

780 CMR 10.00

MEANS OF EGRESS

780 CMR 1001.0 ADMINISTRATION

1001.1 General. Buildings or portions thereof shall be provided with a means of egress system as required by 780 CMR 10.00. The provisions of 780 CMR 10.00 shall control the design, construction and arrangement of means of egress components required to provide an approved means of egress from structures and portions thereof.

Note: also refer to 521 CMR (Architectural Access Rules and Regulations) which will/may have impact on ingress/egress design and construction.

1001.2 Minimum Requirements. It shall be unlawful to alter a building or structure in a manner that will reduce the number of exits or the capacity of the means of egress to less than required by 780 CMR.

1001.3 Maintenance-general. *Means of egress shall be maintained to assure that all required egress elements and all required lighting and signage conform to the applicable requirements of 780 CMR.*

1001.3.1 Obstructions. *It shall be unlawful to obstruct, or reduce in any manner, the clear width of any doorway, hallway, passageway or other means of egress required by the provisions of 780 CMR.*

1001.3.2 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. Where corrodible structural parts of such stairways and fire escapes tie directly into the building structural system, all joints shall be sealed, as necessary, to prevent water from damaging or corroding structural elements.*

1001.3.3 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 Massachusetts registered professional engineer, or others qualified and acceptable to the building official; said engineer or others shall then submit an affidavit to the building official.*

780 CMR 1002.0 DEFINITIONS

1002.1 Definitions. The following words and terms

shall, for the purposes of 780 CMR 10.00 and as used elsewhere in 780 CMR, have the meanings shown in 780 CMR 1002.1.

ACCESSIBLE MEANS OF EGRESS. A continuous and unobstructed way of egress travel from any point in a building or facility that provides an accessible route to an area of refuge, a horizontal exit or a public way.

AISLE ACCESSWAY. That portion of an exit access that leads to an aisle.

ALTERNATING TREAD DEVICE. A device that has a series of steps between 50 and 70 degrees (0.87 and 1.22 rad) from horizontal, usually attached to a center support rail in an alternating manner so that the user does not have both feet on the same level at the same time.

AREA OF REFUGE. An area where persons unable to use stairways can remain temporarily to await instructions or assistance during emergency evacuation.

BLEACHERS. Tiered seating facilities.

COMMON PATH OF EGRESS TRAVEL. That portion of exit access which the occupants are required to traverse before two separate and distinct paths of egress travel to two exits are available. Paths that merge are common paths of travel. Common paths of egress travel shall be included within the permitted travel distance.

CORRIDOR. An enclosed exit access component that defines and provides a path of egress travel to an exit.

DOOR, BALANCED. A door equipped with double-pivoted hardware so designed as to cause a semi counterbalanced swing action when opening.

EGRESS COURT. A court or yard which provides access to a public way for one or more exits.

EMERGENCY ESCAPE AND RESCUE OPENING. An operable window, door or other similar device that provides for a means of escape and access for rescue in the event of an emergency.

EXIT. That portion of a means of egress system which is separated from other interior spaces of a building or structure by fire-resistance-rated construction and opening protectives as required to provide a protected path of egress travel between the exit access and the exit discharge. Exits include exterior exit doors at ground level, exit enclosures, exit passageways, exterior exit stairs, exterior exit ramps and horizontal exits.

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EXIT, HORIZONTAL. A path of egress travel from one building to an area in another building on approximately the same level, or a path of egress travel through or around a wall or partition to an area on approximately the same level in the same building, which affords safety from fire and smoke from the area of incidence and areas communicating therewith.

EXIT ACCESS. That portion of a means of egress system that leads from any occupied portion of a building or structure to an exit.

EXIT DISCHARGE. That portion of a means of egress system between the termination of an exit and a public way.

EXIT DISCHARGE, LEVEL OF. The horizontal plane located at the point at which an exit terminates and an exit discharge begins.

EXIT ENCLOSURE. An exit component that is separated from other interior spaces of a building or structure by fire-resistance-rated construction and opening protectives, and provides for a protected path of egress travel in a vertical or horizontal direction to the exit discharge or the public way.

EXIT PASSAGEWAY. An exit component that is separated from all other interior spaces of a building or structure by fire-resistance-rated construction and opening protectives, and provides for a protected path of egress travel in a horizontal direction to the exit discharge or the public way.

FIRE EXIT HARDWARE. Panic hardware that is listed for use on fire door assemblies.

FLOOR AREA, GROSS. The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

FLOOR AREA, NET. The actual occupied area not including unoccupied accessory areas such as corridors, stairways, toilet rooms, mechanical rooms and closets.

FOLDING AND TELESCOPIC SEATING. Tiered seating facilities having an overall shape and size that are capable of being reduced for purposes of moving or storing.

GRANDSTAND. Tiered seating facilities.

GUARD. A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a

lower level.

HANDRAIL. A horizontal or sloping rail intended for grasping by the hand for guidance or support.

MEANS OF EGRESS. A continuous and unobstructed path of vertical and horizontal egress travel from any occupied portion of a building or structure to a public way. A means of egress consists of three separate and distinct parts: the exit access, the exit and the exit discharge.

NOSING. The leading edge of treads of stairs and of landings at the top of stairway flights.

OCCUPANT LOAD. The number of persons for which the means of egress of a building or portion thereof is designed.

PANIC HARDWARE. A door-latching assembly incorporating a device that releases the latch upon the application of a force in the direction of egress travel.

PUBLIC WAY. A street, alley or other parcel of land open to the outside air leading to a street, that has been deeded, dedicated or otherwise permanently appropriated to the public for public use and which has a clear width and height of not less than ten feet (3048 mm).

RAMP. A walking surface that has a running slope steeper than one unit vertical in 20 units horizontal (5% slope).

SCISSOR STAIR. Two interlocking stairways providing two separate paths of egress located within one stairwell enclosure.

SMOKE-PROTECTED ASSEMBLY SEATING. Seating served by means of egress that is not subject to smoke accumulation within or under a structure.

STAIR. A change in elevation, consisting of one or more risers.

STAIRWAY. One or more flights of stairs, either exterior or interior, with the necessary landings and platforms connecting them, to form a continuous and uninterrupted passage from one level to another.

STAIRWAY, EXTERIOR. A stairway that is open on at least one side, except for required structural columns, beams, handrails and guards. The adjoining open areas shall be either yards, courts or public ways. The other sides of the exterior stairway need not be open.

STAIRWAY, INTERIOR. A stairway not meeting the definition of an exterior stairway.

STAIRWAY, SPIRAL. A stairway having a closed circular form in its plan view with uniform section-shaped treads attached to and radiating from a minimum-diameter supporting column.

WINDER. A tread with nonparallel edges.

780 CMR 1003.0 GENERAL MEANS OF EGRESS

1003.1 Applicability. The general requirements specified in 780 CMR 1003.0 through 1012.0 shall apply to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge detailed elsewhere in 780 CMR 10.00.

1003.2 Ceiling height. The means of egress shall have a ceiling height of not less than seven feet (2134 mm).

Exceptions:

1. Sloped ceilings in accordance with 780 CMR 1208.2.
2. Ceilings of dwelling units and sleeping units within residential occupancies in accordance with 780 CMR 1208.2.
3. Allowable projections in accordance with 780 CMR 1003.3.
4. Stair headroom in accordance with 780 CMR 1009.2.
5. Door height in accordance with 780 CMR 1008.1.1.

1003.3 Protruding Objects. Protruding objects shall comply with the requirements of 780 CMR 1003.3.1 through 1003.3.4.

1003.3.1 Headroom. Protruding objects are permitted to extend below the minimum ceiling height required by 780 CMR 1003.2 provided a minimum headroom of 80 inches (2032 mm) shall be provided for any walking surface, including walks, corridors, aisles and passageways. Not more than 50% of the ceiling area of a means of egress shall be reduced in height by protruding objects.

Exception: Door closers and stops shall not reduce headroom to less than 78 inches (1981 mm).

A barrier shall be provided where the vertical clearance is less than 80 inches (2032 mm) high. The leading edge of such a barrier shall be located 27 inches (686 mm) maximum above the floor.

1003.3.2 Free-standing Objects. A free-standing object mounted on a post or pylon shall not overhang that post or pylon more than 12 inches (305 mm) where the lowest point of the leading edge is more than 27 inches (686 mm) and less than 80 inches (2032 mm) above the walking surface. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches (305 mm), the lowest edge of such sign or obstruction shall be 27 inches (685 mm) maximum or 80 inches (2030 mm) minimum above the finish floor or ground.

Exception. This requirement shall not apply to sloping portions of handrails serving stairs and

ramps.

1003.3.3 Horizontal Projections. Structural elements, fixtures or furnishings shall not project horizontally from either side more than 4 inches (102 mm) over any walking surface between the heights of 27 inches (686 mm) and 80 inches (2032 mm) above the walking surface.

Exception: Handrails serving stairs and ramps are permitted to protrude 4.5 inches (114 mm) from the wall.

1003.3.4 Clear Width. Protruding objects shall not reduce the minimum clear width of accessible routes as required in 780 CMR 1104.

1003.4 Floor Surface. Walking surfaces of the means of egress shall have a slip-resistant surface and be securely attached.

1003.5 Elevation Change. Where changes in elevation of less than 12 inches (305 mm) exist in the means of egress, sloped surfaces shall be used. Where the slope is greater than one unit vertical in 20 units horizontal (5% slope), ramps complying with 780 CMR 1010.0 shall be used. Where the difference in elevation is six inches (152 mm) or less, the ramp shall be equipped with either handrails or floor finish materials that contrast with adjacent floor finish materials.

Exceptions:

1. A single step with a maximum riser height of seven inches (178 mm) is permitted for buildings with occupancies in Groups F, H, R-2 and R-3 as applicable in 780 CMR 101.2, and Groups S and U at exterior doors not required to be accessible by 780 CMR 11.00.
2. A stair with a single riser or with two risers and a tread is permitted at locations not required to be accessible by 780 CMR 11.00, provided that the risers and treads comply with 780 CMR 1009.3, the minimum depth of the tread is 13 inches (330 mm) and at least one handrail complying with 780 CMR 1009.11 is provided within 30 inches (762 mm) of the centerline of the normal path of egress travel on the stair.
3. An aisle serving seating that has a difference in elevation less than 12 inches (305 mm) is permitted at locations not required to be accessible by 780 CMR 11, provided that the risers and treads comply with 780 CMR 1024.11 and the aisle is provided with a handrail complying with 780 CMR 1024.13.

Any change in elevation in a corridor serving non ambulatory persons in a Group I-2 occupancy shall be by means of a ramp or sloped walkway.

1003.6 Means of Egress Continuity. The path of egress travel along a means of egress shall not be interrupted by any building element other than a means of egress component as specified in 780 CMR

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10.00. Obstructions shall not be placed in the required width of a means of egress except projections permitted by 780 CMR 10.00. The required capacity of a means of egress system shall not be diminished along the path of egress travel.

1003.7 Elevators, Escalators and Moving Walks. Elevators, escalators and moving walks shall not be used as a component of a required means of egress from any other part of the building.

Exception. Elevators used as an accessible means of egress in accordance with 780 CMR 1007.4.

780 CMR 1004.0 OCCUPANT LOAD

1004.1 Design Occupant Load. In determining means of egress requirements, the number of occupants for whom means of egress facilities shall be provided shall be established by the largest number computed in accordance with 780 CMR 1004.1.1 through 1004.1.3.

Exception. For A-2nc uses also note the prescriptive egress requirements of 780 CMR 1024.0 and 780 CMR 3403.0.

1004.1.1 Actual Number. The actual number of occupants for whom each occupied space, floor or building is designed.

1004.1.2 Number by Table 1004.1.2. The number of occupants computed at the rate of one occupant per unit of area as prescribed in Table 1004.1.2.

TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

OCCUPANCY	FLOOR AREA IN SQ. FT. PER OCCUPANT
Agricultural building	300 gross
Aircraft hangars	500 gross
Airport terminal	
Baggage claim	20 gross
Baggage handling	300 gross
Concourse	100 gross
Waiting areas	15 gross
Assembly	
Gaming floors (keno, slots, etc.)	11 gross
Assembly with fixed seats	See 780 CMR 1003.2.2.9
Assembly without fixed seats	
Concentrated (chairs only—not fixed) Standing space	7 net
Unconcentrated (tables and chairs)	15 net
<i>For A-2nc uses also note the prescriptive egress requirements of 780 CMR 1024 and 780 CMR 3400.3.</i>	
Bowling centers, allow five persons for each lane including 15 feet of runway, and for additional areas	7 net
Business areas	100 gross
Courtrooms - other than fixed seating areas	40 net
Dormitories	50 gross
Educational	
Classroom area	20 net
Shops and other vocational room areas	50 net

OCCUPANCY	FLOOR AREA IN SQ. FT. PER OCCUPANT
Exercise rooms	50 gross
H-5 Fabrication and manufacturing areas	200 gross
Industrial areas	100 gross
Institutional areas	
Inpatient treatment areas	240 gross
Outpatient areas	100 gross
Sleeping areas	120 gross
Kitchens, commercial	200 gross
Library	
Reading rooms	50 net
Stack area	100 gross
Locker rooms	50 gross
Mercantile	
Areas on other floors	60 gross
Basement and grade floor areas	30 gross
Storage, stock, shipping areas	300 gross
Parking garages	200 gross
Residential	200 gross
Skating rinks, swimming pools	
Rink and pool	50 gross
Decks	15 gross
Stages and platforms	15 net
Accessory storage areas, mechanical equipment room	300 gross
Warehouses	500 gross

For SI: 1 square foot - 0.0929 m²

1004.1.3 Number by Combination. Where occupants from accessory spaces egress through a primary area, the calculated occupant load for the primary space shall include the total occupant load of the primary space plus the number of occupants egressing through it from the accessory space.

1004.2 Increased Occupant Load. The occupant load permitted in any building or portion thereof is permitted to be increased from that number established for the occupancies in Table 1004.1.2 provided that all other requirements of the code are also met based on such modified number and the occupant load shall not exceed one occupant per 5 square feet (0.47 m²) of occupiable floor space. Where required by the building official, an approved aisle, seating or fixed equipment diagram substantiating any increase in occupant load shall be submitted. Where required by the building official, such diagram shall be posted.

1004.3 Posting of Occupant Load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

1004.4 Exiting from Multiple Levels. Where exits serve more than one floor, only the occupant load of each floor considered individually shall be used in computing the required capacity of the exits at that floor, provided that the exit capacity shall not decrease in the direction of egress travel.

1004.5 Egress Convergence. Where means of egress from floors above and below converge at an

intermediate level, the capacity of the means of egress from the point of convergence shall not be less than the sum of the two floors.

1004.6 Mezzanine Levels. The occupant load of a mezzanine level with egress onto a room or area below shall be added to that room or area's occupant load, and the capacity of the exits shall be designed for the total occupant load thus established.

1004.7 Fixed Seating. For areas having fixed seats and aisles, the occupant load shall be determined by the number of fixed seats installed therein.

For areas having fixed seating without dividing arms, the occupant load shall not be less than the number of seats based on one person for each 18 inches (457 mm) of seating length.

The occupant load of seating booths shall be based on one person for each 24 inches (610 mm) of booth seat length measured at the backrest of the seating booth.

1004.8 Outdoor Areas. Yards, patios, courts and similar outdoor areas accessible to and usable by the building occupants shall be provided with means of egress as required by 780 CMR 10.00. The occupant load of such outdoor areas shall be assigned by the building official in accordance with the anticipated use. Where outdoor areas are to be used by persons in addition to the occupants of the building, and the path of egress travel from the outdoor areas passes through the building, means of egress requirements for the building shall be based on the sum of the occupant loads of the building plus the outdoor areas.

Exceptions:

1. Outdoor areas used exclusively for service of the building need only have one means of egress.
2. Both outdoor areas associated with Group R-3 and individual dwelling units of Group R-2, as applicable in 780 CMR 101.2.

1004.9 Multiple Occupancies. Where a building contains two or more occupancies, the means of egress requirements shall apply to each portion of the building based on the occupancy of that space. Where two or more occupancies utilize portions of the same means of egress system, those egress components shall meet the more stringent requirements of all occupancies that are served.

780 CMR 1005.0 EGRESS WIDTH

1005.1 Minimum Required Egress Width. The means of egress width shall not be less than required by 780 CMR 1005.0. 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 the factors in Table 1005.1 and not less than specified elsewhere in 780 CMR. Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity to less than 50% of the required

capacity. The maximum capacity required from any story of a building shall be maintained to the termination of the means of egress.

Exception. Means of egress complying with 780 CMR 1024.8.

TABLE 1005.1 EGRESS WIDTH PER OCCUPANT SERVED

OCCUPANCY	WITHOUT SPRINKLER SYSTEM		WITH SPRINKLER SYSTEM ^a	
	Stairways (inches per occupant)	Other egress components (inches per occupant)	Stairways (inches per occupant)	Other egress components (inches per occupant)
Occupancies other than those listed below	0.3	0.2	0.2	0.15
Hazardous: H-1, H-2, H-3 & H-4	0.7	0.4	0.3	0.2
Institutional: I-2	NA	NA	0.3	0.2

For SI: 1 inch = 25.4 mm. NA = Not applicable.

a. Buildings equipped throughout with an automatic sprinkler system in accordance with 780 CMR 903.3.1.1 or 903.3.1.2.

