



# ACCESSIBLE MEANS OF EGRESS POLICY

Revised 7/1/18

Accessible means of egress components which include: stairs, ramps, signage for enclosed stairways, area of refuge, and 2-way communication shall meet all applicable sections of the following current codes: California Building Code, California Fire Code; California Electrical Code; NFPA Standard 72. All installation work shall be done by a licensed contractor. Please contact the Bureau of Fire Protection and Life Safety at (650) 522-7940 with any questions or to schedule an inspection.

## Stairway Width:

- CBC 11a/11b refers to chapter 10 for stairway width requirements CBC 1114.1
- CBC 1005.1 minimum required egress width: multiply 0.3 per occupant for stairway
- CBC 1007.3 **ACCESSIBLE MEANS OF EGRESS STAIRWAY WIDTH:** Exit accessible means of egress stairways shall have a **minimum clear width of 48"**

**Exception:** 48" not required when equipped with automatic sprinklers

- CBC 1009.1 **STAIRWAY WIDTH:** the stairways width shall be determined as per specified in section 1005.1, but such width shall **not be less than 44"**

**Exception:** occupant load less than 50 shall have a width not less than 36"

- CBC 1012.7 **Handrail projections** into the required width of stairway, each handrail shall not exceed **4-1/2"** (9 inches total)
- Means of egress stairs in group I-2 occupancy used for the movement of beds and litter patients shall provide a clear width not less than 44 inches.

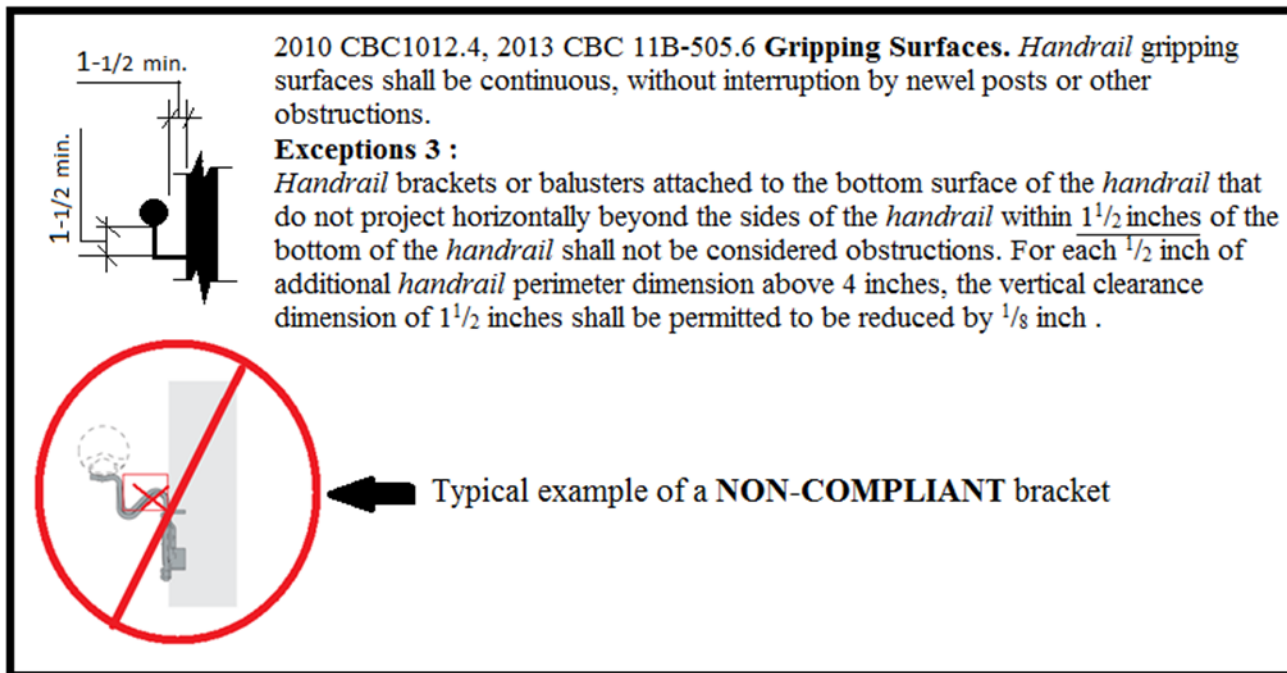
## Stairway Landing:

- 1009.8 **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 width measured perpendicular to the direction of travel equal to the width of the stairway. Where the stairway has a straight run the depth need not exceed 48 inches. 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 7 inches into a landing.
- 1009.5 **80" Minimum Headroom** measured vertically from a line connecting the edge of the nosing.

