



GENERAL REQUIREMENTS FOR APARTMENT BUILDINGS (GROUP R - 2)

An Apartment Building is a building or portion thereof containing three or more dwelling units, with independent cooking and bathroom facilities. The term apartment building, wherever used in the Code, shall include an apartment house, tenement, garden apartment, row houses or any other structure meeting the definition of apartment building, Whether the units are owned, leased or rented.

Multiple Occupancies.

[30.1.2.3] Multiple dwelling units shall be permitted to be located above a nonresidential occupancy in an existing apartment building only where one of the following conditions exists:

- (1) Where the dwelling units of the residential occupancy and exits there from are separated from the nonresidential occupancy by construction having a fire resistance rating of not less than 1 hour.
- (2) Where the nonresidential occupancy is protected throughout by an approved, supervised automatic sprinkler system.
- (3) Where not more than two dwelling units are located above a nonresidential occupancy that is protected by an automatic fire detection system.

[31.1.2] No dwelling unit of a residential occupancy shall have its sole means of egress pass through any nonresidential occupancy in the same building.

Doors.

Doors. Doors that open onto exit access corridors shall have not less than a 20-minute fire protection rating and shall be constructed to resist the passage of smoke.

Doors that open onto exit access corridors shall be self-closing and self-latching.

Transoms, louvers, or transfer grilles shall be prohibited in walls or doors of exit access corridors.

No door in any means of escape shall be locked against egress when the building is occupied. All locking devices that impede or prohibit egress or that cannot be easily disengaged shall be prohibited.

Handrails.

Existing stairs, existing ramps, stairs within dwelling units and within guest rooms, and ramps within dwelling units and guest rooms shall be permitted to have a handrail on one side only.

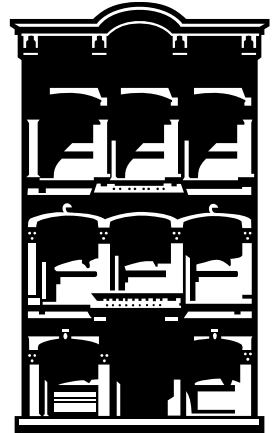
Existing required handrails shall be not less than 30 in. and not more than 38 in. above the surface of the tread, measured vertically to the top of the rail from the leading edge of the tread.

Guards.

Guards shall be provided at the open sides of means of egress that exceed 30 in. above the floor or grade below.

Guards shall be not less than 42 in. high, except as permitted by one of the following: Existing guards on existing stairs shall be permitted to be not less than 30 in. high.

Open guards, other than approved, existing open guards, shall have intermediate rails or an ornamental pattern such that a sphere 4 in. in diameter is not able to pass through any opening up to a height of 34 in.



Means of Escape Requirements.

In dwellings or dwelling units of two rooms or more, every sleeping room and every living area shall have not less than one primary means of escape and one secondary means of escape.

Any dwelling unit shall be permitted to have a single primary exit, provided that one of the following criteria is met:

- (1) The dwelling unit has an exit door opening directly to the street or yard at ground level.
- (2) The dwelling unit has direct access to an outside stair that complies with 7.2.2 and serves not more than two units, both located on the same floor.
- (3) The dwelling unit has direct access to an interior stair that serves only that unit and is separated from all other portions of the building by fire barriers having not less than a 1-hour fire resistance rating with no opening therein.

No common path of travel shall exceed 35 ft in buildings not protected throughout by an approved, supervised automatic sprinkler system, a 50 ft in buildings protected throughout by an approved, supervised automatic sprinkler system

Dead-end corridors shall not exceed 50 ft.

Means of egress shall be illuminated

Emergency lighting shall be provided in all buildings with more than 12 dwelling units or more than three stories in height, unless every dwelling unit has a direct exit to the outside of the building at grade level.

Means of egress shall have signs in all buildings requiring more than one exit.

Secondary Means of Escape.

