

**CHAPTER 10: MEANS OF EGRESS**

**1001.3.1** Add subsection:

**1001.3.1 Maintenance of Exterior Stairs and Fire Escapes.** All exterior stairways and fire escapes shall be kept free of snow and ice. Exterior stairways and fire escapes constructed of materials requiring the application of weather protecting products, shall have these products applied in an approved manner and shall be applied as often as necessary to maintain the stairways and fire escapes in safe condition. Weather resistant structural fasteners and connections shall tie the stairways and fire escapes directly into the building structural system.

**1001.3.2** Add section:

**1001.3.2 Testing and Certification.** All exterior bridges, steel or wooden stairways, fire escapes and egress balconies shall be examined and/or tested, and certified for structural adequacy and safety every five years, by a *registered design professional*, or others qualified and acceptable to the *building official*; said professional or others shall then submit an affidavit to the *building official*.

**1005.1** Replace exception with these three exceptions:

**Exceptions:**

1. *Means of egress* complying with section 1028.
2. For other than H and I-2 occupancies, the total width of *means of egress* in inches (mm) shall not be less than the total occupant load served by the *means of egress* multiplied by 0.2 inches (5.1 mm) per occupant for stairways and by 0.15 inches (3.8 mm) per occupant for other egress components in buildings that are provided with sprinkler protection in accordance with 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with 907.5.2.2
3. For *existing buildings* that meet all other requirements of Exception 2., the emergency voice/alarm communication system is not required

**1007.4** Add before ‘section 2.27’ and ‘Chapter 27’ this text: ‘524 CMR and’

**1007.4** Add at the end of exception 2. this text: ‘, unless otherwise required by 521 CMR’

**1007.5** Replace the text ‘in section 1109.7, Items 1 through 9.’ with this text: ‘per 521 CMR. Platform lifts shall be installed in accordance with 524 CMR.’

**1007.6.2** Add an exception 2.

2. Areas of refuge, and areas served by them, if equipped throughout with an *automatic sprinkler system* installed in accordance with section 903.3.1.1.

**1008.1.9.7** Add a second exception to item 4. as follows:

**Exception 2.** In Use Group B buildings where one tenant occupies the entire floor and the building has a security station staffed 24 hours each day, the installation of a door release device may be omitted on egress doors in elevator lobbies provided that all other items in this section are met, and in addition, the following items are met:

- a. The building is equipped throughout with both a supervised automatic fire sprinkler system and a supervised automatic fire alarm system.
- b. The supervised automatic fire sprinkler system and the supervised fire alarm system shall interface with the access control system to unlock the doors automatically upon activation of either system.
- c. The elevator lobby shall be equipped with a telephone connected directly to the staffed security station and a sign having block letters one inch in height shall be provided directly above the telephone and shall state: “In case of emergency, pick up telephone. You will be connected directly to security personnel”.

10.00: continued

**1008.1.9.11** Add subsection:

**1008.1.9.11 Exterior Doors and Locks to Apartment Houses.** In accordance with M.G.L. c. 143, § 3R, at least one of the doors of the main common entryway into every apartment house having more than three apartments shall be designed or equipped as to close automatically and lock automatically with a lock, including a lock with an electrically-operated striker mechanism, a self-closing door and associated equipment. Such associated equipment shall include an intercom system tied independently to each apartment and where from each apartment the electrically operated striker mechanism can be released; additionally, where the number of apartments in a given building, irrespective of fire/party wall separation, is ten or more apartments, a closed circuit security camera system shall also be incorporated in such manner that from each apartment, apartment occupants can utilize their personal television sets to observe who is seeking entrance to the building. The intercom and closed circuit security camera systems shall be designed and listed for the weather and temperature conditions to which they will be exposed.

**Exception.** Lodging houses defined in M.G.L. c. 140, § 22: dormitories of charitable, educational or philanthropic institutions; or projects of housing authorities, as defined in M.G.L. c. 121B.

**1010.1** Add a second sentence to read as follows: ‘Wherever ICC A117.1 is referenced in this section, reference instead shall be to 521 CMR instead.’

**1011.1.1** Add subsection:

**1011.1.1 Electrical Rooms.** Electrical rooms governed by section 1008.1.10 shall have installed additional exit signage such that the top of the sign is within 18 inches of the floor and adjacent to only one side of the door

**1016.1.1** Add subsection:

**1016.1.1 Exit Travel Distance Increase for F-1 or S-Uses.** In buildings which are one story in height, equipped with automatic heat and smoke roof vents complying with section 910.0 and equipped throughout with an *automatic sprinkler system* in accordance with section 903.3.1.1, the maximum exit access travel distance shall be 400 feet (122 m) for occupancies in Group F-1 or S.

**1028.2** Add a second paragraph as follows:

For buildings or portions thereof that are classified as A-2 Nightclubs and which have an occupant load of 50 or greater, the main entrance egress system shall be sized such that the width of all required means of egress elements is 72 inches (nominal) or otherwise such main entrance egress system shall be sized in accordance with the applicable portions of this chapter, whichever criteria results in the larger required means of egress system but in no case shall the main entrance egress system be less than 72 inches in nominal width, including the main entrance/exit door system and the main entrance/exit door system shall consist of a pair of side-hinged swinging type doors without a center mullion and shall be equipped with panic hardware.

**1028.2** To the exception add a last sentence as follows:

For buildings or portions thereof that are classified as A-2 Nightclubs and which have an occupant load of 50 or greater this exception does not apply.