



# Single Stair Code Proposals

April 1, 2025

## E21-21

IBC: TABLE 1006.3.3, TABLE 1006.3.4(1), TABLE 1006.3.4(2) [IFC:[BE] TABLE 1006.3.3, TABLE 1006.3.4(1), TABLE 1006.3.4(2)]

**Proponents:** Mike Nugent, ICC Building Code Action Committee, ICC Building Code Action Committee (bcac@iccsafe.org)

### 2021 International Building Code

**1006.3.3 Egress based on occupant load.** Each *story* and occupied roof shall have the minimum number of separate and distinct *exits*, or access to *exits*, as specified in Table 1006.3.3. A single *exit* or access to a single *exit* shall be permitted in accordance with Section 1006.3.4. The required number of *exits*, or *exit access stairways* or *ramps* providing access to *exits*, from any *story* or occupied roof shall be maintained until arrival at the *exit discharge* or a *public way*.

Revise as follows:

**TABLE 1006.3.4(1) STORIES AND OCCUPIED ROOFS WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES**

STORY OR OCCUPIED ROOF	OCCUPANCY	MAXIMUM NUMBER OF DWELLING UNITS	MAXIMUM EXIT ACCESS TRAVEL DISTANCE
Basement, first, second or third story above grade plane and occupied roofs over the first or second story above grade plane	R-2 <sup>a</sup> , b, c	4 dwelling units	125 feet
Fourth story above grade plane and higher	NP	NA	NA

- b. This table is used for Group R-2 occupancies consisting of dwelling units. For Group R-2 occupancies consisting of sleeping units, use Table 1006.3.4(2).
- c. This table is for occupied roofs accessed through and serving individual dwelling units in Group R-2 occupancies. For Group R-2 occupancies with occupied roofs that are not access through and serving individual units, use Table 1006.3.4(2).

**TABLE 1006.3.4(2) STORIES AND OCCUPIED ROOFS WITH ONE EXIT OR ACCESS TO ONE EXIT FOR OTHER OCCUPANCIES**

STORY AND OCCUPIED ROOF	OCCUPANCY	MAXIMUM OCCUPANT LOAD PER STORY AND OCCUPIED ROOF	MAXIMUM EXIT ACCESS TRAVEL DISTANCE (feet)
First story above or below grade plane and occupied roofs over the first story above grade plane	A, B <sup>b</sup> , E, F <sup>b</sup> , M, U	49	75
	H-2, H-3	3	25
	H-4, H-5, I, R-1, R-2 <sup>a</sup> , c	10	75
	S <sup>b</sup> , d	29	75
Second story above grade plane	B, F, M, S <sup>d</sup>	29	75
Third story above grade plane and higher	NP	NA	NA

- b. Group B, F and S occupancies in buildings equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or on the roof of such buildings shall have a maximum *exit access* travel distance of 100 feet.

Approved

## E22-21

IBC: 1006.3.4, 3006.4

**Proponents:** Mike Nugent, ICC Building Code Action Committee, ICC Building Code Action Committee (bcac@iccsafe.org)

### 2021 International Building Code

Revise as follows:

**1006.3.4 Single exits.** A single *exit* or access to a single *exit* shall be permitted from any *story* or occupied roof where one of the following conditions exists:

1. The *occupant load*, number of *dwelling units* and exit access travel distance do not exceed the values in Table 1006.3.4(1) or 1006.3.4(2).
2. Rooms, areas and spaces complying with Section 1006.2.1 with *exits* that discharge directly to the exterior at the *level of exit discharge*, are permitted to have one *exit* or access to a single *exit*.
3. Elevator lobbies shall be permitted to have one exit in accordance with Section 3006.4.
4. ~~3.~~ Parking garages where vehicles are mechanically parked shall be permitted to have one *exit* or access to a single *exit*.
5. ~~4.~~ Group R-3 and R-4 occupancies shall be permitted to have one *exit* or access to a single *exit*.
6. ~~5.~~ Individual single-story or multistory *dwelling units* shall be permitted to have a single *exit* or access to a single *exit* from the *dwelling unit* provided that both of the following criteria are met:
  - 6.1. ~~5.1.~~ The *dwelling unit* complies with Section 1006.2.1 as a space with one *means of egress*.
  - 6.2. ~~5.2.~~ Either the exit from the *dwelling unit* discharges directly to the exterior at the *level of exit discharge*, or the *exit access* outside the *dwelling unit's* entrance door provides access to not less than two *approved independent exits*.

