



August 15, 2017

Mr. Brian Stancavage, AIA
Svigals + Partners
84 Orange Street
New Haven, CT 06510

RE: I-10-17 Request for Interpretation IBC Section 713.14.1; Elevator Lobby and 1008.1.9.9 Electromagnetically locked doors

Dear Mr. Stancavage:

This is in response to your request for a formal interpretation in regards to the following question:

Scenario

The space in question is on the 14th/15th floor of a building that I am working on as well as multiple existing building around the state. A floor plan is attached where the elevators empty into an existing elevator lobby which have no direct means of egress. The lobby exits directly into the office space through keycard access at the entrance doors. The office has two separate means of egress within the space. Egress would require the doors at the elevator lobby to unlock to reach the exit access stairway.

IBC Section 713.14.1 states, "*Elevator lobbies shall have at least one means of egress complying with chapter 10 and other provisions.*" (with a couple exceptions). Moving to IBC 1021.1 and 1021.2, the chart states the quantity of exits required from the lobby. Being on the 14th floor the space requires two means.

Question (1):

Does the state consider it to be code compliant for the doors off the elevator lobby to have fail safe hardware complying with 1008.1.9.9? This will allow egress though the doors, at the elevator lobby, to the office space which has direct means of egress.



Answer:

Section 713.14.1 of the Building Code requires elevator lobbies to have access to at least one means of egress only in new construction. Section 7.4.1.6 within Part IV of the Fire Safety Code contains an identical requirement that is retroactive to existing buildings.

It is permissible to utilize Section 1008.1.9.9 governing electromagnetically locked egress doors on the elevator lobby doors. Note that the criteria within Section 1008.1.9.9 ensures that the doors are readily openable by persons within the elevator lobby. As such, use of Section 1008.1.9.9 will not restrict unauthorized access to the floor.

The use of delayed egress locks in accordance with Section 1008.1.9.7 is permissible in fully sprinklered or fully detected buildings and does incorporate a 15-second delay prior to unlocking as well as an audible alarm upon activation.

If neither, condition is acceptable, the lobby must be configured to afford lobby occupants access to at least one means of egress. Sections 1021 and 1022 are not applicable to elevator lobbies.

If the condition is existing, Sections 7.2.1.6.3 within Part IV of the Fire Safety Code outlines criteria for elevator lobby door unlocking, which is permitted in Existing Business Occupancies by Section 39.2.2.2.3.

Sincerely,

Daniel Tierney
Deputy State Building Inspector

DT:bags