## Stairway Handrail Grips:

- 1115A 6.2.5 1-1/4"—2" cross sectional
- 11B-505.6 1-1/4" – 2" (2010 1-1/2") cross sectional

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## Ramp Width:

- CBC 1010.5.1 **means of egress** ramp shall not be less than that required for corridors by section 1018.2. The **clear width** shall not be less than 36 inches.
- CBC 1018.2 The minimum corridor/ramp width shall be as determined in section 1005.1, but not less than 44 inches.  
Exception:
  - 36 inches with a required occupancy less than 50
  - 36 inches when within a dwelling unit
  - 72 inches in group E with a corridor having a required capacity of  $\geq 100$
  - 72 inches in corridors serving gurney traffic
  - 96 inches in group I-2 In areas where required for bed movement or corridors in group I-2 AND I-3 occupancies serving any area caring for one or more non-ambulatory persons
- **CBC 1114A.1 HOUSING:** exterior ramps shall be consistent with the requirements for exits in chapter 10, but in no case shall the ramp be less than the following:
  1. Ramps serving entrances to buildings where the ramp is the only exit discharge path of travel and serves an occupant load of 300 or more shall have a minimum **clear width of 60 inches**
  2. Covered multifamily dwellings with an occupant load of 10 or less may be **36 inches in clear width.**
  3. **All other ramps shall have a clear width of 48 inches**
- **CBC 1114A.6.2.4 HOUSING** handrails shall not reduce the required clear width of ramps

## Ramp Handrail Grips:

- **11B-505.7.1** 1-1/4—2" cross sectional
- **1133B.5.5** 1-1/4"—2" (2010 1-1/2") cross sectional

- **CBC 1133B.5 COMMERCIAL:** exterior ramps shall be consistent with the requirements for exits in chapter 10, but in no case shall the ramp be less than the following:

1. <b>ramps shall have a minimum clear width of 48 inches</b>
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2. Ramps serving entrances to buildings where the ramp is the only exit discharge path of travel and serves an occupant load of 300 or more shall have a minimum clear width of 60 inches
3. ramps serving group R occupancies with an occupant load of 50 or less may be **36 inches clear width**
  - **CBC 1133B.5.5 COMMERCIAL:** handrails may project into the required clear width 3-1/2 inches max from each side, (total of 7 inches)

## 2010/2013 CBC section 1012.6 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* or ramp run. Where *handrails* are not continuous between *flights*, the *handrails* shall extend horizontally at least 12 inches beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser. At *ramps* where *handrails* are not continuous between runs, the *handrails* shall extend horizontally above the landing 12 inches minimum beyond the top and bottom of *ramp* runs. **The extensions of handrails shall be in the same direction of the stair flights at stairways and the ramp runs at ramps.**