1005.2 Door Encroachment. Doors opening into the path of egress travel shall not reduce the required width to less than one-half during the course of the swing. When fully open, the door shall not project more than seven inches (178 mm) into the required width.

Exception: The restrictions on a door swing shall not apply to doors within individual dwelling units and sleeping units of Group R-2 and dwelling units of Group R-3.

780 CMR 1006.0 MEANS OF EGRESS ILLUMINATION

1006.1 Illumination Required. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.

Exceptions:

1. Occupancies in Group U.
2. Aisle accessways in Group A.
3. Dwelling units and sleeping units in Groups R-1, R-2 and R-3.
4. Sleeping units of Group I occupancies.

1006.2 Illumination Level. The means of egress illumination level shall not be less than one foot-candle (11 lux) at the floor level.

Exception: For auditoriums, theaters, concert or opera halls and similar assembly occupancies, the illumination at the floor level is permitted to be reduced during performances to not less than 0.2 foot-candle (2.15 lux) provided that the required illumination is automatically restored upon activation of a premise's fire alarm system where such system is provided.

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1006.3 Illumination Emergency Power. The power supply for means of egress illumination shall normally be provided by the premise's electrical supply.

In the event of power supply failure, an emergency electrical system shall automatically illuminate the following areas:

1. Exit access corridors, passageways and aisles in rooms and spaces which require two or more means of egress.
2. Exit access corridors and exit stairways located in buildings required to have two or more exits.
3. Exterior egress components at other than the level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
4. Interior exit discharge elements, as permitted in 780 CMR 1023.1, in buildings required to have two or more exits.
5. The portion of the exterior exit discharge immediately adjacent to exit discharge doorways in buildings required to have two or more exits.

The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with 780 CMR 2702.0.

1006.4 Performance of System. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of one foot-candle (11 lux) and a minimum at any point of 0.1 foot-candle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 foot-candle (six lux) average and a minimum at any point of 0.06 foot-candle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to one shall not be exceeded.

780 CMR 1007.0 ACCESSIBLE MEANS OF EGRESS

1007.1 Accessible Means of Egress Required. Accessible means of egress shall comply with 780 CMR 1007.0. Accessible spaces shall be provided with not less than one accessible means of egress. Where more than one means of egress is required by 780 CMR 1014.1 or 1018.1 from any accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress.

Exceptions:

1. Accessible means of egress are not required in alterations to existing buildings.
2. One accessible means of egress is required from an accessible mezzanine level in accordance with 780 CMR 1007.3 or 1007.4.

3. In assembly spaces with sloped floors, one accessible means of egress is required from a space where the common path of travel of the accessible route for access to the wheelchair spaces meets the requirements in 780 CMR 1024.8.

1007.2 Continuity and Components. Each required accessible means of egress shall be continuous to a public way and shall consist of one or more of the following components:

1. Accessible routes complying with 780 CMR 1104.
2. Stairways within exit enclosures complying with 780 CMR 1007.3 and 1019.1.
3. Elevators complying with 780 CMR 1007.4.
4. Platform lifts complying with 780 CMR 1007.5.
5. Horizontal exits.
6. Smoke barriers.

Exceptions:

1. Where the exit discharge is not accessible, an exterior area for assisted rescue must be provided in accordance with 780 CMR 1007.8.
2. Where the exit stairway is open to the exterior, the accessible means of egress shall include either an area of refuge in accordance with 780 CMR 1007.6 or an exterior area for assisted rescue in accordance with 780 CMR 1007.8.

1007.2.1 Buildings with Four or More Stories. In buildings where a required accessible floor is four or more stories above or below a level of exit discharge, at least one required accessible means of egress shall be an elevator complying with 780 CMR 1007.4.

Exceptions:

1. In buildings equipped throughout with an automatic sprinkler system installed in accordance with 780 CMR 903.3.1.1 or 903.3.1.2, the elevator shall not be required on floors provided with a horizontal exit and located at or above the level of exit discharge.
2. In buildings equipped throughout with an automatic sprinkler system installed in accordance with 780 CMR 903.3.1.1 or 903.3.1.2, the elevator shall not be required on floors provided with a ramp conforming to the provisions of 780 CMR 1010.0.

1007.3 Enclosed Exit Stairways. An enclosed exit stairway, to be considered part of an accessible means of egress, shall have a clear width of 48 inches (1219 mm) minimum between handrails and shall either incorporate an area of refuge within an enlarged floor-level landing or shall be accessed from either an area of refuge complying with 780 CMR 1007.6 or a horizontal exit.

Exceptions:

1. Open exit stairways as permitted by 780 CMR 1019.1 are permitted to be considered part of an accessible means of egress.
2. The area of refuge is not required at open stairways that are permitted by 780 CMR 1019.1 in buildings or facilities that are equipped throughout with an automatic sprinkler system installed in accordance with 780 CMR 903.3.1.1.
3. The clear width of 48 inches (1219 mm) between handrails and the area of refuge is not required at exit stairways in buildings or facilities equipped throughout with an automatic sprinkler system installed in accordance with 780 CMR 903.3.1.1 or 903.3.1.2.
4. The clear width of 48 inches (1219 mm) between handrails is not required for enclosed exit stairways accessed from a horizontal exit.
5. Areas of refuge are not required at exit stairways serving open parking garages.

1007.4 Elevators. *An elevator to be considered part of an accessible means of egress shall comply with the emergency operation and signaling device requirements of 524 CMR (also see Section 2.27 of ASME A17.1). Standby power shall be provided in accordance with 524 CMR (also see 780 CMR 2702.0). The elevator shall be accessed from either an area of refuge complying with 780 CMR 1007.6 or a horizontal exit.*

Exceptions:

1. Elevators are not required to be accessed from an area of refuge or horizontal exit in open parking garages *unless otherwise required by 521 CMR.*
2. Elevators are not required to be accessed from an area of refuge or horizontal exit in buildings and facilities equipped throughout with an automatic sprinkler system installed in accordance with 780 CMR 903.3.1.1 or 903.3.1.2 *unless otherwise required by 521 CMR.*

1007.5 Platform Lifts. Platform (wheelchair) lifts shall not serve as part of an accessible means of egress, except where allowed as part of a required accessible route per **521 CMR**. Platform lifts in accordance with 780 CMR 2702 shall be installed in accordance with **524 CMR**. Standby power shall be provided for platform lifts permitted to serve as part of a means of egress.

1007.6 Areas of Refuge. Every required area of refuge shall be accessible from the space it serves by an accessible means of egress. The maximum travel distance from any accessible space to an area of refuge shall not exceed the travel distance permitted for the occupancy in accordance with 780 CMR 1015.1. Every required area of refuge shall have direct access to an enclosed stairway complying with 780 CMR 1007.3 and 1019.1 or an elevator complying with 780 CMR 1007.4. Where an elevator lobby is used as an area of refuge, the shaft

and lobby shall comply with 780 CMR 1019.1.8 for smokeproof enclosures except where the elevators are in an area of refuge formed by a horizontal exit or smoke barrier.

1007.6.1 Size. Each area of refuge shall be sized to accommodate one wheelchair space of 30 inches by 48 inches (762 mm by 1219 mm) for each 200 occupants or portion thereof, based on the occupant load of the area of refuge and areas served by the area of refuge. Such wheelchair spaces shall not reduce the required means of egress width. Access to any of the required wheelchair spaces in an area of refuge shall not be obstructed by more than one adjoining wheelchair space.

1007.6.2 Separation. Each area of refuge shall be separated from the remainder of the story by a smoke barrier complying with 780 CMR 709. Each area of refuge shall be designed to minimize the intrusion of smoke.

Exceptions:

1. Areas of refuge located within a stairway enclosure.
2. Areas of refuge where the area of refuge and areas served by the area of refuge are equipped throughout with an automatic sprinkler system installed in accordance with 780 CMR 903.3.1.1 or 903.3.1.2.

1007.6.3 Two-way Communication. Areas of refuge shall be provided with a two-way communication system between the area of refuge and a central control point. If the central control point is not constantly attended, the area of refuge shall also have controlled access to a public telephone system. Location of the central control point shall be approved by the fire department. The two-way communication system shall include both audible and visible signals.

1007.6.4 Instructions. In areas of refuge that have a two-way emergency communications system, instructions on the use of the area under emergency conditions shall be posted adjoining the communications system. The instructions shall include all of the following:

1. Directions to find other means of egress.
2. Persons able to use the exit stairway do so as soon as possible, unless they are assisting others.
3. Information on planned availability of assistance in the use of stairs or supervised operation of elevators and how to summon such assistance.
4. Directions for use of the emergency communications system.

1007.6.5 Identification. Each door providing access to an area of refuge (area of rescue assistance) from an adjacent floor area shall be identified by a sign complying with **521 CMR**. Where exit sign illumination is required by

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780 CMR 1011.2, the area of refuge sign shall be illuminated. Additionally, tactile signage complying with **521 CMR** shall be located at each door to an area of refuge.

1007.7 Signage. At exits and elevators serving a required accessible space but not providing an approved accessible means of egress, signage shall be installed indicating the location of accessible means of egress.

1007.8 Exterior Area for Assisted Rescue. The exterior area for assisted rescue must be open to the outside air and meet the requirements of 780 CMR 1007.6.1. Separation walls shall comply with the requirements of 780 CMR 704.0 for exterior walls. Where walls or openings are between the area for assisted rescue and the interior of the building, the building exterior walls within ten feet (3048 mm) horizontally of a nonrated wall or unprotected opening shall be constructed as required for a minimum one-hour fire-resistance rating with $\frac{3}{4}$ -hour opening protectives. This construction shall extend vertically from the ground to a point ten feet (3048 mm) above the floor level of the area for assisted rescue or to the roof line, whichever is lower.

1007.8.1 Openness. The exterior area for assisted rescue shall be at least 50% open, and the open area above the guards shall be so distributed as to minimize the accumulation of smoke or toxic gases.

1007.8.2 Exterior Exit Stairway. Exterior exit stairways that are part of the means of egress for the exterior area for assisted rescue shall provide a clear width of 48 inches (1219 mm) between handrails.

1007.8.3 Identification. Exterior areas for assisted rescue shall have identification as required for area of refuge that complies with 780 CMR 1007.6.5.

780 CMR 1008 DOORS, GATES AND TURNSTILES

1008.1 Doors. Means of egress doors shall meet the requirements of 780 CMR 1008.0. Doors serving a means of egress system shall meet the requirements of 780 CMR 1008.0 and 780 CMR 1017.2. Doors provided for egress purposes in numbers greater than required by 780 CMR shall meet the requirements of 780 CMR 1008.0.

Means of egress doors shall be readily distinguishable from the adjacent construction and finishes such that the doors are easily recognizable as doors. Mirrors or similar reflecting materials shall not be used on means of egress doors. Means of egress doors shall not be concealed by curtains, drapes, decorations or similar materials.

1008.1.1 Size of Doors. For A-2 nightclubs (A-2nc) also see 780 CMR 1024, otherwise, the

minimum width of each door opening shall be sufficient for the occupant load thereof and shall provide a clear width of not less than 32 inches (813 mm). Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). Where 780 CMR 1008.1 requires a minimum clear width of 32 inches (813 mm) and a door opening includes two door leaves without a mullion, one leaf shall provide a clear opening width of 32 inches (813 mm). The maximum width of a swinging door leaf shall be 48 inches (1219 mm) nominal. Means of egress doors in an occupancy in Group I-2 used for the movement of beds shall provide a clear width not less than 41½ inches (1054 mm). The height of doors shall not be less than 80 inches (2032 mm).

Exceptions:

1. The minimum and maximum width shall not apply to door openings that are not part of the required means of egress in occupancies in Groups R-2 and R-3 as applicable in 780 CMR 101.2.
2. Door openings to resident sleeping units in occupancies in Group I-3 shall have a clear width of not less than 28 inches (711 mm).
3. Door openings to storage closets less than ten square feet (0.93 m²) in area shall not be limited by the minimum width.
4. Width of door leaves in revolving doors that comply with 780 CMR 1008.1.3.1 shall not be limited.
5. Door openings within a dwelling unit or sleeping unit shall not be less than 78 inches (1981 mm) in height.
6. Exterior door openings in dwelling units and sleeping units, other than the required exit door, shall not be less than 76 inches (1930 mm) in height.
7. Interior egress doors within a dwelling unit or sleeping unit which is not required to be adaptable or accessible.
8. Door openings required to be accessible within Type B dwelling units shall have a minimum clear width of 31¾ inches (806 mm).

1008.1.1.1 Projections into Clear Width.

There shall not be projections into the required clear width lower than 34 inches (864 mm) above the floor or ground. Projections into the clear opening width between 34 inches (864 mm) and 80 inches (2032 mm) above the floor or ground shall not exceed four inches (102 mm).

1008.1.2 Door Swing. Egress doors shall be side-hinged swinging.

Exceptions:

1. Private garages, office areas, factory and storage areas with an occupant load of ten or less.

2. Group I-3 occupancies used as a place of detention.

3. Doors within or serving a single dwelling unit in Groups R-2 and R-3 as applicable in 780 CMR 101.2.

4. In other than Group H occupancies, revolving doors complying with 780 CMR 1008.1.3.1.

5. In other than Group H occupancies, horizontal sliding doors complying with 780 CMR 1008.1.3.3 are permitted in a means of egress.

6. Power-operated doors in accordance with 780 CMR 1008.1.3.2.

Doors shall swing in the direction of egress travel where serving an occupant load of 50 or more persons or a Group H occupancy.

The opening force for interior side-swinging doors without closers shall not exceed a five-pound (22 N) force. For other side-swinging, sliding and folding doors, the door latch shall release when subjected to a 15-pound (67 N) force. The door shall be set in motion when subjected to a 30-pound (133 N) force. The door shall swing to a full-open position when subjected to a 15-pound (67 N) force. Forces shall be applied to the latch side.

1008.1.3 Special Doors. Special doors and security grilles shall comply with the requirements of 780 CMR 1008.1.3.1 through 1008.1.3.5.

1008.1.3.1 Revolving Doors. Revolving doors shall comply with the following:

1. Each revolving door shall be capable of collapsing into a bookfold position with parallel egress paths providing an aggregate width of 36 inches (914 mm).
2. A revolving door shall not be located within ten feet (3048 mm) of the foot of or top of stairs or escalators. A dispersal area shall be provided between the stairs or escalators and the revolving doors.
3. The revolutions per minute (rpm) for a revolving door shall not exceed those shown in Table 1008.1.3.1.
4. Each revolving door shall have a side-hinged swinging door which complies with 780 CMR 1008.1 in the same wall and within ten feet (3048 mm) of the revolving door.

1008.1.3.1.1 Egress Component. A revolving door used as a component of a means of egress shall comply with 780 CMR 1008.1.3.1 and the following three conditions:

1. Revolving doors shall not be given credit for more than 50% of the required egress capacity.
2. Each revolving door shall be credited with no more than a 50-person capacity.
3. Each revolving door shall be capable of being collapsed when a force of

not more than 130 pounds (578 N) is applied within three inches (76 mm) of the outer edge of a wing.

TABLE 1008.1.3.1 REVOLVING DOOR SPEEDS

INSIDE DIAMETER (feet-inches)	POWER-DRIVEN-TYPE SPEED CONTROL (rpm)	MANUAL-TYPE SPEED CONTROL (rpm)
6-6	11	12
7-0	10	11
7-6	9	11
8-0	9	10
8-6	8	9
9-0	8	9
9-6	7	8
10-0	7	8

For SI: 1 inch - 25.4 mm, 1 foot - 304.8 mm.

1008.1.3.1.2 Other than Egress Component. A revolving door used as other than a component of a means of egress shall comply with 780 CMR 1008.1.3.1. The collapsing force of a revolving door not used as a component of a means of egress shall not be more than 180 pounds (801 N).

Exception: A collapsing force in excess of 180 pounds (801 N) is permitted if the collapsing force is reduced to not more than 130 pounds (578 N) when at least one of the following conditions is satisfied:

1. There is a power failure or power is removed to the device holding the door wings in position.
2. There is an actuation of the automatic sprinkler system where such system is provided.
3. There is an actuation of a smoke detection system which is installed in accordance with 780 CMR 907.0 to provide coverage in areas within the building which are within 75 feet (22 860 mm) of the revolving doors.
4. There is an actuation of a manual control switch, in an approved location and clearly defined, which reduces the holding force to below the 130-pound (578 N) force level.

1008.1.3.2 Power-operated Doors. Where means of egress doors are operated by power, such as doors with a photoelectric-actuated mechanism to open the door upon the approach of a person, or doors with power-assisted manual operation, the design shall be such that in the event of power failure, the door is capable of being opened manually to permit means of egress travel or closed where necessary to safeguard means of egress. The forces required to open these doors manually shall not exceed those specified in 780 CMR 1008.1.2, except that the force to set the door in motion shall not

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exceed 50 pounds (220 N). The door shall be capable of swinging from any position to the full width of the opening in which such door is installed when a force is applied to the door on the side from which egress is made. Full-power-operated doors shall comply with *BHMA A156.10*. Power-assisted and low-energy doors shall comply with *BHMA A156.19*.

Exceptions:

1. Occupancies in Group I-3.
2. Horizontal sliding doors complying with 780 CMR 1008.1.3.3.
3. For a biparting door in the emergency breakout mode, a door leaf located within a multiple-leaf opening shall be exempt from the minimum 32-inch (813 mm) single-leaf requirement of 780 CMR 1008.1.1, provided a minimum 32-inch (813 mm) clear opening is provided when the two biparting leaves meeting in the center are broken out.