**3006.4 Means of egress.** Elevator lobbies shall be provided with not less than one *means of egress* complying with Chapter 10 and other provisions in this code have direct access from the elevator lobby to an enclosure for an interior exit stairway or ramp. Egress through an enclosed elevator lobby shall be permitted in accordance with Item 1 of Section 1016.2.

**Exception:** Access to an interior exit stairway or ramp shall be permitted to be through a protected path of travel enclosed with a smoke barrier having a fire-resistance rating of not less than 1 hour.

## E23-21

IBC: 1006.3.4, TABLE 1006.3.4(1), TABLE 1006.3.4(2), 1031.2

**Proponents:** Mike Nugent, ICC Building Code Action Committee, ICC Building Code Action Committee (bcac@iccsafe.org)

### 2021 International Building Code

Revise as follows:

**TABLE 1006.3.4(1) STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES<sup>a</sup>**

STORY	OCCUPANCY	MAXIMUM NUMBER OF DWELLING UNITS	MAXIMUM EXIT ACCESS TRAVEL DISTANCE
Basement, first, second or third story above grade plane	R-2 <sup>b</sup> consisting of dwelling units	4 dwelling units	125 feet
	R-2 consisting of sleeping units	20 occupants per story	125 feet
Fourth story above grade plane and higher	NP	NA	NA

For SI: 1 foot = 304.8 mm.

NP = Not Permitted.

NA = Not Applicable.

- a. Buildings classified as Group R-2 equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and provided with emergency escape and rescue openings in accordance with Section 1031.
- ~~b. This table is used for R-2 occupancies consisting of dwelling units. For R-2 occupancies consisting of sleeping units, use Table 1006.3.4(2).~~

Disapproved

## E23-21 - Continued

IBC: 1006.3.4, TABLE 1006.3.4(1), TABLE 1006.3.4(2), 1031.2

Proponents: Mike Nugent, ICC Building Code Action Committee, ICC Building Code Action Committee (bcac@iccsafe.org)

### 2021 International Building Code

**TABLE 1006.3.4(2) STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR OTHER OCCUPANCIES**

STORY	OCCUPANCY	MAXIMUM OCCUPANT LOAD PER STORY	MAXIMUM EXIT ACCESS TRAVEL DISTANCE (feet)
First story above or below grade plane	A, B <sup>2a</sup> , E, F <sup>2a</sup> , M, U	49	75
	H-2, H-3	3	25
	H-4, H-5, I, R-1, R-2 <sup>a</sup>	10	75
	S <sup>2a</sup>	29	75
Second story above grade plane	B, F, M, S <sup>2a</sup>	29	75
Third story above grade plane and higher	NP	NA	NA

- a. Buildings classified as Group R-2 equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2 and provided with *emergency escape and rescue openings* in accordance with Section 1031.
- b. a. Group B, F and S occupancies in buildings equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 shall have a maximum *exit access* travel distance of 100 feet.
- e. This table is used for R-2 occupancies consisting of *sleeping units*. For R-2 occupancies consisting of *dwelling units*, use Table 1006.3.4(1).
- d. b. The length of *exit access* travel distance in a Group S-2 *open parking garage* shall be not more than 100 feet.

