

	GK 1	GK 2	GK 3	GK 4	GK 5	Possible Exception
Tragende Wände, Stützen (Art. 25 BayBO) (load-bearing walls and pillars)	must remain stable sufficiently long in the event of fire					-
- applies for attic floors only, if above an abode room is possible - doesn't apply for balconies, except for open aisles which are used as necessary corridor	-	fire retarding	fire retarding	highly fire retarding	fire resisting	-
basement	fire retarding	fire retarding	fire resisting	fire resisting	fire resisting	-
Außenwände (Art. 26 BayBO) (exterior wall)	The fire spread in these building components must remain stable sufficiently long in the event of fire					-
non-load-bearing walls	-	-	-	non-combustible building materials	non-combustible building materials	combustible materials are allowed, if space-enclosing components are fire resisting
surfaces, cladding and insulations	-	-	-	flame retardant and must not falling (dripping) in a burning state	flame retardant and must not falling (dripping) in a burning state	-
substructures	-	-	-	flame retardant and must not falling (dripping) in a burning state	flame retardant and must not falling (dripping) in a burning state	normal-flammability construction materials are allowed, if the fire spread in these building components must remain stable sufficiently long in the event of fire
Balcony cladding, which is higher than the necessary guard	-	-	-	flame retardant	flame retardant	-
solar panels at exterior walls, which are higher than two storeys	-	-	-	flame retardant	flame retardant	-
rear-ventiled exterior wall claddings	-	-	-	special precautions	special precautions	-
exterior wall constructions with hollow or air spaces going over severals storeys e.g. double facades	-	-	special precautions	special precautions	special precautions	-
Trennwände (Art. 27 BayBO) (partition walls)	space-enclosing components of rooms or utilization units within a floor must remain stable sufficiently long against fire spread					
Between different utilization units and between utilization units and different used rooms (except for the necessary corridors) partition walls must be rise to the roof skin or ceiling skin.	-	-	like Art. 25 BayBO	like Art. 25 BayBO	like Art. 25 BayBO	If partition walls only reach to the row ceiling, the ceiling must be built as a space enclosing component, including the bear-loading and stiffened components being fire retarding
between abode rooms and different used rooms in the basement partition walls must be rise to the roof skin or ceiling skin.	-	-	like Art. 25 BayBO	like Art. 25 BayBO	like Art. 25 BayBO	
for termination of rooms with danger of explosion or fire arition walls must be rise to the roof skin or ceiling skin.	-	-	fire resisting	fire resisting	fire resisting	
openings	-	only allowed, if they are limited for the required number required size and have fire resisting connections to other building components				
Brandwände (fire walls)						
inner fire wall for sectioning buildings in parts < 40 m	highly fire retarding	highly fire retarding	highly fire retarding	even under mechanical stress highly fire retarding	even under mechanical stress fire resisting and made out of non-combustable materials	
inner fire wall for sectioning buildings used for agricultural and forestry purpose in parts < 10.000m³ volume capacity	highly fire retarding	highly fire retarding	highly fire retarding	even under mechanical stress highly fire retarding	even under mechanical stress fire resisting and made out of non-combustable materials	
inner fire wall for sectioning the residential part and the agricultural and forestry used part of a building	highly fire retarding	highly fire retarding	highly fire retarding	even under mechanical stress highly fire retarding	even under mechanical stress fire resisting and made out of non-combustable materials	
exterior fire wall for exterior walls with a clearance for property line < 2,50m	highly fire retarding	highly fire retarding	highly fire retarding	even under mechanical stress highly fire retarding	even under mechanical stress fire resisting and made out of non-combustable materials	
exterior fire wall for sectioning residential buildings and assembled agricultural and forestry buildings	even under mechanical stress fire resisting and made out of non-combustable materials					if the volume capacity of the agricultural and forestry building part < 2000 m³, fire resisting walls are possible
arrangement of the fire walls	must be built directly one above another in all storeys					only storeywise moved, if - walls are fire resisting even under mechanical stress and made out of non-combustable materials - connected ceilings haven't got openings, are fire resisting and are made of non-combustible materials - building parts which support the wall or ceilings are fire resisting and made of non-combustible materials - the outer walls are fire resistant in the width of the offset in the storey above or below the offset - openings are arranged in the outer walls in the region of the offset or other precautions are taken so that a fire spread to other fire sections is not to be feared
upper closure	Fire walls must be rised at least under the roof skin. Remaining voids must be completely filled with non-combustible building materials.			Fire walls must be rised 0.30 m above the roof or must be closed with a fire-resistant plate of non-combustible building materials projecting on either side 0.50 m at the height of the roof, flammable parts of the roof must not be led over the roof.		