1008.1.3.3 Horizontal Sliding Doors. In other than Group H occupancies, horizontal sliding doors permitted to be a component of a means of egress in accordance with Exception 5 to 780 CMR 1008.1.2 shall comply with all of the following criteria:

1. The doors shall be power operated and shall be capable of being operated manually in the event of power failure.
2. The doors shall be openable by a simple method from both sides without special knowledge or effort.
3. The force required to operate the door shall not exceed 30 pounds (133 N) to set the door in motion and 15 pounds (67 N) to close the door or open it to the minimum required width.
4. The door shall be openable with a force not to exceed 15 pounds (67 N) when a force of 250 pounds (1100 N) is applied perpendicular to the door adjacent to the operating device.
5. The door assembly shall comply with the applicable fire protection rating and, where rated, shall be self-closing or automatic-closing by smoke detection, shall be installed in accordance with NFPA 80 and shall comply with 780 CMR 715.
6. The door assembly shall have an integrated standby power supply.
7. The door assembly power supply shall be electrically supervised.
8. The door shall open to the minimum required width within ten seconds after activation of the operating device.

1008.1.3.4 Access-controlled Egress Doors. The entrance doors in a means of egress in buildings with an occupancy in Group A, B, E, M, R-1 or R-2 and entrance doors to tenant spaces in occupancies in Groups A, B, E, M,

R-1 and R-2 are permitted to be equipped with an approved entrance and egress access control system which shall be installed in accordance with all of the following criteria:

1. A sensor shall be provided on the egress side arranged to detect an occupant approaching the doors. The doors shall be arranged to unlock by a signal from or loss of power to the sensor.
2. Loss of power to that part of the access control system which locks the doors shall automatically unlock the doors.
3. The doors shall be arranged to unlock from a manual unlocking device located 40 inches to 48 inches (1016 mm to 1219 mm) vertically above the floor and within five feet (1524 mm) of the secured doors. Ready access shall be provided to the manual unlocking device and the device shall be clearly identified by a sign that reads "PUSH TO EXIT." When operated, the manual unlocking device shall result in direct interruption of power to the lock-independent of the access control system electronics- and the doors shall remain unlocked for a minimum of 30 seconds.
4. Activation of the building fire alarm system, if provided, shall automatically unlock the doors, and the doors shall remain unlocked until the fire alarm system has been reset.
5. Activation of the building automatic sprinkler or fire detection system, if provided, shall automatically unlock the doors. The doors shall remain unlocked until the fire alarm system has been reset.
6. Entrance doors in buildings with an occupancy in Group A, B, E or M shall not be secured from the egress side during periods that the building is open to the general public.

1008.1.3.5 Security Grilles. In Groups B, F, M and S, horizontal sliding or vertical security grilles are permitted at the main exit and shall be openable from the inside without the use of a key or special knowledge or effort during periods that the space is occupied. The grilles shall remain secured in the full-open position during the period of occupancy by the general public. Where two or more means of egress are required, not more than ½ of the exits or exit access doorways shall be equipped with horizontal sliding or vertical security grilles.

1008.1.4 Floor Elevation. There shall be a floor or landing on each side of a door. Such floor or landing shall be at the same elevation on each side of the door. Landings shall be level except for exterior landings, which are permitted to have a slope not to exceed 0.25 unit vertical in 12 units horizontal (2% slope).

Exceptions:

1. Doors serving individual dwelling units in Groups R-2 and R-3 as applicable in 780 CMR 101.2 where the following apply:

1.1. A door is permitted to open at the top step of an interior flight of stairs, provided the door does not swing over the top step.

1.2. Screen doors and storm doors are permitted to swing over stairs or landings.

2. Exterior doors as provided for in 780 CMR 1003.5, Exception 1, and 780 CMR 1017.2, which are not on an accessible route.

3. In Group R-3 occupancies, the landing at an exterior doorway shall not be more than $7\frac{3}{4}$ inches (197 mm) below the top of the threshold, provided the door, other than an exterior storm or screen door, does not swing over the landing.

4. Variations in elevation due to differences in finish materials, but not more than 0.5 inch (12.7 mm).

5. Exterior decks, patios or balconies that are part of Type B dwelling units and have impervious surfaces, and that are not more than 4 inches (102 mm) below the finished floor level of the adjacent interior space of the dwelling unit.

1008.1.5 Landings at Doors. Landings shall have a width not less than the width of the stairway or the door, whichever is the greater. Doors in the fully open position shall not reduce a required dimension by more than seven inches (178 mm). When a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing to less than $\frac{1}{2}$ its required width. Landings shall have a length measured in the direction of travel of not less than 44 inches (1118 mm).

Exception. Landing length in the direction of travel in Group R-3 as applicable in 780 CMR 101.2 and Group U and within individual units of Group R-2 as applicable in 780 CMR 101.2 need not exceed 36 inches (914 mm).

1008.1.6 Thresholds. Thresholds at doorways shall not exceed 0.75 inch (19.1 mm) in height for sliding doors serving dwelling units or 0.5 inch (12.7 mm) for other doors. Raised thresholds and floor level changes greater than 0.25 inch (6.4 mm) at doorways shall be beveled with a slope not greater than one unit vertical in two units horizontal (50% slope).

Exception. The threshold height shall be limited to $7\frac{3}{4}$ inches (197 mm) where the occupancy is Group R-2 or R-3 as applicable in 780 CMR 101.2, the door is an exterior door that is not a component of the required means of egress and the doorway is not on an accessible route.

1008.1.7 Door Arrangement. Space between two doors in series shall be 48 inches (1219 mm) minimum plus the width of a door swinging into the space. Doors in series shall swing either in the same direction or away from the space between doors.

Exceptions:

1. The minimum distance between horizontal sliding power-operated doors in a series shall be 48 inches (1219 mm).

2. Storm and screen doors serving individual dwelling units in Groups R-2 and R-3 as applicable in 780 CMR 101.2 need not be spaced 48 inches (1219 mm) from the other door.

3. Doors within individual dwelling units in Groups R-2 and R-3 as applicable in 780 CMR 101.2 other than within Type A dwelling units.

1008.1.8 Door Operations. Except as specifically permitted by 780 CMR 1008.1 egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

1008.1.8.1 Hardware. Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by 780 CMR 11 shall not require tight grasping, tight pinching or twisting of the wrist to operate.

1008.1.8.2 Hardware Height. Door handles, pulls, latches, locks and other operating devices shall be installed 34 inches (864 mm) minimum and 48 inches (1219 mm) maximum above the finished floor. Locks used only for security purposes and not used for normal operation are permitted at any height.

1008.1.8.3 Locks and Latches. Locks and latches shall be permitted to prevent operation of doors where any of the following exists:

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 are 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 one inch (25 mm) high on a contrasting background,
 - 2.3. The use of the key-operated locking device is revocable by the building official for due cause.
3. Where egress doors are used in pairs, approved automatic flush bolts shall be

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permitted to be used, provided that the door leaf having the automatic flush bolts has no doorknob or surface-mounted hardware.

4. Doors from individual dwelling or sleeping units of Group R occupancies having an occupant load of ten or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool.

1008.1.8.4 Bolt Locks. Manually operated flush bolts or surface bolts are not permitted.

Exceptions:

1. On doors not required for egress in individual dwelling units or sleeping units.
2. Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf.

1008.1.8.5 Unlatching. The unlatching of any leaf shall not require more than one operation.

Exception: More than one operation is permitted for unlatching doors in the following locations:

1. Places of detention or restraint.
2. Where manually operated bolt locks are permitted by 780 CMR 1008.1.8.4.
3. Doors with automatic flush bolts as permitted by 780 CMR 1008.1.8.3, Exception 3.
4. Doors from individual dwelling units and guestrooms of Group R occupancies as permitted by 780 CMR 1008.1.8.3, Exception 4.

1008.1.8.6 Delayed Egress Locks. Approved, listed, delayed egress locks shall be permitted to be installed on doors serving any occupancy except Group A, E and H occupancies in buildings that are equipped throughout with an automatic sprinkler system in accordance with 780 CMR 903.3.1.1 or an approved automatic smoke or heat detection system installed in accordance with 780 CMR 907.0, provided that the doors unlock in accordance with 780 CMR 1008.1.8.6 Items 1. through 6. A building occupant shall not be required to pass through more than one door equipped with a delayed egress lock before entering an exit.

1. The doors unlock upon actuation of the automatic sprinkler system or automatic fire detection system.
2. The doors unlock upon loss of power controlling the lock or lock mechanism.
3. The door locks shall have the capability of being unlocked by a signal from the fire command center.
4. The initiation of an irreversible process which will release the latch in not more than 15 seconds when a force of not more than

15 pounds (67 N) is applied for one second to the release device. Initiation of the irreversible process shall activate an audible signal in the vicinity of the door. Once the door lock has been released by the application of force to the releasing device, relocking shall be by manual means only.

Exception. Where approved, a delay of not more than 30 seconds is permitted.

5. A sign shall be provided on the door located above and within 12 inches (305 mm) of the release device reading: PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 [30] SECONDS.

6. Emergency lighting shall be provided at the door.

7. *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 described in 780 CMR 1008.1.8.6, item 4, may be omitted on egress doors in elevator lobbies provided that all other items in 780 CMR 1008.1.8.6 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".*

1008.1.8.7 Stairway Doors. Interior stairway means of egress doors shall be openable from both sides without the use of a key or special knowledge or effort.

Exceptions.

1. Stairway discharge doors shall be openable from the egress side and shall only be locked from the opposite side.
2. 780 CMR 1008.1.8.7 shall not apply to doors arranged in accordance with 780 CMR 403.12.
3. In stairways serving not more than four stories, doors are permitted to be locked from the side opposite the egress side, provided they are openable from the egress side.

1008.1.8.8 Apartment Houses; Exterior Doors and Locks (M.G.L. c. 143, § 3R). *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.*

Exceptions: 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.

1008.1.9 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 the push-pad type and the pad shall not extend more than one-half the width of the door measured from the latch side.

1008.2 Gates. Gates serving the means of egress system shall comply with the requirements of 780 CMR 1008.2. Gates used as a component in a means of egress shall conform to the applicable requirements for doors.

Exception. Horizontal sliding or swinging gates exceeding the four-foot (1219 mm) maximum leaf width limitation are permitted in fences and walls surrounding a stadium.

1008.2.1 Stadiums. Panic hardware is not required on gates surrounding stadiums where such gates are under constant immediate supervision while the public is present, and further provided that safe dispersal areas based on three square feet (0.28 m²) per occupant are located between the fence and enclosed space. Such required safe dispersal areas shall not be located less than 50 feet (15 240 mm) from the enclosed space. See 780 CMR 1017 for means of egress from safe dispersal areas.

1008.3 Turnstiles. Turnstiles or similar devices that restrict travel to one direction shall not be placed so as to obstruct any required means of egress.

Exception. Each turnstile or similar device shall be credited with no more than a 50-person capacity where all of the following provisions are met:

1. Each device shall turn free in the direction of egress travel when primary power is lost, and upon the manual release by an employee in the area.
2. Such devices are not given credit for more than 50% of the required egress capacity.
3. Each device is not more than 39 inches (991 mm) high.
4. Each device has at least 16.5 inches (419 mm) clear width at and below a height of 39 inches (991 mm) and at least 22 inches (559 mm) clear width at heights above 39 inches (991 mm).

Where located as part of an accessible route, turnstiles shall have at least 36 inches (914 mm) clear at and below a height of 34 inches (864 mm), at least 32 inches (813 mm) clear width between 34 inches (864 mm) and 80 inches (2032 mm) and shall consist of a mechanism other than a revolving device.

1008.3.1 High Turnstile. Turnstiles more than 39 inches (991 mm) high shall meet the requirements for revolving doors.

1008.3.2 Additional Door. Where serving an occupant load greater than 300, each turnstile that is not portable shall have a side-hinged swinging door which conforms to 780 CMR 1008.1 within 50 feet (15 240 mm).

780 CMR 1009.0 STAIRWAYS AND HANDRAILS

1009.1 Stairway Width. *For A-2 nightclubs (A-2nc) also see 780 CMR 1024.0*, otherwise, the width of stairways shall be determined as specified in 780 CMR 1005.1, but such width shall not be less than 44 inches (1118 mm). See 780 CMR 1007.3 for accessible means of egress stairways.

Exceptions:

1. Stairways serving an occupant load of 50 or less shall have a width of not less than 36 inches

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(914 mm).

2. Spiral stairways as provided for in 780 CMR 1009.9.
3. Aisle stairs complying with 780 CMR 1024.
4. Where a stairway lift is installed on stairways serving occupancies in Group R-3, or within dwelling units in occupancies in Group R-2, both as applicable in 780 CMR 101.2, a clear passage width not less than 20 inches (508 mm) shall be provided. If the seat and platform can be folded when not in use, the distance shall be measured from the folded position.

1009.2 Headroom. Stairways shall have a minimum headroom clearance of 80 inches (2032 mm) measured vertically from a line connecting the edge of the nosings. Such headroom shall be continuous above the stairway to the point where the line intersects the landing below, one tread depth beyond the bottom riser. The minimum clearance shall be maintained the full width of the stairway and landing.

Exception. Spiral stairways complying with 780 CMR 1009.9 are permitted a 78-inch (1981 mm) headroom clearance.

1009.3 Stair Treads and Risers. Stair riser heights shall be seven inches (178 mm) maximum and four inches (102 mm) minimum. Stair tread depths shall be 11 inches (279 mm) minimum. The riser height shall be measured vertically between the leading edges of adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 0.375 inch (9.5 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 0.375 inch (9.5 mm). Winder treads shall have a minimum tread depth of 11 inches (279 mm) measured at a right angle to the tread's leading edge at a point 12 inches (305 mm) from the side where the treads are narrower and a minimum tread depth of ten inches (254 mm). The greatest winder tread depth at the 12-inch (305 mm) walk line within any flight of stairs shall not exceed the smallest by more than 0.375 inch (9.5 mm).

Exceptions:

1. Circular stairways in accordance with 780 CMR 1009.7.
2. Winders in accordance with 780 CMR 1009.8.
3. Spiral stairways in accordance with 780 CMR 1009.9.
4. Aisle stairs in assembly seating areas where the stair pitch or slope is set, for sightline reasons, by the slope of the adjacent seating area in accordance with 780 CMR 1024.11.2.
5. In occupancies in Group R-3, as applicable in 780 CMR 101.2, within dwelling units in occupancies in Group R-2, as applicable in

780 CMR 101.2, and in occupancies in Group U, which are accessory to an occupancy in Group R-3, as applicable in 780 CMR 101.2, the maximum riser height shall be 7.75 inches (197 mm) and the minimum tread depth shall be ten inches (254 mm), the minimum winder tread depth at the walk line shall be ten inches (254 mm), and the minimum winder tread depth shall be six inches (152 mm). A nosing not less than 0.75 inch (19.1 mm) but not more than 1.25 inches (32 mm) shall be provided on stairways with solid risers where the tread depth is less than 11 inches (279 mm).

6. See 780 CMR 34.00 for the replacement of existing stairways.

1009.3.1 Dimensional Uniformity. Stair treads and risers shall be of uniform size and shape. The tolerance between the largest and smallest riser or between the largest and smallest tread shall not exceed 0.375 inch (9.5 mm) in any flight of stairs.

Exceptions:

1. Nonuniform riser dimensions of aisle stairs complying with 780 CMR 1024.11.2.
2. Consistently shaped winders, complying with 780 CMR 1009.8, differing from rectangular treads in the same stairway flight.

Where the bottom or top riser adjoins a sloping public way, walkway or driveway having an established grade and serving as a landing, the bottom or top riser is permitted to be reduced along the slope to less than four inches (102 mm) in height with the variation in height of the bottom or top riser not to exceed one unit vertical in 12 units horizontal (8% slope) of stairway width. The nosings or leading edges of treads at such nonuniform height risers shall have a distinctive marking stripe, different from any other nosing marking provided on the stair flight. The distinctive marking stripe shall be visible in descent of the stair and shall have a slip-resistant surface. Marking stripes shall have a width of at least one inch (25 mm) but not more than two inches (51 mm).

1009.3.2 Profile. The radius of curvature at the leading edge of the tread shall be not greater than 0.5 inch (12.7 mm). Beveling of nosings shall not exceed 0.5 inch (12.7 mm). Risers shall be solid and vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 degrees (0.52 rad) from the vertical. The leading edge (nosings) of treads shall project not more than 1.25 inches (32 mm) beyond the tread below and all projections of the leading edges shall be of uniform size, including the leading edge of the floor at the top of a flight.

Exceptions:

1. Solid risers are not required for stairways that are not required to comply with 780 CMR 1007.3, provided that the opening between treads does not permit the passage of a sphere

with a diameter of 4 inches (102 mm).

2. Solid risers are not required for occupancies in Group I-3.

1009.4 Stairway Landings. There shall be a floor or landing at the top and bottom of each stairway. The width of landings shall not be less than the width of stairways they serve. Every landing shall have a minimum dimension measured in the direction of travel equal to the width of the stairway. Such dimension need not exceed 48 inches (1219 mm) where the stairway has a straight run.