**1031.2 Where required.** In addition to the *means of egress* required by this chapter, *emergency escape and rescue openings* shall be provided in the following occupancies:

1. Group R-2 occupancies located in stories with only one *exit* or *access* to only one *exit* as permitted by ~~Tables~~ Table 1006.3.4(1) and 1006.3.4(2).
2. Group R-3 and R-4 occupancies.

Disapproved

## E24-24

IBC: 1006.3.4, 1006.3.5 (New), 1006.3.5.1 (New), 1006.3.5.2 (New), 1006.3.5.3 (New), 1006.3.5.4 (New), 1006.3.5.5 (New), 1006.3.5.6 (New), 1023.12, 1031.2; IFC: [BE] 1006.3.4, 1006.3.5 (New), 1006.3.5.1 (New), 1006.3.5.2 (New), 1006.3.5.3 (New), 1006.3.5.4 (New), 1006.3.5.5 (New), 1006.3.5.6 (New), [BE] 1023,12, [BE] 1031,2

**Proponents:** Stephen Smith, Center for Building in North America, Center for Building in North America (stephen@centerforbuilding.org); Scott Brody, Self (sbrody96@gmail.com); Trevor Acorn, PE SE, Myself (tjacorn@gmail.com)

## 2024 International Building Code

### 1006.3.4 Single exits.

A single *exit* or access to a single *exit* shall be permitted from any *story* or *occupiable roof* where one of the following conditions exists:

1. The *occupant load*, number of *dwelling units* and exit access travel distance do not exceed the values in Table 1006.3.4(1) or 1006.3.4(2).
2. Group R-2 occupancies complying with Section 1006.3.5.
23. Rooms, areas and spaces complying with Section 1006.2.1 with *exits* that discharge directly to the exterior at the *level of exit discharge*, are permitted to have one *exit* or access to a single *exit*.
34. Parking garages where vehicles are mechanically parked shall be permitted to have one *exit* or access to a single *exit*.
45. Group R-3 and R-4 occupancies shall be permitted to have one *exit* or access to a single *exit*.
56. Individual single-story or multistory *dwelling units* shall be permitted to have a single *exit* or access to a single *exit* from the *dwelling unit* provided that both of the following criteria are met:
  - 5-1 6.1. The *dwelling unit* complies with Section 1006.2.1 as a space with one *means of egress*.
  - 5-2 6.2. Either the exit from the *dwelling unit* discharges directly to the exterior at the *level of exit discharge*, or the *exit access* outside the *dwelling unit's* entrance door provides access to not less than two *approved independent exits*.

### Add new text as follows:

1006.3.5 Group R-2 occupancies. In Group R-2 occupancies, a single exit shall be permitted from any story or occupiable roof where the number of dwelling units served per exit at each story comply with one of the following:

1. The basement and first through sixth story above grade plane with a maximum of 4 dwelling units served per exit on each story.
2. The basement and first through third story above grade plane with a maximum of 6 dwelling units served per exit on each story.

Such building shall comply with Sections 1006.3.5.1 through 1006.3.5.6.

# FLOOR MODIFICATION

## E24-24-SHAPIO-MC1

**Proponent:** Jeffrey Shapiro, International Code Consultants, Self (jeff.shapiro@intlcodeconsultants.com)

### 2024 International Building Code

Revise as follows:

**TABLE 1006.3.4(1)**  
**STORIES AND OCCUPIABLE ROOFS WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES**

STORY	OCCUPANCY	MAXIMUM NUMBER OF DWELLING UNITS	MAXIMUM EXIT ACCESS TRAVEL DISTANCE
Basement, first, second, <del>or third, or fourth</del> story above grade plane and occupiable roofs over the first, <del>or second, or third</del> story above grade plane	R-2 <sup>a</sup> , b, c, d	4 dwelling units	125 feet
<del>Fourth</del> <sup>Fifth</sup> story above grade plane and higher	NP	NA	NA

For SI: 1 foot = 304.8 mm. NP = Not Permitted. NA = Not Applicable.