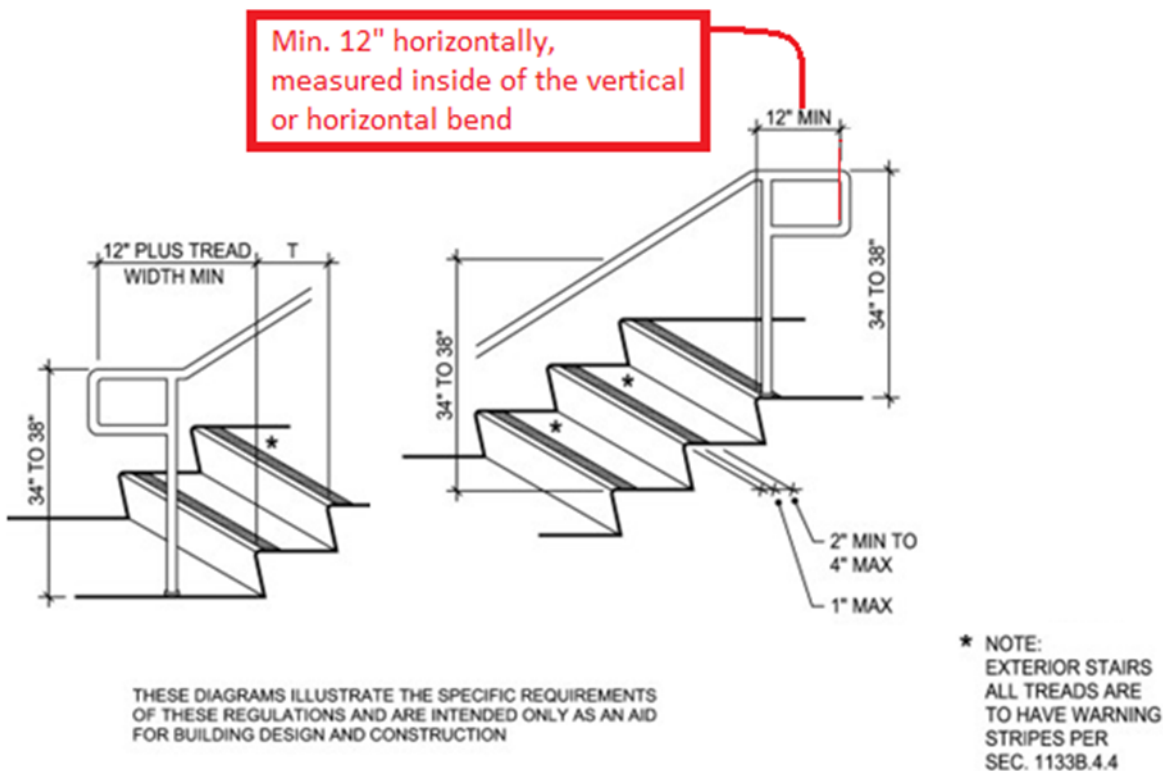


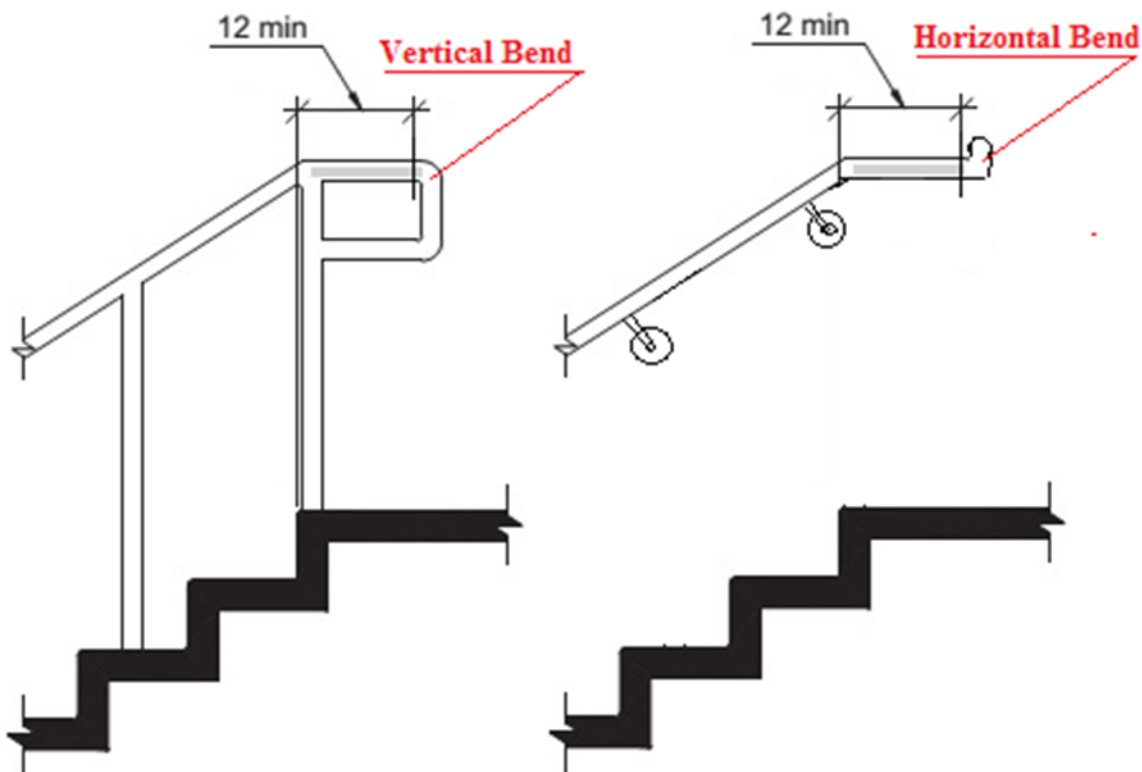
FIGURE 11B-35 - WARNING STRIPING AND HANDRAIL EXTENSIONS

**11B-505.10.2,3 Top extensions** at stairs shall extend horizontally above the landing for 12" minimum beginning directly above the first riser nosing.