Exceptions:

1. Aisle stairs complying with 780 CMR 1024.
2. Doors opening onto a landing shall not reduce the landing to less than one-half the required width. When fully open, the door shall not project more than seven inches (178 mm) into a landing.

1009.5 Stairway Construction. All stairways shall be built of materials consistent with the types permitted for the type of construction of the building, except that wood handrails shall be permitted for all types of construction.

1009.5.1 Stairway Walking Surface. The walking surface of treads and landings of a stairway shall not be sloped steeper than one unit vertical in 48 units horizontal (2% slope) in any direction. Stairway treads and landings shall have a solid surface. Finish floor surfaces shall be securely attached.

Exception. In Group F, H and S occupancies, other than areas of parking structures accessible to the public, openings in treads and landings shall not be prohibited provided a sphere with a diameter of 1 $\frac{1}{8}$ inches (29 mm) cannot pass through the opening.

1009.5.2 Outdoor Conditions. Outdoor stairways and outdoor approaches to stairways shall be designed so that water will not accumulate on walking surfaces. In other than occupancies in Group R-3, and occupancies in Group U that are accessory to an occupancy in Group R-3, treads, platforms and landings that are part of exterior stairways in climates subject to snow or ice shall be protected to prevent the accumulation of same.

1009.6 Vertical Rise. A flight of stairs shall not have a vertical rise greater than 12 feet (3658 mm) between floor levels or landings.

Exception: Aisle stairs complying with 780 CMR 1024.0.

1009.7 Circular Stairways. Circular stairways shall have a minimum tread depth and a maximum riser height in accordance with 780 CMR 1009.3 and the smaller radius shall not be less than twice the width of the stairway. The minimum tread depth measured 12 inches (305 mm) from the narrower end of the tread shall not be less than 11 inches (279 mm). The

minimum tread depth at the narrow end shall not be less than ten inches (254 mm).

Exception. For occupancies in Group R-3, and within individual dwelling units in occupancies in Group R-2, both as applicable in 780 CMR 101.2.

1009.8 Winders. Winders are not permitted in means of egress stairways except within a dwelling unit.

1009.9 Spiral Stairways. Spiral stairways are permitted to be used as a component in the means of egress only within dwelling units or from a space not more than 250 square feet (23 m²) in area and serving not more than five occupants, or from galleries, catwalks and gridirons in accordance with 780 CMR 1014.6.

A spiral stairway shall have a 7.5-inch (191 mm) minimum clear tread depth at a point 12 inches (305 mm) from the narrow edge. The risers shall be sufficient to provide a headroom of 78 inches (1981 mm) minimum, but riser height shall not be more than 9.5 inches (241 mm). The minimum stairway width shall be 26 inches (660 mm).

1009.10 Alternating Tread Devices. Alternating tread devices are limited to an element of a means of egress in buildings of Groups F, H and S from a mezzanine not more than 250 square feet (23 m²) in area and which serves not more than five occupants; in buildings of Group I-3 from a guard tower, observation station or control room not more than 250 square feet (23 m²) in area and for access to unoccupied roofs.

1009.10.1 Handrails of Alternating Tread Devices. Handrails shall be provided on both sides of alternating tread devices and shall conform to 780 CMR 1009.11.

1009.10.2 Treads of Alternating Tread Devices. Alternating tread devices shall have a minimum projected tread of 5 inches (127 mm), a minimum tread depth of 8.5 inches (216 mm), a minimum tread width of seven inches (178 mm) and a maximum riser height of 9.5 inches (241 mm). The initial tread of the device shall begin at the same elevation as the platform, landing or floor surface.

Exception. Alternating tread devices used as an element of a means of egress in buildings from a mezzanine area not more than 250 square feet (23 m²) in area which serves not more than five occupants shall have a minimum projected tread of 8.5 inches (216 mm) with a minimum tread depth of 10.5 inches (267 mm). The rise to the next alternating tread surface should not be more than eight inches (203 mm).

1009.11 Handrails. Stairways shall have handrails on each side. Handrails shall be adequate in strength and attachment in accordance with 780 CMR

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1607.7. Handrails for ramps, where required by 780 CMR 1010.8, shall comply with 780 CMR 1009.11.

Exceptions:

1. Aisle stairs complying with 780 CMR 1024 provided with a center handrail need not have additional handrails.
2. Stairways within dwelling units, spiral stairways and aisle stairs serving seating only on one side are permitted to have a handrail on one side only.
3. Decks, patios and walkways that have a single change in elevation where the landing depth on each side of the change of elevation is greater than what is required for a landing do not require handrails.
4. In Group R-3 occupancies, a change in elevation consisting of a single riser at an entrance or egress door does not require handrails.
5. Changes in room elevations of only one riser within dwelling units and sleeping units in Group R-2 and R-3 occupancies do not require handrails.

1009.11.1 Height. Handrail height, measured above stair tread nosings, or finish surface of ramp slope, shall be uniform, not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

1009.11.2 Intermediate Handrails. Intermediate handrails are required so that all portions of the stairway width required for egress capacity are within 30 inches (762 mm) of a handrail. On monumental stairs, handrails shall be located along the most direct path of egress travel.

1009.11.3 Handrail Graspability. Handrails with a circular cross section shall have an outside diameter of at least 1.25 inches (32 mm) and not greater than two inches (51 mm) or shall provide equivalent graspability. If the handrail is not circular, it shall have a perimeter dimension of at least four inches (102 mm) and not greater than 6.25 inches (160 mm) with a maximum cross-section dimension of 2.25 inches (57 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).

1009.11.4 Continuity. Handrail-gripping surfaces shall be continuous, without interruption by newel posts or other obstructions.

Exceptions:

1. Handrails within dwelling units are permitted to be interrupted by a newel post at a stair landing.
2. Within a dwelling unit, the use of a volute, turnout or starting easing is allowed on the lowest tread.
3. Handrail brackets or balusters attached to the bottom surface of the handrail that do not project horizontally beyond the sides of the handrail within 1.5 inches (38 mm) of the bottom of the handrail shall not be considered to be obstructions and provided further that for

each 0.5 inch (13 mm) of additional handrail perimeter dimension above 4 inches (102 mm), the vertical clearance dimension of 1.5 inches (38 mm) shall be permitted to be reduced by 0.125 inch (3 mm).

1009.11.5 Handrail Extensions. Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent stair flight. Where handrails are not continuous between flights, the handrails shall extend horizontally at least 12 inches (305 mm) beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser.

Exceptions:

1. Handrails within a dwelling unit that is not required to be accessible need extend only from the top riser to the bottom riser.
2. Aisle handrails in Group A occupancies in accordance with 780 CMR 1024.13.

1009.11.6 Clearance. Clear space between a handrail and a wall or other surface shall be a minimum of 1.5 inches (38 mm). A handrail and a wall or other surface adjacent to the handrail shall be free of any sharp or abrasive elements.

1009.11.7 Stairway Projections. Projections into the required width at each handrail shall not exceed 4.5 inches (114 mm) at or below the handrail height. Projections into the required width shall not be limited above the minimum headroom height required in 780 CMR 1009.2.

1009.12 Stairway to Roof. In buildings four or more stories in height above grade, one stairway shall extend to the roof surface, unless the roof has a slope steeper than four units vertical in 12 units horizontal (33% slope). In buildings without an occupied roof, access to the roof from the top story shall be permitted to be by an alternating tread device.

1009.12.1 Roof Access. Where a stairway is provided to a roof, access to the roof shall be provided through a penthouse complying with 780 CMR 1509.2.

Exception: In buildings without an occupied roof, access to the roof shall be permitted to be a roof hatch or trap door not less than 16 square feet (1.5 m²) in area and having a minimum dimension of two feet (610 mm).

780 CMR 1010.0 RAMPS

1010.1 Scope. The provisions of 780 CMR 1010.0 shall apply to ramps used as a component of a means of egress. *For A-2 nightclubs (A-2nc) also see 780 CMR 1024.*

Exceptions:

1. Other than ramps that are part of the accessible routes providing access in accordance with 780 CMR 1108.2.2 through 1108.2.4.1, ramped aisles within assembly rooms or spaces

shall conform to the provisions in 780 CMR 1024.11.

2. Curb ramps shall comply with *ICC A117.1 and 521 CMR as noted in 780 CMR 1010.0*.

3. Vehicle ramps in parking garages for pedestrian exit access shall not be required to comply with 780 CMR 1010.3 through 1010.9 when they are not an accessible route serving accessible parking spaces, other required accessible elements or part of an accessible means of egress.

1010.2 Slope. Ramps used as part of a means of egress shall have a running slope not steeper than one unit vertical in 12 units horizontal (8% slope). The slope of other ramps shall not be steeper than one unit vertical in eight units horizontal (12.5% slope).

Exception: Aisle ramp slope in occupancies of Group A shall comply with 780 CMR 1024.11.

1010.3 Cross Slope. The slope measured perpendicular to the direction of travel of a ramp shall not be steeper than one unit vertical in 48 units horizontal (2% slope).

1010.4 Vertical rise. The rise for any ramp run shall be 30 inches (762 mm) maximum.

1010.5 Minimum Dimensions. The minimum dimensions of means of egress ramps shall comply with 780 CMR 1010.5.1 through 1010.5.3.

1010.5.1 Width. The minimum width of a means of egress ramp shall not be less than that required for corridors by 780 CMR 1016.2. The clear width of a ramp and the clear width between handrails, if provided, shall be 36 inches (914 mm) minimum.

1010.5.2 Headroom. The minimum headroom in all parts of the means of egress ramp shall not be less than 80 inches (2032 mm).

1010.5.3 Restrictions. Means of egress ramps shall not reduce in width in the direction of egress travel. Projections into the required ramp and landing width are prohibited. Doors opening onto a landing shall not reduce the clear width to less than 42 inches (1067 mm).

1010.6 Landings. Ramps shall have landings at the bottom and top of each ramp, points of turning, entrance, exits and at doors. Landings shall comply with 780 CMR 1010.6.1 through 1010.6.5.

1010.6.1 Slope. Landings shall have a slope not steeper than one unit vertical in 48 units horizontal (2% slope) in any direction. Changes in level are not permitted.

1010.6.2 Width. The landing shall be at least as wide as the widest ramp run adjoining the landing.

1010.6.3 Length. The landing length shall be 60 inches (1525 mm) minimum.

Exception. Landings in nonaccessible Group R-2 and R-3 individual dwelling units, as

applicable in 780 CMR 101.2, are permitted to be 36 inches (914 mm) minimum.

1010.6.4 Change in Direction. Where changes in direction of travel occur at landings provided between ramp runs, the landing shall be 60 inches by 60 inches (1524 mm by 1524 mm) minimum.

Exception. Landings in nonaccessible Group R-2 and R-3 individual dwelling units, as applicable in 780 CMR 101.2, are permitted to be 36 inches by 36 inches (914 mm by 914 mm) minimum.

1010.6.5 Doorways. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by *521 CMR* are permitted to overlap the required landing area.

1010.7 Ramp Construction. All ramps shall be built of materials consistent with the types permitted for the type of construction of the building; except that wood handrails shall be permitted for all types of construction. Ramps used as an exit shall conform to the applicable requirements of 780 CMR 1019.1 and 1019.1.1 through 1019.1.3 for vertical exit enclosures.

1010.7.1 Ramp Surface. The surface of ramps shall be of slip-resistant materials that are securely attached.

1010.7.2 Outdoor Conditions. Outdoor ramps and outdoor approaches to ramps shall be designed so that water will not accumulate on walking surfaces. In other than occupancies in Group R-3, and occupancies in Group U that are accessory to an occupancy in Group R-3, surfaces and landings which are part of exterior ramps in climates subject to snow or ice shall be designed to minimize the accumulation of same.

1010.8 Handrails. Ramps with a rise greater than six inches (152 mm) shall have handrails on both sides complying with 780 CMR 1009.11.

1010.9 Edge Protection. Edge protection complying with 780 CMR 1010.9.1 or 1010.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.

Exceptions.

1. Edge protection is not required on ramps not required to have handrails *unless so required by 521 CMR when applicable*.

2. Edge protection is not required on the sides of ramp landings serving an adjoining ramp run or stairway *unless so required by 521 CMR when applicable*.

3. Edge protection is not required on the sides of ramp landings having a vertical dropoff of not more than 0.5 inch (13 mm) within ten inches (254 mm) horizontally of the required landing area *unless so required by 521 CMR, when applicable*.

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1010.9.1 Railings. A rail shall be mounted below the handrail 17 inches to 19 inches (432 mm to 483 mm) above the ramp or landing surface.

1010.9.2 Curb or Barrier. A curb or barrier shall be provided that prevents the passage of a four-inch-diameter (102 mm) sphere, where any portion of the sphere is within four inches (102 mm) of the floor or ground surface.

1010.10 Guards. Guards shall be provided where required by 780 CMR 1012 and shall be constructed in accordance with 780 CMR 1012.0 *and 521 CMR when applicable*.

780 CMR 1011.0 EXIT SIGNS

1011.1 Where Required. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. Access to exits shall be marked by readily visible exit signs in cases where the exit or the path of egress travel is not immediately visible to the occupants. Exit sign placement shall be such that no point in an exit access corridor is more than 100 feet (30480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

Exceptions:

1. Exit signs are not required in rooms or areas which require only one exit or exit access.
2. Main exterior exit doors or gates which obviously and clearly are identifiable as exits need not have exit signs where approved by the building official.
3. Exit signs are not required in occupancies in Group U and individual sleeping units or dwelling units in Group R-1, R-2 or R-3.
4. Exit signs are not required in sleeping areas in occupancies in Group I-3.
5. In occupancies in Groups A-4 and A-5, exit signs are not required on the seating side of vomitories or openings into seating areas where exit signs are provided in the concourse that are readily apparent from the vomitories. Egress lighting is provided to identify each vomitory or opening within the seating area in an emergency.

1011.2 Illumination. Exit signs shall be internally or externally illuminated.

Exception. Tactile signs required by 780 CMR 1011.3 need not be provided with illumination.

1011.3 Tactile Exit Signs. A tactile sign stating EXIT and complying with *521 CMR* shall be provided adjacent to each door to an egress stairway, an exit passageway and the exit discharge.

1011.4 Internally Illuminated Exit Signs. Internally illuminated exit signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and 780 CMR 2702.0. Exit signs shall be illuminated at all times.

1011.5 Externally Illuminated Exit Signs. Externally illuminated exit signs shall comply with 780 CMR 1011.5.1 through 1011.5.3.

1011.5.1 Graphics. Every exit sign and directional exit sign shall have plainly legible letters not less than six inches (152 mm) high with the principal strokes of the letters not less than 0.75 inch (19.1 mm) wide. The word "EXIT" shall have letters having a width not less than two inches (51 mm) wide except the letter "I," and the minimum spacing between letters shall not be less than 0.375 inch (9.5 mm). Signs larger than the minimum established in 780 CMR 1011.5 shall have letter widths, strokes and spacing in proportion to their height.

The word "EXIT" shall be in high contrast with the background and shall be clearly discernible when the exit sign illumination means is or is not energized. If an arrow is provided as part of the exit sign, the construction shall be such that the arrow direction cannot be readily changed.

1011.5.2 Exit Sign Illumination. The face of an exit sign illuminated from an external source shall have an intensity of not less than five foot-candles (54 lux).

1011.5.3 Power Source. Exit signs shall be illuminated at all times. To ensure continued illumination for a duration of not less than 90 minutes in case of primary power loss, the sign illumination means shall be connected to an emergency power system provided from storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with 780 CMR 2702.

Exception. Approved exit sign illumination means that provide continuous illumination independent of external power sources for a duration of not less than 90 minutes, in case of primary power loss, are not required to be connected to an emergency electrical system.

780 CMR 1012.0 GUARDS

1012.1 Where Required. Guards shall be located along open-sided walking surfaces, mezzanines, industrial equipment platforms, stairways, ramps and landings which are located more than 30 inches (762 mm) above the floor or grade below. Guards shall be adequate in strength and attachment in accordance with 780 CMR 1607.7. Guards shall also be located along glazed sides of stairways, ramps and landings that are located more than 30 inches (762 mm) above the floor or grade below where the glazing provided does not meet the strength and attachment requirements in 780 CMR 1607.7.

Exception. Guards are not required for the following locations:

1. On the loading side of loading docks or piers.
2. On the audience side of stages and raised platforms, including steps leading up to the stage

and raised platforms.

3. On raised stage and platform floor areas such as runways, ramps and side stages used for entertainment or presentations.
4. At vertical openings in the performance area of stages and platforms.
5. At elevated walking surfaces appurtenant to stages and platforms for access to and utilization of special lighting or equipment.
6. Along vehicle service pits not accessible to the public.
7. In assembly seating where guards in accordance with 780 CMR 1024.14 are permitted and provided.

1012.2 Height. Guards shall form a protective barrier not less than 42 inches (1067 mm) high, measured vertically above the leading edge of the tread, adjacent walking surface or adjacent seatboard.

Exceptions:

1. For occupancies in Group R-3, and within individual dwelling units in occupancies in Group R-2, both as applicable in 780 CMR 101.2, guards whose top rail also serves as a handrail shall have a height not less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from the leading edge of the stair tread nosing.
2. The height in assembly seating areas shall be in accordance with 780 CMR 1024.14.