The secondary means of escape, other than existing approved means of escape, shall be one of the means specified in (A) through (C).

(A) It shall be a door, stairway, passage, or hall providing a way of unobstructed travel to the outside of the dwelling at street or ground level that is independent of and remote from the primary means of escape.

(B) It shall be a passage through an adjacent non-lockable space, independent of and remote from the primary means of escape, to any approved means of escape.

(C) It shall be an outside window or door operable from the inside without the use of tools, keys, or special effort and shall provide a clear opening of not less than 5.0 sq. ft. (5.7 sq. ft. for new windows) The width shall be not less than 20 in., and the height shall be not less than 24 in. The bottom of the opening shall be not more than 44 in. above the floor.

Protection from Hazards.

No floor below the level of exit discharge used only for storage, heating equipment, or purposes other than residential occupancy open to the public shall have unprotected openings to floors used for residential purposes.

Any hazardous area shall be protected in accordance with the code

Interior Wall and Ceiling Finish.

Interior wall and ceiling finish materials complying with 10.2 shall be permitted as follows:

- (1) Exit enclosures — Class A or Class B
- (2) Lobbies and corridors — Class A or Class B
- (3) Other spaces — Class A, Class B, or Class C Stairs

Detection, Alarm, and Communications Systems.

Apartment buildings with more than three stories or with more than 11 dwelling units, shall be provided with a fire alarm system

A fire alarm system shall not be required where each dwelling unit is separated from other contiguous dwelling units by fire barriers having a fire resistance rating of not less than ½ hour, and where each dwelling unit has either its own independent exit or its own independent stairway or ramp discharging at grade.

Smoke Alarms

Smoke alarms shall be installed in the following locations:

- (1) All sleeping rooms in other than existing dwellings
- (2) Outside of each separate sleeping area, in the immediate vicinity of the sleeping rooms
- (3) On each level of the dwelling unit, including basements

Power for Smoke Alarms: All newly installed smoke alarms shall be directly wired to a non-dedicated electrical branch circuit for the building and by battery.

Carbon Monoxide Detection

Carbon Monoxide Detection shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. An additional carbon monoxide alarm (detector) shall be installed in any

sleeping room that contains a fuel-burning appliance.

Premises Identification.

New and existing buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property.

Building Services

All electrical appliances, fixtures, equipment, or wiring shall be installed and maintained in accordance with NFPA 70, National Electrical Code®.

Permanent wiring shall be installed and maintained in accordance with NFPA 70, National Electrical Code®.

Multiplug adapters, such as multiplug extension cords, cube adapters, strip plugs, and other devices, shall be listed and used in accordance with their listing.

Extension cords and flexible cords shall not be affixed to structures; extend through walls, ceilings, or floors, or under doors or floor coverings; or be subject to environmental or physical damage.

Temporary electrical power and lighting installations shall be permitted for a period not to exceed 90 days for holiday decorative lighting and similar purposes. [70:527.3(B)]

Heating, Ventilating Ductwork, and Related Equipment.

Air conditioning, heating, ventilating ductwork, and related equipment shall be installed and maintained in accordance with the codes

Un-vented fuel-fired heaters shall not be used.

Maintenance of Fire-Resistive Construction.

Where required fire-rated gypsum wallboard walls or ceilings are damaged to the extent that through openings exist, the damaged gypsum wallboard shall be replaced or returned to the required level of fire resistance using a listed repair system or using materials and methods equivalent to the original construction.

Operating Features: Emergency Instructions for Residents of Apartment Buildings.

Emergency instructions shall be provided annually to each dwelling unit to indicate the location of alarms, egress paths, and actions to be taken, both in response to a fire in the dwelling unit and in response to the sounding of the alarm system.

This is not an all-inclusive list of code requirements this sheet only identifies the most common issues.

For additional details you should contact an Asst. State Fire Marshal in your regional office of the Division of Fire Safety.