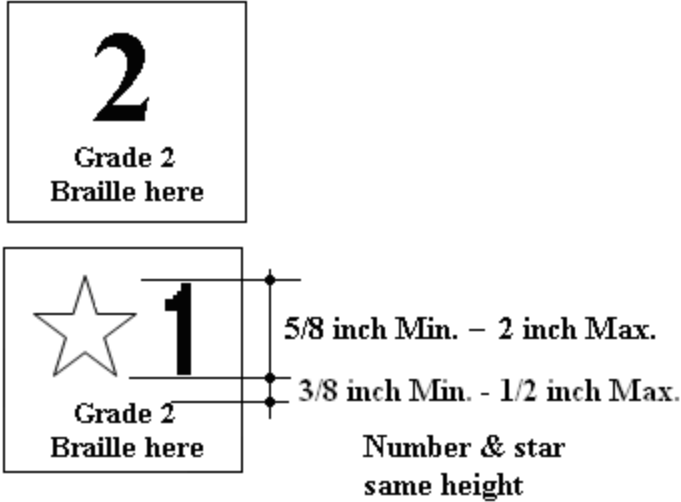
**Bottom extensions**, 12" plus tread depth minimum. Extensions shall return to a wall, guard, or the landing surface, or shall be continues to the handrail of an adjacent stair flight.

**505.10 Handrail Extensions.** Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10.

**12" min. horizontal gripping surface,**  
**in the same direction of stair flights,**  
**measured inside of the vertical or**  
**horizontal return bend**



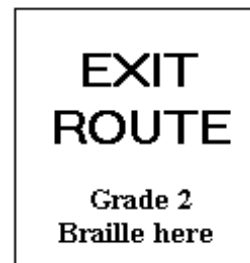
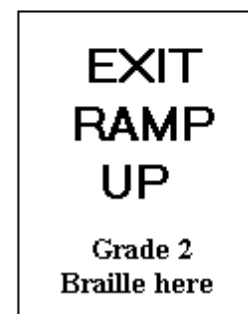
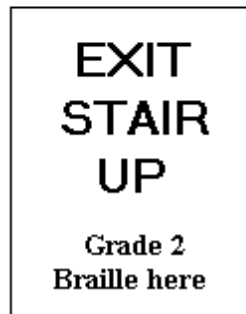
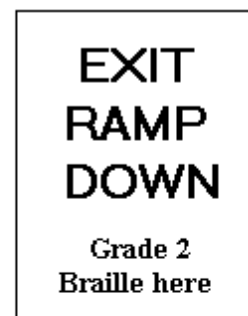
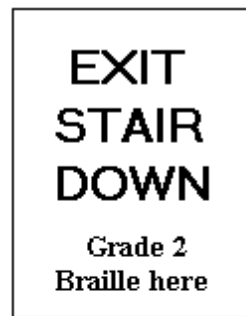
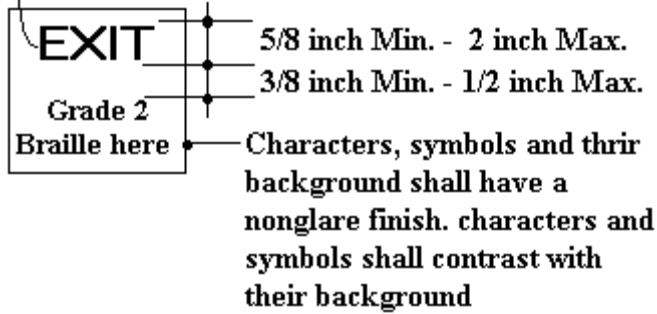
**TACTILE SIGNAGE FOR ENCLOSED STAIRWAY**