1012.3 Opening Limitations. Open guards shall have balusters or ornamental patterns such that a 4-inch-diameter (102 mm) sphere cannot pass through any opening up to a height of 34 inches (864 mm). From a height of 34 inches (864 mm) to 42 inches (1067 mm) above the adjacent walking surfaces, a sphere 8 inches (203 mm) in diameter shall not pass.

Exceptions:

1. The triangular openings formed by the riser, tread and bottom rail at the open side of a stairway shall be of a maximum size such that a sphere of six inches (152 mm) in diameter cannot pass through the opening.
2. At elevated walking surfaces for access to and use of electrical, mechanical or plumbing systems or equipment, guards shall have balusters or be of solid materials such that a sphere with a diameter of 21 inches (533 mm) cannot pass through any opening.
3. In areas which are not open to the public within occupancies in Group I-3, F, H or S, balusters, horizontal intermediate rails or other construction shall not permit a sphere with a diameter of 21 inches (533 mm) to pass through any opening.
4. In assembly seating areas, guards at the end of aisles where they terminate at a fascia of boxes, balconies and galleries shall have balusters or ornamental patterns such that a 4-inch-diameter

(102 mm) sphere cannot pass through any opening up to a height of 26 inches (660 mm). From a height of 26 inches (660 mm) to 42 inches (1067 mm) above the adjacent walking surfaces, a sphere 8 inches (203 mm) in diameter shall not pass.

1012.4 Screen Porches. Porches and decks which are enclosed with insect screening shall be provided with guards where the walking surface is located more than 30 inches (762 mm) above the floor or grade below.

1012.5 Mechanical Equipment. Guards shall be provided where appliances, equipment, fans or other components that require service are located within ten feet (3048 mm) of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches (762 mm) above the floor, roof or grade below. The guard shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere.

780 CMR 1013.0 EXIT ACCESS

1013.1 General. *For A-2 nightclubs (A-2nc) also see 780 CMR 1024, otherwise,* the exit access arrangement shall comply with 780 CMR 1013.0 through 1016.0 and the applicable provisions of 780 CMR 1003.0 through 1012.0.

1013.2 Egress Through Intervening Spaces. Egress from a room or space shall not pass through adjoining or intervening rooms or areas, except where such adjoining rooms or areas are accessory to the area served; are not a high-hazard occupancy and provide a discernible path of egress travel to an exit. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes. An exit access shall not pass through a room that can be locked to prevent egress. Means of egress from dwelling units or sleeping areas shall not lead through other sleeping areas, toilet rooms or bathrooms.

Exceptions:

1. Means of egress are not prohibited through a kitchen area serving adjoining rooms constituting part of the same dwelling unit or sleeping unit.
2. Means of egress are not prohibited through adjoining or intervening rooms or spaces in a Group H occupancy when the adjoining or intervening rooms or spaces are the same or a lesser hazard occupancy group.

1013.2.1 Multiple Tenants. Where more than one tenant occupies any one floor of a building or structure, each tenant space, dwelling unit and sleeping unit shall be provided with access to the required exits without passing through adjacent tenant spaces, dwelling units and sleeping units.

1013.2.2 Group I-2. Habitable rooms or suites in Group I-2 occupancies shall have an exit access door leading directly to an exit access corridor.

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Exceptions:

1. Rooms with exit doors opening directly to the outside at ground level.
2. Patient sleeping rooms are permitted to have one intervening room if the intervening room is not used as an exit access for more than eight patient beds.
3. Special nursing suites are permitted to have one intervening room where the arrangement allows for direct and constant visual supervision by nursing personnel.
4. For rooms other than patient sleeping rooms, suites of rooms are permitted to have one intervening room if the travel distance within the suite to the exit access door is not greater than 100 feet (30 480 mm) and are permitted to have two intervening rooms where the travel distance within the suite to the exit access door is not greater than 50 feet (15 240 mm).

Suites of sleeping rooms shall not exceed 5,000 square feet (465 m²). Suites of rooms, other than patient sleeping rooms, shall not exceed 10,000 square feet (929 m²). Any patient sleeping room, or any suite that includes patient sleeping rooms, of more than 1,000 square feet (93 m²) shall have at least two exit access doors remotely located from each other. Any room or suite of rooms, other than patient sleeping rooms, of more than 2,500 square feet (232 m²) shall have at least two access doors remotely located from each other. The travel distance between any point in a Group I-2 occupancy and an exit access door in the room shall not exceed 50 feet (15 240 mm). The travel distance between any point in a suite of sleeping rooms and an exit access door of that suite shall not exceed 100 feet (30 480 mm).

1013.3 Common Path of Egress Travel. In occupancies other than Groups H-1, H-2 and H-3, the common path of egress travel shall not exceed 75 feet (22 860 mm). In occupancies in Groups H-1, H-2, and H-3, the common path of egress travel shall not exceed 25 feet (7620 mm).

Exceptions:

1. The length of a common path of egress travel in an occupancy in Groups B, F and S shall not be more than 100 feet (30 480 mm), provided that the building is equipped throughout with an automatic sprinkler system installed in accordance with 780 CMR 903.3.1.1.
2. Where a tenant space in an occupancy in Groups B, S and U has an occupant load of not more than 30, the length of a common path of egress travel shall not be more than 100 feet (30 480 mm).
3. The length of a common path of egress travel in occupancies in Group I-3 shall not be more than 100 feet (30 480 mm).

1013.4 Aisles. Aisles serving as a portion of the exit access in the means of egress system shall comply with the requirements of 780 CMR 1013.4. Aisles shall be provided from all occupied portions of the exit access which contain seats, tables, furnishings, displays and similar fixtures or equipment. Aisles serving assembly areas, other than seating at tables, shall comply with 780 CMR 1024.0. Aisles serving reviewing stands, grandstands and bleachers shall also comply with 780 CMR 1024.0.

The required width of aisles shall be unobstructed.

Exception: Doors, when fully opened, and handrails shall not reduce the required width by more than seven inches (178 mm). Doors in any position shall not reduce the required width by more than ½. Other nonstructural projections such as trim and similar decorative features are permitted to project into the required width 1.5 inches (38 mm) from each side.

1013.4.1 Groups B and M. In Group B and M occupancies, the minimum clear aisle width shall be determined by 780 CMR 1005.1 for the occupant load served, but shall not be less than 36 inches (914 mm).

Exception: Nonpublic aisles serving less than 50 people, and not required to be accessible by 780 CMR 11 need not exceed 28 inches (711 mm) in width.

1013.4.2 Seating at Tables. Where seating is located at a table or counter and is adjacent to an aisle or aisle accessway, the measurement of required clear width of the aisle or aisle accessway shall be made to a line 19 inches (483 mm) away from and parallel to the edge of the table or counter. The 19-inch (483 mm) distance shall be measured perpendicular to the side of the table or counter. In the case of other side boundaries for aisle or aisle accessways, the clear width shall be measured to walls, edges of seating and tread edges, except that handrail projections are permitted.

Exception: Where tables or counters are served by fixed seats, the width of the aisle accessway shall be measured from the back of the seat.

1013.4.2.1 Aisle Accessway for Tables and Seating. Aisle accessways serving arrangements of seating at tables or counters shall have sufficient clear width to conform to the capacity requirements of 780 CMR 1005.1 but shall not have less than the appropriate minimum clear width specified in 780 CMR 1013.4.1.

1013.4.2.2 Table and Seating Accessway Width. Aisle accessways shall provide a minimum of 12 inches (305 mm) of width plus 0.5 inch (12.7 mm) of width for each additional one foot (305 mm), or fraction thereof, beyond 12 feet (3658 mm) of aisle accessway length

measured from the center of the seat farthest from an aisle.

Exception: Portions of an aisle accessway having a length not exceeding six feet (1829 mm) and used by a total of not more than four persons.

1013.4.2.3 Table and Seating Aisle Accessway Length. The length of travel along the aisle accessway shall not exceed 30 feet (9144 mm) from any seat to the point where a person has a choice of two or more paths of egress travel to separate exits.

1013.5 Egress Balconies. Balconies used for egress purposes shall conform to the same requirements as corridors for width, headroom, dead ends and projections. Exterior balconies shall be designed to minimize accumulation of snow or ice that impedes the means of egress.

Exception. Exterior balconies and concourses in outdoor stadiums shall be exempt from the design requirement to protect against the accumulation of snow or ice.

1013.5.1 Wall Separation. Exterior egress balconies shall be separated from the interior of the building by walls and opening protectives as required for corridors.

Exception. Separation is not required where the exterior egress balcony is served by at least two stairs and a dead-end travel condition does not require travel past an unprotected opening to reach a stair.

1013.5.2 Openness. The long side of an egress balcony shall be at least 50% open, and the open area above the guards shall be so distributed as to minimize the accumulation of smoke or toxic gases.

780 CMR 1014.0 EXIT AND EXIT ACCESS DOORWAYS

1014.1 Exit or Exit Access Doorways Required. For A-2 nightclubs (A-2nc) also see 780 CMR 1024.0, otherwise, two exits or exit access doorways from any space shall be provided where one of the following conditions exists:

1. The occupant load of the space exceeds the values in Table 1014.1.
2. The common path of egress travel exceeds the limitations of 780 CMR 1013.3.
3. Where required by 780 CMR 1014.3, 1014.4 and 1014.5.

Exception. Group I-2 occupancies shall comply with 780 CMR 1013.2.2.

TABLE 1014.1 SPACES WITH ONE MEANS OF EGRESS

OCCUPANCY	MAXIMUM OCCUPANT LOAD
A, B, E, F, M, U	50
H-1, H-2, H-3	3
H-4, H-5, I-1, I-3, I-4, R	10
S	30

1014.1.1 Three or More exits. Access to three or more exits shall be provided from a floor area where required by 780 CMR 1018.1.

1014.2 Exit or Exit Access Doorway Arrangement. Required exits shall be located in a manner that makes their availability obvious. Exits shall be unobstructed at all times. Exit and exit access doorways shall be arranged in accordance with 780 CMR 1014.2.1 and 1014.2.2.

1014.2.1 Two Exits or Exit Access Doorways. Where two exits or exit access doorways are required from any portion of the exit access, the exit doors or exit access doorways shall be placed a distance apart equal to not less than $\frac{1}{2}$ of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between exit doors or exit access doorways. Interlocking or scissor stairs shall be counted as one exit stairway.

Exceptions:

1. Where exit enclosures are provided as a portion of the required exit and are interconnected by a one-hour fire-resistance-rated corridor conforming to the requirements of 780 CMR 1016, the required exit separation shall be measured along the shortest direct line of travel within the corridor.
2. Where a building is equipped throughout with an automatic sprinkler system in accordance with 780 CMR 903.3.1.1 or 903.3.1.2, the separation distance of the exit doors or exit access doorways shall not be less than one-third of the length of the maximum overall diagonal dimension of the area served.

1014.2.2 Three or More Exits or Exit Access Doorways. Where access to three or more exits is required, at least two exit doors or exit access doorways shall be placed a distance apart equal to not less than $\frac{1}{2}$ of the length of the maximum overall diagonal dimension of the area served measured in a straight line between such exit doors or exit access doorways. Additional exits or exit access doorways shall be arranged a reasonable distance apart so that if one becomes blocked, the others will be available.

Exception. Where a building is equipped throughout with an automatic sprinkler system in accordance with 780 CMR 903.3.1.1 or 903.3.1.2, the separation distance of at least two of the exit doors or exit access doorways

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shall not be less than $\frac{1}{3}$ of the length of the maximum overall diagonal dimension of the area served.

1014.3 Boiler, Incinerator and Furnace Rooms.

Two exit access doorways are required in boiler, incinerator and furnace rooms where the area is over 500 square feet (46 m²) and any fuel-fired equipment exceeds 400,000 British thermal units (Btu) (422 000 KJ) input capacity. Where two exit access doorways are required, one is permitted to be a fixed ladder or an alternating tread device. Exit access doorways shall be separated by a horizontal distance equal to $\frac{1}{2}$ the maximum horizontal dimension of the room.

1014.4 Refrigeration Machinery Rooms.

Machinery rooms larger than 1,000 square feet (93 m²) shall have not less than two exits or exit access doors. Where two exit access doorways are required, one such doorway is permitted to be served by a fixed ladder or an alternating tread device. Exit access doorways shall be separated by a horizontal distance equal to one-half the maximum horizontal dimension of room.

All portions of machinery rooms shall be within 150 feet (45 720 mm) of an exit or exit access doorway. An increase in travel distance is permitted in accordance with 780 CMR 1015.1.

Doors shall swing in the direction of egress travel, regardless of the occupant load served. Doors shall be tight fitting and self-closing.

1014.5 Refrigerated Rooms or Spaces. Rooms or spaces having a floor area of 1,000 square feet (93 m²) or more, containing a refrigerant evaporator and maintained at a temperature below 68°F (20°C), shall have access to not less than two exits or exit access doors.

Travel distance shall be determined as specified in 780 CMR 1015.1, but all portions of a refrigerated room or space shall be within 150 feet (45 720 mm) of an exit or exit access door where such rooms are not protected by an approved automatic sprinkler system. Egress is allowed through adjoining refrigerated rooms or spaces.

Exception. Where using refrigerants in quantities limited to the amounts based on the volume set forth in the *International Mechanical Code*.

1014.6 Stage Means of Egress. Where two means of egress are required, based on the stage size or occupant load, one means of egress shall be provided on each side of the stage.

1014.6.1 Gallery, Gridiron and Catwalk Means of Egress. The means of egress from lighting and

access catwalks, galleries and gridirons shall meet the requirements for occupancies in Group F-2.

Exceptions:

1. A minimum width of 22 inches (559 mm) is permitted for lighting and access catwalks.
2. Spiral stairs are permitted in the means of egress.
3. Stairways required by 780 CMR 1014.6.1 need not be enclosed.
4. Stairways with a minimum width of 22 inches (559 mm), ladders, or spiral stairs are permitted in the means of egress.
5. A second means of egress is not required from these areas where a means of escape to a floor or to a roof is provided. Ladders, alternating tread devices or spiral stairs are permitted in the means of escape.
6. Ladders are permitted in the means of egress.

780 CMR 1015.0 EXIT ACCESS TRAVEL DISTANCE

1015.1 Travel Distance Limitations. Exits shall be so located on each story such that the maximum length of exit access travel, measured from the most remote point within a story to the entrance to an exit along the natural and unobstructed path of egress travel, shall not exceed the distances given in Table 1015.1.

Where the path of exit access includes unenclosed stairways or ramps within the exit access or includes unenclosed exit ramps or stairways as permitted in 780 CMR 1019.1, the distance of travel on such means of egress components shall also be included in the travel distance measurement. The measurement along stairways shall be made on a plane parallel and tangent to the stair tread nosings in the center of the stairway.

Exceptions:

1. Travel distance in open parking garages is permitted to be measured to the closest riser of open stairs.
2. In outdoor facilities with open exit access components and open exterior stairs or ramps, travel distance is permitted to be measured to the closest riser of a stair or the closest slope of the ramp.
3. Where an exit stair is permitted to be unenclosed in accordance with 780 CMR 1019.1, Exception 8. or 9. the travel distance shall be measured from the most remote point within a building to an exit discharge.

TABLE 1015.1 EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)
A, E, F-1, I-1, M, R, S-1	200	250 ^b
B	200	300 ^c
F-2, S-2, U	300	400 ^b
H-1	Not Permitted	75 ^c
H-2	Not Permitted	100 ^c
H-3	Not Permitted	150 ^c
H-4	Not Permitted	175 ^c
H-5	Not Permitted	200 ^c
I-2, I-3, I-4	150	200 ^c

For SI: 1 foot = 304.8 mm.

- a. See the following sections for modifications to exit access travel distance requirements:
- 780 CMR 402.0 for the distance limitation in malls.
 - 780 CMR 404.0 for the distance limitation through an atrium space.
 - 780 CMR 1015.2 for increased limitation in Groups F-1 and S-1.
 - 780 CMR 1024.7 for increased limitation in assembly seating.
 - 780 CMR 1024.7 for increased limitation for assembly open-air seating.
 - 780 CMR 1018.2 for buildings with one exit.
 - 780 CMR 31.00 for the limitation in temporary structures.
- b. Buildings equipped throughout with an automatic sprinkler system in accordance with 780 CMR 903.3.1.1 or 903.3.1.2. See 780 CMR 903.0 for occupancies where sprinkler systems according to 780 CMR 903.3.1.2 are permitted.
- c. Buildings equipped throughout with an automatic sprinkler system in accordance with 780 CMR 903.3.1.1.

1015.2 Roof Vent Increase. In buildings which are one story in height, equipped with automatic heat and smoke roof vents complying with 780 CMR

910.0 and equipped throughout with an automatic sprinkler system in accordance with 780 CMR 903.3.1.1, the maximum exit access travel distance shall be 400 feet (122 m) for occupancies in Group F-1 or S.

1015.3 Exterior Egress Balcony Increase. Travel distances specified in 780 CMR 1015.1 shall be increased up to an additional 100 feet (30 480 mm) provided the last portion of the exit access leading to the exit occurs on an exterior egress balcony constructed in accordance with 780 CMR 1013.5. The length of such balcony shall not be less than the amount of the increase taken.

780 CMR 1016.0 CORRIDORS

1016.1 Construction. Corridors shall be fire-resistance rated in accordance with Table 1016.1. The corridor walls required to be fire-resistance rated shall comply with 780 CMR 708.0 for fire partitions.