- Buildings classified as Group R-2 equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and provided with emergency escape and rescue openings in accordance with Section 1031.
- This table is used for Group R-2 occupancies consisting of dwelling units. For Group R-2 occupancies consisting of sleeping units, use Table 1006.3.4(2).
- This table is for occupiable roofs accessed through and serving individual dwelling units in Group R-2 occupancies. For Group R-2 occupancies with occupiable roofs that are not accessed through and serving individual units, use Table 1006.3.4(2).
- ~~4-story buildings and 3-story buildings with an occupiable roof above the third story shall also comply with Section 1006.3.4.2.~~

Add new text as follows:

**1006.3.4.2 Single exit four-story buildings with Group R-2 dwelling units.** ~~Four-story buildings with a single exit for Group R-2 dwelling units shall comply with Table 1006.3.4(1) and all of the following:~~

- ~~The net floor area of each floor shall not exceed 4,000 square feet (418.5 m<sup>2</sup>).~~
- ~~Openings to the interior exit stairway enclosure shall be limited to those required for exit access into the enclosure from normally occupied spaces, those required for egress from the enclosure, and openings to the exterior. Elevators shall not open into the interior exit stairway enclosure.~~
- ~~A manual fire alarm system and automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be provided. Smoke detectors shall be located in common spaces outside of dwelling units, including but not limited to gathering areas, laundry rooms, mechanical equipment rooms, storage rooms, interior corridors, interior exit stairways, and exit passageways.~~
- ~~Regardless of the stairway construction type, automatic sprinkler locations in interior exit stairways shall comply with the requirements of NFPA 13 for combustible stairways.~~
- ~~Electrical receptacles shall be prohibited in an interior exit stairway.~~

## E25-24

IBC: 1006.3.4, 1006.3.5 (New), 1006.3.5.1 (New), 1006.3.5.2 (New), 1006.3.5.3 (New), 1006.5.3.4 (New), 1006.3.5.5 (New), 1006.3.5.6 (New), 1006.3.5.7 (New), 1023.12, 1031.2; IFC: [BE] 1006.3.4, 1006.3.5 (New), 1006.3.5.1 (New), 1006.3.5.2 (New), 1006.3.5.3 (New), 1006.5.3.4 (New), 1006.3.5.5 (New), 1006.3.5.6 (New), 1006.3.5.7 (New), [BE] 1023.12, [BE] 1031.2

**Proponents:** Scott Brody, Self (sbrody96@gmail.com)

## 2024 International Building Code

**Revise as follows:**

### **1006.3.4 Single exits.**

A single *exit* or access to a single *exit* shall be permitted from any *story* or *occupiable roof* where one of the following conditions exists:

1. The *occupant load*, number of *dwelling units* and exit access travel distance do not exceed the values in Table 1006.3.4(1) or 1006.3.4(2).
2. Group R-1 and R-2 occupancies complying with Section 1006.3.5.
- ~~3.~~ Rooms, areas and spaces complying with Section 1006.2.1 with *exits* that discharge directly to the exterior at the *level of exit discharge*, are permitted to have one *exit* or access to a single *exit*.
- ~~4.~~ Parking garages where vehicles are mechanically parked shall be permitted to have one *exit* or access to a single *exit*.
- ~~5.~~ Group R-3 and R-4 occupancies shall be permitted to have one *exit* or access to a single *exit*.
- ~~6.~~ Individual single-story or multistory *dwelling units* shall be permitted to have a single *exit* or access to a single *exit* from the *dwelling unit* provided that both of the following criteria are met:
  - ~~5-1~~ 6.1. The *dwelling unit* complies with Section 1006.2.1 as a space with one *means of egress*.
  - ~~5-2~~ 6.2. Either the exit from the *dwelling unit* discharges directly to the exterior at the *level of exit discharge*, or the *exit access* outside the *dwelling unit's* entrance door provides access to not less than two *approved independent exits*.

Disapproved/Withdrawn





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