Code Requirement	Code compliant sign specifications
<p><b>2010 CBC 1133B.4.3 Tactile floor designation signs in stairways</b> shall be located at the landing of each floor level <u>adjacent to the door on the latch side</u> mounted 60" above floor in <u>all enclosed stairways</u> in buildings <b>two or more stories in height</b>.</p> <p>At the exit discharge level, the sign shall include a <b>raised five-pointed star</b> located to the left of the floor level. The outside diameter of the star shall be the same as the height of the raised characters.</p> <p><b>Note: Do not confuse with 12"x18" chapter 10 Fire Code sign required in all enclosed stairwells in buildings of four or more floors. The 12"x18" sign does not require raised characters or Braille, and <u>shall not</u> be located immediately adjacent to the door leading from stairwell into corridor. See section 1022.8</b></p> <p><b>CBC 1011.3 Tactile exit signs</b></p> <p>Tactile exit signs shall be required in the following locations:</p> <ol style="list-style-type: none"> <li>1. Each grade-level <u>exterior exit door</u> shall be identified by a tactile exit sign with the word, "EXIT".</li> </ol>	 <p>5/8 inch Min. – 2 inch Max.</p> <p>3/8 inch Min. - 1/2 inch Max.</p> <p>Number &amp; star same height</p>

2. Each door that leads directly to a grade-level exterior exit by means of a **stairway or ramp** shall be identified by a tactile exit sign with the following words as appropriate:
- A. "EXIT STAIR DOWN"
  - B. "EXIT RAMP DOWN"
  - C. "EXIT STAIR UP"
  - D. "EXIT RAMP UP"

3. Each exit door that leads directly to a grade-level exterior exit by means of an exit enclosure that does not utilize a stair or ramp, or an exit passageway shall be identified by a tactile exit sign with the words "EXIT ROUTE".

Characters on signs shall be raised 1/32 inch min. and shall be san serif uppercase characters



<p>4. Each exit door though a horizontal exit shall be identified by a tactile sign with the words, "TO EXIT".</p>	<div data-bbox="820 235 1114 401"> <p><b>TO EXIT</b></p> <p>Grade 2</p> <p>Braille here</p> </div>
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AREA OF REFUGE

## **BUILDING ELEVATOR LANDING TWO-WAY COMMUNICATION**

- ☐ **CBC 1007.8 Two-way communication.** A two-way communication system shall be provided at the elevator landing on each *accessible* floor that is one or more stories above or below the *story of exit discharge* complying with [Sections 1007.8.1](#) and [1007.8.2](#).

### **Exceptions:**

- Two-way communication systems are not required at the elevator landing where the two-way communication system is provided within *areas of refuge*
- Two-way communication systems are not required on floors provided with *exit ramps*

**1007.8.1 System requirements.** Two-way communication systems shall provide communication between each required location and the fire command center or a central control point location *approved* by the fire department. Where the central control point is not constantly attended, a two-way communication system shall have a timed automatic telephone dial-out capability to a monitoring location or 911. The two-way communication system shall include both audible and visible signals

**1007.8.2 Directions.** Directions for the use of the two-way communication system, instructions for summoning assistance via the two-way communication system and written identification of the location shall be posted adjacent to the two-way communication system.

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## CPA Building Department Policy:

1. In an effort to avoid nuisance calls, install the two-way call button on the wall across from or adjacent to the elevator call button, within the elevator landing area, and as far away as possible from the elevator call button.
2. CBC 11B requires the call button to be placed at the maximum height of 48" aff and have a 30"x48" clear floor space centered on the call button
3. Install Instructional signage directly above or alongside the appliance.

### Approved signage

#### Add location and floor information EXAMPLE OF 2-WAY COMMUNICATION



**FIRE DEPARTMENT**

**IN STAIRWELLS**

**Call Box 2100-956RR**

**Instructional Signage 7049**

**Directional Signage 7047L**

**AREA OF REFUGE**

**AREA OF REFUGE**

**Illuminated Signage 7050 (at Hallway Entrance)**

**AREA OF REFUGE**

**Tactile Signage 7044 (at Hallway Entrance)**

**Lobby or Fire Command Center Base Station 2500 Series**

The diagram shows a 3D perspective of a stairwell and its connection to a hallway. A group of diverse people, including a person in a wheelchair, are shown using the stairs. Red arrows point from various fire alarm components to their specific locations: a red call box on the wall, an instructional sign above the stairs, a directional sign above the hallway entrance, an illuminated sign at the hallway entrance, a tactile sign at the hallway entrance, and a base station in a lobby area.

first rule

Page **10** of **10**: 1900 O'Farrell Street, Suite 375 : San Mateo, CA 94403 : 650 522-7940 : fire@cityofsanmateo.org