Exceptions:

1. A fire-resistance rating is not required for corridors in an occupancy in Group E where each room that is used for instruction has at least one door directly to the exterior and rooms for assembly purposes have at least ½ of the required means of egress doors opening directly to the exterior. Exterior doors specified in this exception are required to be at ground level.
2. A fire-resistance rating is not required for corridors contained within a dwelling or sleeping unit in an occupancy in Group R.
3. A fire-resistance rating is not required for corridors in open parking garages.
4. A fire-resistance rating is not required for corridors in an occupancy in Group B which is a space requiring only a single means of egress complying with 780 CMR 1014.1.

TABLE 1016.1 CORRIDOR FIRE-RESISTANCE RATING

OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	REQUIRED FIRE-RESISTANCE RATING (hours)	
		Without sprinkler system	With sprinkler system ^c
H-1, H-2, H-3	All	Not Permitted	1
H-4, H-5	Greater than 30	Not Permitted	1
A, B, E, F, M, S, U	Greater than 30	1	0
R	Greater than 10	Not Permitted	0.5
I-2 ^a , I-4	All	Not Permitted	0
I-1, I-3	All	Not Permitted	1 ^b

- a. For requirements for occupancies in Group I-2, see 780 CMR 407.3.
- b. For a reduction in the fire-resistance rating for occupancies in Group I-3, see 780 CMR 408.7.
- c. Buildings equipped throughout with an automatic sprinkler system in accordance with 780 CMR 903.3.1.1 or 903.3.1.2 where allowed.

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1016.2 Corridor Width. *For A-2 nightclubs (A-2nc) also see 780 CMR 1024.0.* The minimum corridor width shall be as determined in 780 CMR 1005.1, but not less than 44 inches (1118 mm).

Exceptions:

1. 24 inches (610 mm)—For access to and utilization of electrical, mechanical or plumbing systems or equipment.
2. 36 inches (914 mm)—With a required occupant capacity of 50 or less.
3. 36 inches (914 mm)—Within a dwelling unit.
4. 72 inches (1829 mm)—In Group E with a corridor having a required capacity of 100 or more.
5. 72 inches (1829 mm)—In corridors serving surgical Group I, health care centers for ambulatory patients receiving outpatient medical care, which causes the patient to be not capable of self-preservation.
6. 96 inches (2438 mm)—In Group I-2 in areas where required for bed movement.

1016.3 Dead Ends. Where more than one exit or exit access doorway is required, the exit access shall be arranged such that there are no dead ends in corridors more than 20 feet (6096 mm) in length.

Exceptions:

1. In occupancies in Group I-3 of Occupancy Condition 2, 3 or 4 (see 780 CMR 308.4), the dead end in a corridor shall not exceed 50 feet (15 240 mm).
2. In occupancies in Groups B and F where the building is equipped throughout with an automatic sprinkler system in accordance with 780 CMR 903.3.1.1, the length of dead-end corridors shall not exceed 50 feet (15 240 mm).
3. A dead-end corridor shall not be limited in length where the length of the dead-end corridor is less than 2.5 times the least width of the dead-end corridor.

1016.4 Air Movement in Corridors. Exit access corridors shall not serve as supply, return, exhaust, relief or ventilation air ducts or plenums.

Exceptions:

1. Use of a corridor as a source of makeup air for exhaust systems in rooms that open directly onto such corridors, including toilet rooms, bathrooms, dressing rooms, smoking lounges and janitor closets, shall be permitted provided that each such corridor is directly supplied with outdoor air at a rate greater than the rate of makeup air taken from the corridor.
2. Where located within a dwelling unit, the use of corridors for conveying return air shall not be prohibited.
3. Where located within tenant spaces of 1,000 square feet (93 m²) or less in area, utilization of corridors for conveying return air is permitted.

1016.4.1 Corridor Ceiling. Use of the space between the corridor ceiling and the floor or roof structure above as a return air plenum is permitted for one or more of the following conditions:

1. The corridor is not required to be of fire-resistance-rated construction;
2. The corridor is separated from the plenum by fire-resistance-rated construction;
3. The air-handling system serving the corridor is shut down upon activation of the air-handling unit smoke detectors required by the *International Mechanical Code*.
4. The air-handling system serving the corridor is shut down upon detection of sprinkler waterflow where the building is equipped throughout with an automatic sprinkler system; or
5. The space between the corridor ceiling and the floor or roof structure above the corridor is used as a component of an approved engineered smoke control system.

1016.5 Corridor Continuity. Fire-resistance-rated corridors shall be continuous from the point of entry to an exit, and shall not be interrupted by intervening rooms.

Exception. Foyers, lobbies or reception rooms constructed as required for corridors shall not be construed as intervening rooms.

780 CMR 1017.0 EXITS

1017.1 General. *For A-2 nightclubs (A-2nc) also see 780 CMR 1024.* Exits shall comply with 780 CMR 1017 through 1022 and the applicable requirements of 780 CMR 1003 through 1012. An exit shall not be used for any purpose that interferes with its function as a means of egress. Once a given level of exit protection is achieved, such level of protection shall not be reduced until arrival at the exit discharge.

1017.2 Exterior Exit Doors. Buildings or structures used for human occupancy shall have at least one exterior door that meets the requirements of 780 CMR 1008.1.1.

1017.2.1 Detailed Requirements. Exterior exit doors shall comply with the applicable requirements of 780 CMR 1008.1.

1017.2.2 Arrangement. Exterior exit doors shall lead directly to the exit discharge or the public way.

780 CMR 1018.0 NUMBER OF EXITS AND CONTINUITY

1018.1 Minimum Number of Exits. *For A-2 nightclubs (A-2nc) also see 780 CMR 1024.* All rooms and spaces within each story shall be provided with and have access to the minimum number of approved independent exits as required by Table 1018.1 based on the occupant load, except as

modified in 780 CMR 1014.1 or 1018.2. For the purposes of 780 CMR 10.00, occupied roofs shall be provided with exits as required for stories. The required number of exits from any story, basement or individual space shall be maintained until arrival at grade or the public way.

TABLE 1018.1 MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD

OCCUPANT LOAD	MINIMUM NUMBER OF EXITS
1-500	2
501-1,000	3
More than 1,000	4

1018.1.1 Open Parking Structures. Parking structures shall not have less than two exits from each parking tier, except that only one exit is required where vehicles are mechanically parked. Unenclosed vehicle ramps shall not be considered as required exits unless pedestrian facilities are provided.

1018.1.2 Helistops. The means of egress from helistops shall comply with the provisions of 780 CMR 10.00, provided that landing areas located on buildings or structures shall have two or more exits. For landing platforms or roof areas less than 60 feet (18 288 mm) long, or less than 2,000 square feet (186 m²) in area, the second means of egress is permitted to be a fire escape or ladder leading to the floor below.

1018.2 Buildings with One Exit. Only one exit shall be required in buildings as described in 780 CMR 1018.2, Items 1. through 3.:

1. Buildings described in Table 1018.2, provided that the building has not more than one level below the first story above grade plane.
2. Buildings of Group R-3 occupancy.
3. Single-level buildings with the occupied space at the level of exit discharge provided that the story or space complies with 780 CMR 1014.1 as a space with one means of egress.

TABLE 1018.2 BUILDINGS WITH ONE EXIT

OCCUPANCY	MAXIMUM HEIGHT OF BUILDING ABOVE GRADE PLANE	MAXIMUM OCCUPANTS (OR DWELLING UNITS) PER FLOOR AND TRAVEL DISTANCE
A, B ^d , E, F, M, U	1 Story	50 occupants and 75 feet travel distance
H-2, H-3	1 Story	3 occupants and 25 feet travel distance
H-4, H-5, I, R	1 Story	10 occupants and 75 feet travel distance
S ^a	1 Story	30 occupants and 100 feet travel distance
B ^b , F, M, S ^a	2 Stories	30 occupants and 75 feet travel distance
R-2	2 Stories ^c	4 dwelling units and 50 feet travel distance

For SI: 1 foot = 304.8 mm.

- a. For the required number of exits for open parking structures, see 780 CMR 1018.1.1.
- b. For the required number of exits for air traffic control towers, see 780 CMR 412. 1.
- c. Buildings classified as Group R-2 equipped throughout with an automatic sprinkler system in accordance with 780 CMR 903.3.1.1 or 903.3.1.2 and provided with emergency escape and rescue openings in accordance with 780 CMR 1025 shall have a maximum height of three stories above grade.
- d. Buildings equipped throughout with an automatic sprinkler system in accordance with 780 CMR 903.3.1.1 with an occupancy in Group B shall have a maximum travel distance of 100 feet.

1018.3 Exit Continuity. Exits shall be continuous from the point of entry into the exit to the exit discharge.

1018.4 Exit Door Arrangement. Exit door arrangement shall meet the requirements of 780 CMR 1014.2 through 1014.2.2.

780 CMR 1019.0 VERTICAL EXIT ENCLOSURES

1019.1 Enclosures Required. Interior exit stairways and interior exit ramps shall be enclosed with fire barriers. Exit enclosures shall have a fire-resistance rating of not less than two hours where connecting four stories or more and not less than one hour where connecting less than four stories. The number of stories connected by the shaft enclosure shall include any basements but not any mezzanines. An exit enclosure shall not be used for any purpose other than means of egress. Enclosures shall be constructed as fire barriers in accordance with 780 CMR 706.

Exceptions:

1. In other than Group H and I occupancies, a stairway serving an occupant load of less than ten not more than one story above the level of exit discharge is not required to be enclosed.
2. Exits in buildings of Group A-5 where all portions of the means of egress are essentially open to the outside need not be enclosed.
3. Stairways serving and contained within a single residential dwelling unit or sleeping unit in occupancies in Group R-2 or R-3 and sleeping units in occupancies in Group R-1 are not required to be enclosed.
4. Stairways that are not a required means of egress element are not required to be enclosed where such stairways comply with 780 CMR 707.2.
5. Stairways in open parking structures which serve only the parking structure are not required to be enclosed.
6. Stairways in occupancies in Group I-3 as provided for in 780 CMR 408.3.6 are not required to be enclosed.
7. Means of egress stairways as required by 780 CMR 410.5.4 are not required to be enclosed.

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8. In other than occupancy Groups H and I, a maximum of 50% of egress stairways serving one adjacent floor are not required to be enclosed, provided at least two means of egress are provided from both floors served by the unenclosed stairways. Any two such interconnected floors shall not be open to other floors.

9. In other than occupancy Groups H and I, interior egress stairways serving only the first and second stories of a building equipped throughout with an automatic sprinkler system in accordance with 780 CMR 903.3.1.1 are not required to be enclosed, provided at least two means of egress are provided from both floors served by the unenclosed stairways. Such interconnected stories shall not be open to other stories.

1019.1.1 Openings and Penetrations. Exit enclosure opening protectives shall be in accordance with the requirements of 780 CMR 715.0.

Except as permitted in 780 CMR 402.4.6, openings in exit enclosures other than unexposed exterior openings shall be limited to those necessary for exit access to the enclosure from normally occupied spaces and for egress from the enclosure.

Where interior exit enclosures are extended to the exterior of a building by an exit passageway, the door assembly from the exit enclosure to the exit passageway shall be protected by a fire door conforming to the requirements in 780 CMR 715.3. Fire door assemblies in exit enclosures shall comply with 780 CMR 715.3.4.

1019.1.2 Penetrations. Penetrations into and openings through an exit enclosure are prohibited except for required exit doors, equipment and ductwork necessary for independent pressurization, sprinkler piping, standpipes, electrical raceway for fire department communication and electrical raceway serving the exit enclosure and terminating at a steel box not exceeding 16 square inches (0.010 m²). Such penetrations shall be protected in accordance with 780 CMR 712.0. There shall be no penetrations or communication openings, whether protected or not, between adjacent exit enclosures.

1019.1.3 Ventilation. Equipment and ductwork for exit enclosure ventilation shall comply with one of 780 CMR 1019.1.3, Items 1. through 3.:

1. Such equipment and ductwork shall be located exterior to the building and shall be directly connected to the exit enclosure by ductwork enclosed in construction as required for shafts.

2. Where such equipment and ductwork is located within the exit enclosure, the intake air shall be taken directly from the outdoors and the exhaust air shall be discharged directly to the outdoors, or such air shall be conveyed through ducts enclosed in construction as

required for shafts.

3. Where located within the building, such equipment and ductwork shall be separated from the remainder of the building, including other mechanical equipment, with construction as required for shafts.

In each case, openings into the fire-resistance-rated construction shall be limited to those needed for maintenance and operation and shall be protected by self-closing fire-resistance-rated devices in accordance with 780 CMR 7.00 for enclosure wall opening protectives.

Exit enclosure ventilation systems shall be independent of other building ventilation systems.

1019.1.4 Vertical Enclosure Exterior Walls. Exterior walls of a vertical exit enclosure shall comply with the requirements of 780 CMR 704 for exterior walls. Where nonrated walls or unprotected openings enclose the exterior of the stairway and the walls or openings are exposed by other parts of the building at an angle of less than 180 degrees (3.14 rad), the building exterior walls within ten feet (3048 mm) horizontally of a nonrated wall or unprotected opening shall be constructed as required for a minimum one-hour fire-resistance rating with ³/₄-hour opening protectives. This construction shall extend vertically from the ground to a point ten feet (3048 mm) above the topmost landing of the stairway or to the roof line, whichever is lower.

1019.1.5 Enclosures under Stairways. The walls and soffits within enclosed usable spaces under enclosed and unenclosed stairways shall be protected by one-hour fire-resistance-rated construction, or the fire-resistance rating of the stairway enclosure, whichever is greater. Access to the enclosed usable space shall not be directly from within the stair enclosure.

Exception. Spaces under stairways serving and contained within a single residential dwelling unit in Group R-2 or R-3 as applicable in 780 CMR 101.2.

There shall be no enclosed usable space under exterior exit stairways unless the space is completely enclosed in one-hour fire-resistance-rated construction. The open space under exterior stairways shall not be used for any purpose.

1019.1.6 Discharge Identification. A stairway in an exit enclosure shall not continue below the level of exit discharge unless an approved barrier is provided at the level of exit discharge to prevent persons from unintentionally continuing into levels below. Directional exit signs shall be provided as specified in 780 CMR 1011.0.

1019.1.7 Stairway Floor Number Signs. A sign shall be provided at each floor landing in interior vertical exit enclosures connecting more than three stories designating the floor level, the terminus of the top and bottom of the stair

enclosure and the identification of the stair. The signage shall also state the story of, and the direction to the exit discharge and the availability of roof access from the stairway for the fire department. The sign shall be located five feet (1524 mm) above the floor landing in a position which is readily visible when the doors are in the open and closed positions.

1019.1.8 Smokeproof Enclosures. In buildings required to comply with 780 CMR 403.0 or 405.0, each of the exits of a building that serves stories where the floor surface is located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access or more than 30 feet (9144 mm) below the level of exit discharge serving such floor levels shall be a smokeproof enclosure or pressurized stairway in accordance with 780 CMR 909.20.

1019.1.8.1 Enclosure Exit. A smokeproof enclosure or pressurized stairway shall exit into a public way or into an exit passageway, yard or open space having direct access to a public way. The exit passageway shall be without other openings and shall be separated from the remainder of the building by two-hour fire-resistance-rated construction.

Exceptions:

1. Openings in the exit passageway serving a smokeproof enclosure are permitted where the exit passageway is protected and pressurized in the same manner as the smokeproof enclosure, and openings are protected as required for access from other floors.
2. Openings in the exit passageway serving a pressurized stairway are permitted where the exit passageway is protected and pressurized in the same manner as the pressurized stairway.

1019.1.8.2 Enclosure Access. Access to the stairway within a smokeproof enclosure shall be by way of a vestibule or an open exterior balcony.

Exception. Access is not required by way of a vestibule or exterior balcony for stairways using the pressurization alternative complying with 780 CMR 909.20.5.

780 CMR 1020.0 EXIT PASSAGEWAYS

1020.1 Exit Passageway. *For A-2 nightclubs (A-2nc) also see 780 CMR 1024.* Exit passageways serving as an exit component in a means of egress system shall comply with the requirements of 780 CMR 1020.0. An exit passageway shall not be used for any purpose other than as a means of egress.

1020.2 Width. The width of exit passageways shall be determined as specified in 780 CMR 1005.1 but

such width shall not be less than 44 inches (1118 mm), except that exit passageways serving an occupant load of less than 50 shall not be less than 36 inches (914 mm) in width.

The required width of exit passageways shall be unobstructed.

Exception. Doors, when fully opened, and handrails, shall not reduce the required width by more than seven inches (178 mm). Doors in any position shall not reduce the required width by more than ½. Other nonstructural projections such as trim and similar decorative features are permitted to project into the required width 1½ inches (38 mm) on each side.

1020.3 Construction. Exit passageway enclosures shall have walls, floors and ceilings of not less than one-hour fire-resistance rating, and not less than that required for any connecting exit enclosure. Exit passageways shall be constructed as fire barriers in accordance with 780 CMR 706.

1020.4 Openings and Penetrations. Exit passageway opening protectives shall be in accordance with the requirements of 780 CMR 715.0.

Except as permitted in 780 CMR 402.4.6, openings in exit passageways other than unexposed exterior openings shall be limited to those necessary for exit access to the exit passageway from normally occupied spaces and for egress from the exit passageway.

Where interior exit enclosures are extended to the exterior of a building by an exit passageway, the door assembly from the exit enclosure to the exit passageway shall be protected by a fire door conforming to the requirements in 780 CMR 715.3. Fire door assemblies in exit passageways shall comply with 780 CMR 715.3.4.

