4 dwelling units per stairway.



**[F] 1001.4 Fire safety and evacuation plans.** **Fire safety and evacuation plans shall be provided** for all occupancies and buildings where required by the Fire Code. Such fire safety and evacuation plans shall comply with the applicable provisions of Sections 401.2 and 404 of the Fire Code as approved by the Fire Code Official.

*Section 404 of the IFC requires fire safety and evacuation plans in certain Group A, B, E, F, H, I, M, and R occupancies, in high-rise buildings and underground buildings as well as in specific covered mall buildings and buildings with an atrium. These plans are required to include or address a number of different types of issues that may affect the egress of occupants from the building. Along with other items, these include the identification of potential hazards, exits, primary and secondary egress routes, and occupant assembly points as well as establishing procedures for assisted rescue for people who are unable to use the general means of egress unassisted.*

**[F] 404.2 Where required.** [partial list]

An approved fire safety and evacuation plan shall be prepared and maintained for the following occupancies and buildings.

1. Group A, other than Group A occupancies used exclusively for purposes of religious worship that have an occupant load less than 2,000.
2. Group B buildings having an occupant load of 500 or more persons or more than 100 persons above or below the lowest level of exit discharge.
3. Group E.
7. Group R-1.
8. Group R-2 college and university buildings.
10. High-rise buildings.
11. Group M buildings having an occupant load of 500 or more persons or more than 100 persons above or below the lowest level of exit discharge.
15. Buildings with an atrium and having an occupancy in Group A, E or M.

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Telephone/FAX/e-mail consulting services are available on an hourly, monthly or contract basis for architects, designers and construction professionals. Contact me for more information.

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*MJ Arts was created in 1998 to provide the professional construction community with a source of Building Code and architectural information that will enable them to be better-prepared for working with the governmental bodies that enforce regulations pertaining to the construction industry.*