Elevators shall not open into an exit passageway.

1020.5 Penetrations. Penetrations into and openings through an exit passageway are prohibited except for required exit doors, equipment and ductwork necessary for independent pressurization, sprinkler piping, standpipes, electrical raceway for fire department communication and electrical raceway serving the exit passageway and terminating at a steel box not exceeding 16 square inches (0.010 m²). Such penetrations shall be protected in accordance with 780 CMR 712.0. There shall be no penetrations or communicating openings, whether protected or not, between adjacent exit passageways.

780 CMR 1021.0 HORIZONTAL EXITS

1021.1 Horizontal Exits. *For A-2 nightclubs (A-2nc) also see 780 CMR 1024.* Horizontal exits serving as an exit in a means of egress system shall comply with the requirements of 780 CMR 1021.0. A horizontal exit shall not serve as the only exit from a portion of a building, and where two or more

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exits are required, not more than ½ of the total number of exits or total exit width shall be horizontal exits.

Exceptions:

1. Horizontal exits are permitted to comprise two-thirds of the required exits from any building or floor area for occupancies in Group I-2.
2. Horizontal exits are permitted to comprise 100% of the exits required for occupancies in Group I-3. At least six square feet (0.6 m²) of accessible space per occupant shall be provided on each side of the horizontal exit for the total number of people in adjoining compartments.

Every fire compartment for which credit is allowed in connection with a horizontal exit shall not be required to have a stairway or door leading directly outside, provided the adjoining fire compartments have stairways or doors leading directly outside and are so arranged that egress shall not require the occupants to return through the compartment from which egress originates.

The area into which a horizontal exit leads shall be provided with exits adequate to meet the occupant requirements of 780 CMR 10.00, but not including the added occupant capacity imposed by persons entering it through horizontal exits from another area. At least one of its exits shall lead directly to the exterior or to an exit enclosure.

1021.2 Separation. The separation between buildings or areas of refuge connected by a horizontal exit shall be provided by a fire wall complying with 780 CMR 705.0 or a fire barrier complying with 780 CMR 706.0 and having a fire-resistance rating of not less than two hours. Opening protectives in horizontal exit walls shall also comply with 780 CMR 715.0. The horizontal exit separation shall extend vertically through all levels of the building unless floor assemblies are of two-hour fire resistance with no unprotected openings.

Exception. A fire-resistance rating is not required at horizontal exits between a building area and an above-grade pedestrian walkway constructed in accordance with 780 CMR 3104.0, provided that the distance between connected buildings is more than 20 feet (6096 mm).

Horizontal exit walls constructed as fire barriers shall be continuous from exterior wall to exterior wall so as to divide completely the floor served by the horizontal exit.

1021.3 Opening Protectives. Fire doors in horizontal exits shall be self-closing or automatic-closing when activated by a smoke detector installed in accordance with 780 CMR 907.10. Opening protectives in horizontal exits shall be consistent with the fire-resistance rating of the wall. Such doors where located in a cross-corridor condition shall be automatic-closing by activation of a smoke detector installed in accordance with 780 CMR 907.10.

1021.4 Capacity of Refuge Area. The refuge area of a horizontal exit shall be spaces occupied by the same tenant or public areas and each such area of refuge shall be adequate to house the original occupant load of the refuge space plus the occupant load anticipated from the adjoining compartment. The anticipated occupant load from the adjoining compartment shall be based on the capacity of the horizontal exit doors entering the area of refuge. The capacity of areas of refuge shall be computed on a net floor area allowance of three square feet (0.2787 m²) for each occupant to be accommodated therein, not including areas of stairways, elevators and other shafts or courts.

Exception: The net floor area allowable per occupant shall be as follows for the indicated occupancies:

1. Six square feet (0.6 m²) per occupant for occupancies in Group I-3.
2. 15 square feet (1.4 m²) per occupant for ambulatory occupancies in Group I-2.
3. 30 square feet (2.8 m²) per occupant for nonambulatory occupancies in Group I-2.

780 CMR 1022.0 EXTERIOR EXIT RAMPS AND STAIRWAYS

1022.1 Exterior Exit Ramps and Stairways. *For A-2 nightclubs (A-2nc) also see 780 CMR 1024.* Exterior exit ramps and stairways serving as an element of a required means of egress shall comply with 780 CMR 1022.0.

Exception. Exterior exit ramps and stairways for outdoor stadiums complying with 780 CMR 1019.1, Exception 2.

1022.2 Use in a Means of Egress. Exterior exit ramps and stairways shall not be used as an element of a required means of egress for occupancies in Group I-2. For occupancies in other than Group I-2, exterior exit ramps and stairways shall be permitted as an element of a required means of egress for buildings not exceeding six stories or 75 feet (22 860 mm) in height.

1022.3 Open Side. Exterior exit ramps and stairways serving as an element of a required means of egress shall be open on at least one side. An open side shall have a minimum of 35 square feet (3.3 m²) of aggregate open area adjacent to each floor level and the level of each intermediate landing. The required open area shall be located not less than 42 inches (1067 mm) above the adjacent floor or landing level.

1022.4 Side Yards. The open areas adjoining exterior exit ramps or stairways shall be either yards, courts or public ways; the remaining sides are permitted to be enclosed by the exterior walls of the building.

1022.5 Location. Exterior exit ramps and stairways shall be located in accordance with 780 CMR 1023.3.

1022.6 Exterior Ramps and Stairway Protection. Exterior exit ramps and stairways shall be separated from the interior of the building as required in 780 CMR 1019.1. Openings shall be limited to those necessary for egress from normally occupied spaces.

Exceptions:

1. Separation from the interior of the building is not required for occupancies, other than those in Group R-1 or R-2, in buildings that are no more than two stories above grade where the level of exit discharge is the first story above grade.

2. Separation from the interior of the building is not required where the exterior ramp or stairway is served by an exterior ramp and/or balcony that connects two remote exterior stairways or other approved exits, with a perimeter that is not less than 50% open. To be considered open, the opening shall be a minimum of 50% of the height of the enclosing wall, with the top of the openings no less than seven feet (2134 mm) above the top of the balcony.

3. Separation from the interior of the building is not required for an exterior ramp or stairway located in a building or structure that is permitted to have unenclosed interior stairways in accordance with 780 CMR 1019.1.

4. Separation from the interior of the building is not required for exterior ramps or stairways connected to open-ended corridors, provided that 780 CMR 1022.6, Exceptions 4.1 through 4.4 are met:

4.1. The building, including corridors and ramps and/or stairs, shall be equipped throughout with an automatic sprinkler system in accordance with 780 CMR 903.3.1.1 or 903.3.1.2.

4.2. The open-ended corridors comply with 780 CMR 1016.

4.3. The open-ended corridors are connected on each end to an exterior exit ramp or stairway complying with 780 CMR 1022.

4.4. At any location in an open-ended corridor where a change of direction exceeding 45 degrees (0.79 rad) occurs, a clear opening of not less than 35 square feet (3.3 m²) or an exterior ramp or stairway shall be provided. Where clear openings are provided, they shall be located so as to minimize the accumulation of smoke or toxic gases.

780 CMR 1023.0 EXIT DISCHARGE

1023.1 General. *For A-2 nightclubs (A-2nc) also see 780 CMR 1024.* Exits shall discharge directly to the exterior of the building. The exit discharge shall be at grade or shall provide direct access to grade.

The exit discharge shall not reenter a building.

Exceptions:

1. A maximum of 50% of the number and capacity of the exit enclosures is permitted to egress through areas on the level of discharge provided all of the 780 CMR 1023.1, Exceptions 1.1 through 1.3 are met:

1.1. Such exit enclosures egress to a free and unobstructed way to the exterior of the building, which way is readily visible and identifiable from the point of termination of the exit enclosure.

1.2. The entire area of the level of discharge is separated from areas below by construction conforming to the fire-resistance rating for the exit enclosure.

1.3. The egress path from the exit enclosure on the level of discharge is protected throughout by an approved automatic sprinkler system. All portions of the level of discharge with access to the egress path shall either be protected throughout with an automatic sprinkler system installed in accordance with 780 CMR 903.3.1.1 or 903.3.1.2, or separated from the egress path in accordance with the requirements for the enclosure of exits.

2. A maximum of 50% of the number and capacity of the exit enclosures is permitted to egress through a vestibule provided all of 780 CMR 1023.1, Exceptions 2.1 through 2.4 are met:

2.1. The entire area of the vestibule is separated from areas below by construction conforming to the fire-resistance rating for the exit enclosure.

2.2. The depth from the exterior of the building is not greater than ten feet (3048 mm) and the length is not greater than 30 feet (9144 mm).

2.3. The area is separated from the remainder of the level of exit discharge by construction providing protection at least the equivalent of approved wired glass in steel frames.

2.4. The area is used only for means of egress and exits directly to the outside.

3. Stairways in open parking garages complying with 780 CMR 1019.1, Exception 5, are permitted to egress through the open parking garage at the level of exit discharge.

1023.2 Exit Discharge Capacity. The capacity of the exit discharge shall be not less than the required discharge capacity of the exits being served.

1023.3 Exit Discharge Location. Exterior balconies, stairways and ramps shall be located at least ten feet (3048 mm) from adjacent lot lines and from other buildings on the same lot unless the adjacent building exterior walls and openings are protected in accordance with 780 CMR 704 based on fire separation distance.

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1023.4 Exit Discharge Components. Exit discharge components shall be sufficiently open to the exterior so as to minimize the accumulation of smoke and toxic gases.

1023.5 Egress Courts. Egress courts serving as a portion of the exit discharge in the means of egress system shall comply with the requirements of 780 CMR 1023.

1023.5.1 Width. The width of egress courts shall be determined as specified in 780 CMR 1005.1, but such width shall not be less than 44 inches (1118 mm), except as specified herein. Egress courts serving occupancies in Group R-3 applicable in 780 CMR 101.2 and Group U shall not be less than 36 inches (914 mm) in width.

The required width of egress courts shall be unobstructed to a height of seven feet (2134 mm).

Exception. Doors, when fully opened, and handrails shall not reduce the required width by more than seven inches (178 mm). Doors in any position shall not reduce the required width by more than one-half. Other nonstructural projections such as trim and similar decorative features are permitted to project into the required width 1½ inches (38 mm) from each side.

Where an egress court exceeds the minimum required width and the width of such egress court is then reduced along the path of exit travel, the reduction in width shall be gradual. The transition in width shall be affected by a guard not less than 36 inches (914 mm) in height and shall not create an angle of more than 30 degrees (0.52 rad) with respect to the axis of the egress court along the path of egress travel. In no case shall the width of the egress court be less than the required minimum.

1023.5.2 Construction and Openings. Where an egress court serving a building or portion thereof is less than ten feet (3048 mm) in width, the egress court walls shall be not less than one-hour fire-resistance-rated exterior walls complying with 780 CMR 704 for a distance of ten feet (3048 mm) above the floor of the court, and openings therein shall be equipped with fixed or self-closing, ¾-hour opening protective assemblies.

Exceptions:

1. Egress courts serving an occupant load of less than ten.
2. Egress courts serving Group R-3 as applicable in 780 CMR 101.2.

1023.6 Access to a Public Way. The exit discharge shall provide a direct and unobstructed access to a public way.

Exception. Where access to a public way cannot be provided, a safe dispersal area shall be provided where all of the following are met:

1. The area shall be of a size to accommodate at

least five square feet (0.28 m²) for each person.

2. The area shall be located on the same property at least 50 feet (15 240 mm) away from the building requiring egress.

3. The area shall be permanently maintained and identified as a safe dispersal area.

4. The area shall be provided with a safe and unobstructed path of travel from the building.

780 CMR 1024.0 ASSEMBLY

1024.1 General. Occupancies in Group A which contain seats, tables, displays, equipment or other material shall comply with 780 CMR 1024.0.

1024.1.1 Night Clubs (A-2nc) Required Means of Egress Requirements. *For buildings or portions thereof that are classified as A-2nc use 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 780 CMR 10.00, 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.*

1024.1.2 Bleachers. Bleachers, grandstands, and folding and telescopic seating shall comply with ICC 300.

1024.2 Assembly Main Exit. Group A occupancies that have an occupant load of greater than 300 shall be provided with a main exit. The main exit shall be of sufficient width to accommodate not less than one-half of the occupant load, but such width shall not be less than the total required width of all means of egress leading to the exit. Where the building is classified as a Group A occupancy, the main exit shall front on at least one street or an unoccupied space of not less than ten feet (3048 mm) in width that adjoins a street or public way.

Exception. In assembly occupancies where there is no well-defined main exit or where multiple main exits are provided, exits shall be permitted to be distributed around the perimeter of the building provided that the total width of egress is not less than 100% of the required width.

1024.3 Assembly Other Exits. In addition to having access to a main exit, each level of an occupancy in Group A having an occupant load of greater than 300 shall be provided with additional exits that shall provide an egress capacity for at least one-half of the total occupant load served by that level and comply with 780 CMR 1014.2.

Exception. In assembly occupancies where there is no well-defined main exit or where multiple main exits are provided, exits shall be permitted to be distributed around the perimeter of the building provided that the total width of egress is not less than 100% of the required width.

1024.4 Foyers and Lobbies. In Group A-1 occupancies, where persons are admitted to the building at times when seats are not available and are allowed to wait in a lobby or similar space, such use of lobby or similar space shall not encroach upon the required clear width of the means of egress. Such waiting areas shall be separated from the required means of egress by substantial permanent partitions or by fixed rigid railings not less than 42 inches (1067 mm) high. Such foyer, if not directly connected to a public street by all the main entrances or exits, shall have a straight and unobstructed corridor or path of travel to every such main entrance or exit.

1024.5 Interior Balcony and Gallery Means of Egress. For balconies or galleries having a seating capacity of over 50 located in Group A occupancies, at least two means of egress shall be provided, one from each side of every balcony or gallery, with at least one leading directly to an exit.

1024.5.1 Enclosure of Balcony Openings. Interior stairways and other vertical openings shall be enclosed in a vertical exit enclosure as provided in 780 CMR 1019.1, except that stairways are permitted to be open between the balcony and the main assembly floor in occupancies such as theaters, churches and auditoriums. At least one accessible means of egress is required from a balcony or gallery level containing accessible seating locations in accordance with 780 CMR 1007.3 or 1007.4.

1024.6 Width of means of egress for assembly. The clear width of aisles and other means of egress shall comply with 780 CMR 1024.6.1 where smoke-protected seating is not provided and with 780 CMR 1024.6.2 or 1024.6.3 where smoke-protected seating is provided. The clear width shall be measured to walls, edges of seating and tread edges except for permitted projections.

1024.6.1 Without Smoke Protection. The clear width of the means of egress shall provide

sufficient capacity in accordance with all of the following, as applicable:

1. At least 0.3 inch (7.6 mm) of width for each occupant served shall be provided on stairs having riser heights seven inches (178 mm) or less and tread depths 11 inches (279 mm) or greater, measured horizontally between tread nosing.
2. At least 0.005 inch (0.127 mm) of additional stair width for each occupant shall be provided for each 0.10 inch (2.5 mm) of riser height above seven inches (178 mm).
3. Where egress requires stair descent, at least 0.075 inch (1.9 mm) of additional width for each occupant shall be provided on those portions of stair width having no handrail within a horizontal distance of 30 inches (762 mm).
4. Ramped means of egress, where slopes are steeper than one unit vertical in 12 units horizontal (8% slope), shall have at least 0.22 inch (5.6 mm) of clear width for each occupant served. Level or ramped means of egress, where slopes are not steeper than one unit vertical in 12 units horizontal (8% slope), shall have at least 0.20 inch (5.1 mm) of clear width for each occupant served.

1024.6.2 Smoke-protected Seating. The clear width of the means of egress for smoke-protected assembly seating shall be not less than the occupant load served by the egress element multiplied by the appropriate factor in Table 1024.6.2. The total number of seats specified shall be those within a single assembly space and exposed to the same smoke-protected environment. Interpolation is permitted between the specific values shown. A life safety evaluation, complying with NFPA 101, shall be done for a facility utilizing the reduced width requirements of Table 1024.6.2 for smoke-protected assembly seating.

Exception. For an outdoor smoke-protected assembly with an occupant load not greater than 18,000, the clear width shall be determined using the factors in 780 CMR 1024.6.3.

TABLE 1024.6.2 WIDTH OF AISLES FOR SMOKE-PROTECTED ASSEMBLY

TOTAL NUMBER OF SEATS IN THE SMOKE-PROTECTED ASSEMBLY OCCUPANCY	INCHES OF CLEAR WIDTH PER SEAT SERVED			
	Stairs and aisle steps with handrails within 30 inches	Stairs and aisle steps without handrails within 30 inches	Passageways, doorways and ramps not steeper than one in ten in slope	Ramps steeper than one in ten in slope
Equal to or less than 5,000	0.2	0.25	0.15	0.165
10000	0.13	0.163	0.1	0.11
15000	0.096	0.12	0.07	0.077
20000	0.076	0.095	0.056	0.062
Equal to or greater than 25,000	0.06	0.075	0.044	0.048

For SI: 1 inch - 25.4 mm.

1024.6.2.1 Smoke Control. Means of egress serving a smoke-protected assembly seating area shall be provided with a smoke control system complying with 780 CMR 909.0 or natural ventilation designed to maintain the smoke level at least six feet (1829 mm) above the floor of the means of egress.

1024.6.2.2 Roof Height. A smoke-protected assembly seating area with a roof shall have the lowest portion of the roof deck not less than 15 feet (4572 mm) above the highest aisle or aisle accessway.

Exception. A roof canopy in an outdoor stadium shall be permitted to be less than 15 feet (4572 mm) above the highest aisle or aisle accessway provided that there are no objects less than 80 inches (2032 mm) above the highest aisle or aisle accessway.

1024.6.2.3 Automatic Sprinklers. Enclosed areas with walls and ceilings in buildings or structures containing smoke-protected assembly seating shall be protected with an approved automatic sprinkler system in accordance with 780 CMR 903.3.1.1.

Exceptions:

1. The floor area used for contests, performances or entertainment provided the roof construction is more than 50 feet (15 240 mm) above the floor level and the use is restricted to low fire hazard uses.
2. Press boxes and storage facilities less than 1,000 square feet (93 m²) in area.
3. Outdoor seating facilities where seating and the means of egress in the seating area are essentially open to the outside.

1024.6.3 Width of Means of Egress for Outdoor Smoke-protected Assembly. The clear width in inches (mm) of aisles and other means of egress shall be not less than the total occupant load served by the egress element multiplied by 0.08 (2.0 mm) where egress is by aisles and stairs and multiplied by 0.06 (1.52 mm) where egress is

by ramps, corridors, tunnels or vomitories.

Exception. The clear width in inches (mm) of aisles and other means of egress shall be permitted to comply with 780 CMR 1024.6.2 for the number of seats in the outdoor smoke-protected assembly where 780 CMR 1024.6.2 permits less width.

1024.7 Travel Distance. Exits and aisles shall be so located that the travel distance to an exit door shall not be greater than 200 feet (60 960 mm) measured along the line of travel in nonsprinklered buildings. Travel distance shall not be more than 250 feet (76 200 mm) in sprinklered buildings. Where aisles are provided for seating, the distance shall be measured along the aisles and aisle accessway without travel over or on the seats.

Exceptions:

1. Smoke-protected assembly seating: The travel distance from each seat to the nearest entrance to a vomitory or concourse shall not exceed 200 feet (60 960 mm). The travel distance from the entrance to the vomitory or concourse to a stair, ramp or walk on the exterior of the building shall not exceed 200 feet (60 960 mm).
2. Open-air seating: The travel distance from each seat to the building exterior shall not exceed 400 feet (122 m). The travel distance shall not be limited in facilities of Type I or II construction.

1024.8 Common Path of Travel. The common path of travel shall not exceed 30 feet (9144 mm) from any seat to a point where a person has a choice of two paths of egress travel to two exits.

Exceptions:

1. For areas serving not more than 50 occupants, the common path of travel shall not exceed 75 feet (22 860 mm).
2. For smoke-protected assembly seating, the common path of travel shall not exceed 50 feet (15 240 mm).

1024.8.1 Path Through Adjacent Row. Where one of the two paths of travel is across the aisle through a row of seats to another aisle, there shall be not more than 24 seats between the two aisles, and the minimum clear width between rows for the row between the two aisles shall be 12 inches (305 mm) plus 0.6 inch (15.2 mm) for each additional seat above seven in the row between aisles.

Exception. For smoke-protected assembly seating there shall not be more than 40 seats between the two aisles and the minimum clear width shall be 12 inches (305 mm) plus 0.3 inch (7.6 mm) for each additional seat.

1024.9 Assembly Aisles Are Required. Every occupied portion of any occupancy in Group A that contains seats, tables, displays, similar fixtures or equipment shall be provided with aisles leading to exits or exit access doorways in accordance with 780 CMR 1024.9. Aisle accessways for tables and seating shall comply with 780 CMR 1013.4.2.

1024.9.1 Minimum Aisle Width. The minimum clear width of aisles shall be as shown:

1. 48 inches (1219 mm) for aisle stairs having seating on each side.

Exception. 36 inches (914 mm) where the aisle does not serve more than 50 seats.

2. 36 inches (914 mm) for aisle stairs having seating on only one side.
3. 23 inches (584 mm) between an aisle stair handrail or guard and seating where the aisle is subdivided by a handrail.
4. 42 inches (1067 mm) for level or ramped aisles having seating on both sides.

Exceptions:

1. 36 inches (914 mm) where the aisle does not serve more than 50 seats.
2. 36 inches (762 mm) where the aisle does not serve more than 14 seats.
5. 36 inches (914 mm) for level or ramped aisles having seating on only one side.

Exception. 30 inches (762 mm) where the aisle does not serve more than 14 seats.

6. 23 inches (584 mm) between an aisle stair handrail and seating where an aisle does not serve more than five rows on one side.

1024.9.2 Aisle Width. The aisle width shall provide sufficient egress capacity for the number of persons accommodated by the catchment area served by the aisle. The catchment area served by an aisle is that portion of the total space that is served by that section of the aisle. In establishing catchment areas, the assumption shall be made that there is a balanced use of all means of egress, with the number of persons in proportion to egress capacity.

1024.9.3 Converging Aisles. Where aisles converge to form a single path of egress travel, the required egress capacity of that path shall not be less than the combined required capacity of the converging aisles.

1024.9.4 Uniform width. Those portions of aisles, where egress is possible in either of two directions, shall be uniform in required width.

1024.9.5 Assembly Aisle Termination. Each end of an aisle shall terminate at cross aisle, foyer, doorway, vomitory or concourse having access to an exit.

Exceptions:

1. Dead-end aisles shall not be greater than 20 feet (6096 mm) in length.
2. Dead-end aisles longer than 20 feet (6096 mm) are permitted where seats beyond the 20-foot (6096 mm) dead-end aisle are no more than 24 seats from another aisle, measured along a row of seats having a minimum clear width of 12 inches (305 mm) plus 0.6 inch (15.2 mm) for each additional seat above seven in the row.
3. For smoke-protected assembly seating, the dead-end aisle length of vertical aisles shall not exceed a distance of 21 rows.
4. For smoke-protected assembly seating, a longer dead-end aisle is permitted where seats beyond the 21-row dead-end aisle are not more than 40 seats from another aisle, measured along a row of seats having an aisle accessway with a minimum clear width of 12 inches (305 mm) plus 0.3 inch (7.6 mm) for each additional seat above seven in the row.

1024.9.6 Assembly Aisle Obstructions. There shall be no obstructions in the required width of aisles except for handrails as provided in 780 CMR 1024.13.

1024.10 Clear Width of Aisle Accessways Serving Seating. Where seating rows have 14 or fewer seats, the minimum clear aisle accessway width shall not be less than 12 inches (305 mm) measured as the clear horizontal distance from the back of the row ahead and the nearest projection of the row behind. Where chairs have automatic or self-rising seats, the measurement shall be made with seats in the raised position. Where any chair in the row does not have an automatic or self-rising seat, the measurements shall be made with the seat in the down position. For seats with folding tablet arms, row spacing shall be determined with the tablet arm down.

1024.10.1 Dual Access. For rows of seating served by aisles or doorways at both ends, there shall not be more than 100 seats per row. The minimum clear width of 12 inches (305 mm) between rows shall be increased by 0.3 inch (7.6 mm) for every additional seat beyond 14 seats, but the minimum clear width is not required to exceed 22 inches (559 mm).

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Exception. For smoke-protected assembly seating, the row length limits for a 12-inch-wide (305 mm) aisle accessway, beyond which the aisle accessway minimum clear width shall be increased, are in Table 1024.10.1.

TABLE 1024.10.1 SMOKE-PROTECTED ASSEMBLY AISLE ACCESSWAYS

TOTAL NUMBER OF SEATS IN THE SMOKE-PROTECTED ASSEMBLY OCCUPANCY	MAXIMUM NUMBER OF SEATS PER ROW PERMITTED TO HAVE A MINIMUM 12-INCH CLEAR WIDTH AISLE ACCESSWAY	
	Aisle or doorway at both ends of row	Aisle or doorway at one end of row only
Less than 4,000	14	7
4000	15	7
7000	16	8
10000	17	8
13000	18	9
16000	19	9
19000	20	10
22,000 and greater	21	11

1024.10.2 Single Access. For rows of seating served by an aisle or doorway at only one end of the row, the minimum clear width of 12 inches (305 mm) between rows shall be increased by 0.6 inch (15.2 mm) for every additional seat beyond seven seats, but the minimum clear width is not required to exceed 22 inches (559 mm).

Exception. For smoke-protected assembly seating, the row length limits for a 12-inch-wide (305 mm) aisle accessway, beyond which the aisle accessway minimum clear width shall be increased, are in Table 1024.10.1.

1024.11 Assembly Aisle Walking Surfaces. Aisles with a slope not exceeding one unit vertical in eight units horizontal (12.5% slope) shall consist of a ramp having a slip-resistant walking surface. Aisles with a slope exceeding one unit vertical in eight units horizontal (12.5% slope) shall consist of a series of risers and treads that extends across the full width of aisles and complies with 780 CMR 1024.11.1 through 1024.11.3.

1024.11.1 Treads. Tread depths shall be a minimum of 11 inches (279 mm) and shall have dimensional uniformity.

Exception. The tolerance between adjacent treads shall not exceed 0.188 inch (4.8 mm).

1024.11.2 Risers. Where the gradient of aisle stairs is to be the same as the gradient of adjoining seating areas, the riser height shall not be less than four inches (102 mm) nor more than eight inches (203 mm) and shall be uniform within each flight.

Exceptions:

1. Riser height nonuniformity shall be limited to the extent necessitated by changes in the gradient of the adjoining seating area to

maintain adequate sightlines. Where nonuniformities exceed 0.188 inch (4.8 mm) between adjacent risers, the exact location of such nonuniformities shall be indicated with a distinctive marking stripe on each tread at the nosing or leading edge adjacent to the nonuniform risers. Such stripe shall be a minimum of one inch (25 mm), and a maximum of two inches (51 mm), wide. The edge marking stripe shall be distinctively different from the contrasting marking stripe.

2. Riser heights not exceeding nine inches (229 mm) shall be permitted where they are necessitated by the slope of the adjacent seating areas to maintain sightlines.

1024.11.3 Tread Contrasting Marking Stripe.

A contrasting marking stripe shall be provided on each tread at the nosing or leading edge such that the location of each tread is readily apparent when viewed in descent. Such stripe shall be a minimum of one inch (25 mm), and a maximum of two inches (51 mm), wide.

Exception. The contrasting marking stripe is permitted to be omitted where tread surfaces are such that the location of each tread is readily apparent when viewed in descent.

1024.12 Seat Stability. In places of assembly, the seats shall be securely fastened to the floor.

Exceptions:

1. In places of assembly or portions thereof without ramped or tiered floors for seating and with 200 or fewer seats, the seats shall not be required to be fastened to the floor.

2. In places of assembly or portions thereof with seating at tables and without ramped or tiered floors for seating, the seats shall not be required to be fastened to the floor.

3. In places of assembly or portions thereof without ramped or tiered floors for seating and with greater than 200 seats, the seats shall be fastened together in groups of not less than three or the seats shall be securely fastened to the floor.

4. In places of assembly where flexibility of the seating arrangement is an integral part of the design and function of the space and seating is on tiered levels, a maximum of 200 seats shall not be required to be fastened to the floor. Plans showing seating, tiers and aisles shall be submitted for approval.

5. Groups of seats within a place of assembly separated from other seating by railings, guards, partial height walls or similar barriers with level floors and having no more than 14 seats per group shall not be required to be fastened to the floor.

6. Seats intended for musicians or other performers and separated by railings, guards, partial height walls or similar barriers shall not be required to be fastened to the floor.

1024.13 Handrails. Ramped aisles having a slope exceeding one unit vertical in 15 units horizontal (6.7% slope) and aisle stairs shall be provided with handrails located either at the side or within the aisle width.

Exceptions:

1. Handrails are not required for ramped aisles having a gradient no greater than one unit vertical in eight units horizontal (12.5% slope) and seating on both sides.
2. Handrails are not required if, at the side of the aisle, there is a guard that complies with the graspability requirements of handrails.

1024.13.1 Discontinuous Handrails. Where there is seating on both sides of the aisle, the handrails shall be discontinuous with gaps or breaks at intervals not exceeding five rows to facilitate access to seating and to permit crossing from one side of the aisle to the other. These gaps or breaks shall have a clear width of at least 22 inches (559 mm) and not greater than 36 inches (914 mm), measured horizontally, and the handrail shall have rounded terminations or bends.

1024.13.2 Intermediate Handrails. Where handrails are provided in the middle of aisle stairs, there shall be an additional intermediate handrail located approximately 12 inches (305 mm) below the main handrail.

1024.14 Assembly Guards. Assembly guards shall comply with 780 CMR 1024.14.1 through 1024.14.3.

1024.14.1 Cross Aisles. Cross aisles located more than 30 inches (762 mm) above the floor or grade below shall have guards in accordance with 780 CMR 1012.

Where an elevation change of 30 inches (762 mm) or less occurs between a cross aisle and the adjacent floor or grade below, guards not less than 26 inches (660 mm) above the aisle floor shall be provided.

Exception. Where the backs of seats on the front of the cross aisle project 24 inches (610 mm) or more above the adjacent floor of the aisle, a guard need not be provided.

1024.14.2 Sightline-constrained Guard Heights. Unless subject to the requirements of 780 CMR 1024.14.3, a fascia or railing system in accordance with the guard requirements of 780 CMR 1012.0 and having a minimum height of 26 inches (660 mm) shall be provided where the floor or footboard elevation is more than 30 inches (762 mm) above the floor or grade below and the fascia or railing would otherwise interfere with the sightlines of immediately adjacent seating. At bleachers, a guard must be provided where the floor or footboard elevation is more than 24 inches (610 mm) above the floor or grade below and the fascia or railing would otherwise interfere

with the sightlines of the immediately adjacent seating.

1024.14.3 Guards at the End of Aisles. A fascia or railing system complying with the guard requirements of 780 CMR 1012.0 shall be provided for the full width of the aisle where the foot of the aisle is more than 30 inches (762 mm) above the floor or grade below. The fascia or railing shall be a minimum of 36 inches (914 mm) high and shall provide a minimum 42 inches (1067 mm) measured diagonally between the top of the rail and the nosing of the nearest tread.

1024.15 Bench Seating. Where bench seating is used, the number of persons shall be based on one person for each 18 inches (457 mm) of length of the bench.

780 CMR 1025.0 EMERGENCY ESCAPE AND RESCUE

1025.1 General. In addition to the means of egress required by 780 CMR 10.00, provisions shall be made for emergency escape and rescue in Group R as applicable in 780 CMR 101.2 and Group I-1 occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with 780 CMR 1025.0. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such opening shall open directly into a public street, public alley, yard or court.

Exceptions:

1. In other than Group R-3 occupancies as applicable in 780 CMR 101.2, buildings equipped throughout with an approved automatic sprinkler system in accordance with 780 CMR 903.3.1.1 or 903.3.1.2.
2. In other than Group R-3 occupancies as applicable in 780 CMR 101.2, sleeping rooms provided with a door to a fire-resistance-rated corridor having access to two remote exits in opposite directions.
3. The emergency escape and rescue opening is permitted to open onto a balcony within an atrium in accordance with the requirements of 780 CMR 404.0, provided the balcony provides access to an exit and the dwelling unit or sleeping unit has a means of egress that is not open to the atrium.
4. Basements with a ceiling height of less than 80 inches (2032 mm) shall not be required to have emergency escape and rescue windows.
5. High-rise buildings in accordance with 780 CMR 403.
6. Emergency escape and rescue openings are not required from basements or sleeping rooms which have an exit door or exit access door that opens directly into a public street, public alley, yard,

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egress court or to an exterior exit balcony that opens to a public street, public alley, yard or egress court.

7. Basements without habitable spaces and having no more than 200 square feet (18.6 square meters) in floor area shall not be required to have emergency escape windows.

1025.2 Minimum Size. Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m²).

Exception. The minimum net clear opening for emergency escape and rescue grade-floor openings shall be five square feet (0.46 m²).

1025.2.1 Minimum Dimensions. The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.

1025.3 Maximum Height from Floor. Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.

1025.4 Operational Constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with 780 CMR 1025.2 and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal

operation of the escape and rescue opening. Where such bars, grilles, grates or similar devices are installed in existing buildings, smoke alarms shall be installed in accordance with 780 CMR 907.2.10 regardless of the valuation of the alteration.

1025.5 Window Wells. An emergency escape and rescue opening with a finished sill height below the adjacent ground level shall be provided with a window well in accordance with 780 CMR 1025.5.1 and 1025.5.2.

1025.5.1 Minimum Size. The minimum horizontal area of the window well shall be 9 square feet (0.84 m²), with a minimum dimension of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

1025.5.2 Ladders or Steps. Window wells with a vertical depth of more than 44 inches (1118 mm) shall be equipped with an approved permanently affixed ladder or steps. Ladders or rungs shall have an inside width of at least 12 inches (305 mm), shall project at least three inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center (o.c.) vertically for the full height of the window well. The ladder or steps shall not encroach into the required dimensions of the window well by more than six inches (152 mm). The ladder or steps shall not be obstructed by the emergency escape and rescue opening. Ladders or steps required by 780 CMR 1025.5 are exempt from the stairway requirements of 780 CMR 1009.