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Fire walls of buildings or building parts colliding over corner	the distance of this wall from the inner corner must be at least 5 m					this is not necessary if the angle of the inner corner is more than 120 degrees or at least one outer wall of 5 m length is designed as a fire-resistant wall made of non-combustible building materials without openings, or in buildings of building classes 1 to 4 as a highly-fire-retardarding wall without openings
Decken (Art. 29 BayBO) (ceiling)	Ceilings must be build as space enclosing components between different floors, They must remain stable and resistant sufficiently long in the event of fire					
- only applies for attic floors if above an abode room is possible	-	fire retarding	fire retarding	highly fire retarding	fire resisting	
- not for balconies						
basement	fire retarding	fire retarding	fire resisting	fire resisting	fire resisting	
ceilings below and above rooms with danger of explosion or fire	no requirements in housings	no requirements in housings	fire resisting	fire resisting	fire resisting	
ceilings between agricultural and forestry used rooms and the residential part of the building	fire resisting					
connection to the exterior walls	The fire spread in these building components must remain stable sufficiently long in the event of fire					
openings into ceilings for ceilings which has explicitly requirements for resistance to fire	allowed	allowed	only allowed within a utilization unit smaller than 400m² and <= 2 storeys or if they are limited for the required number required size and have the connections with the same fire resisting class as the ceiling	only allowed within a utilization unit smaller than 400m² and <= 2 storeys or if they are limited for the required number required size and have the connections with the same fire resisting class as the ceiling	only allowed within a utilization unit smaller than 400m² and <= 2 storeys or if they are limited for the required number required size and have the connections with the same fire resisting class as the ceiling	
Dächer (Roofs)	Roofs must be sufficiently resistant to fire exposure from outside due to flying sparks and radiant heat (hard roofs)					
	hard roof (relief on certain conditions)			hard roof		
Erster und zweiter Rettungsweg (Art. 31 BayBO) (first and second escape route) ER	All utilization units with abode rooms on each level must be accessible to the outside via at least two escape routes that are independent from one another. Both escape routes are allowed to go through the same necessary aisle within a storey					
first ER (not at ground level)	necessary stairs					
second ER (not at ground level)	another necessary stairway or rescue devices from the fire brigade (from a spandrel height of 8m only if the fire brigade has the reqired devices)					a second ER is not required, if the building has safety stairwell (it's a stairwell in which fire an smoke can't enter)
Treppen (Art. 32 BayBO) (stairway)	Every storey which is not at ground level and every usable attic room of a building must be accesible via at least one stairway or a flat ramp (necessary stairway)					
escalator as necessary stairway	not allowed					
retractable stairs and ladders	only permitted as acces to an attic space without a abode room	only permitted as acces to an attic space without a abode room	not allowed	not allowed	not allowed	
connected storeys	-	-	-	Necessary stairways has to be led in a train to all connected storeys; they must be directly connected to the stairs to the attic rooms	Necessary stairways has to be led in a train to all connected storeys; they must be directly connected to the stairs to the attic rooms	Art. 33 Abs. 1 Satz 3 Nr. 2
load-bearing parts of a necessary stairway	-	-	non-combustible building materials or fire retarding	non-combustible building materials	non-combustible building materials and fire retarding	
load-bearing parts of a necessary external stairway	-	-	non-combustible building materials	non-combustible building materials	non-combustible building materials	
width of the necessary stairway	The usable width of the flight of stairs and landings of necessary stairways must be sufficient for the largest expected traffic.					
handrail	Stairways must have a strong and secure handrail.They should be provided on both sides and, in the case of large usable width, also intermediate handrails. 1. in buildings with more than two non-accessible apartments, 2. in other cases, as far as traffic safety requires.					
notwendige Treppenräume, Ausgänge (Art. 33 BayBO) (necessary stairwell and exits)	no necessary stairwell required	no necessary stairwell required	necessary stairwell required	necessary stairwell required	necessary stairwell required	stairs without ther own stairwells are permissible for the connection of max. two floors within the same utilization unit < 200 m², e. g.as in maisonette apartments, if in every storage another rescue and escape route can be achieved or external stairwells, if it's usage is possible over a sufficiently long period and not dangerous in the case of fire
exits	exits into the outside or a necessary stairwell must be lead in maximun 35 meters from any position of a abode room or basement room					not for buildings used for agricultural and forestry purpose
basements that are placed one on top of the other	at least two exits into the outside or a necessary stairwell					
allocation of different necessary stairwells	ideally in the opposite direction and escape routes as short as possible					

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walls of necessary stairwells	-	-	fire retarding	even under additional mechanical load highly fire retarding and space enclosing components	walls must be built as space enclosing components in the quality of fire walls	if external walls of stairwells made of non-combustible building materials and other components connected to the wall are not in danger in case of fire
upper connection of the stairwell as space-enclosing component	-	fire retarding	fire retarding	highly fire retarding	fire resisting	
exit out of the necessary stairwell	lead directly into the open or in a interstice with special requirements					
width of the interstice of the necessary stairwell	min. as wide as the stair flights					
interstice connection to the necessary corridor	smokeproof and self-closing					
interstice openings in the necessary stairwell	not allowed (except for necessary corridors)					
interstice walls	-	-	fire retarding	even under additional mechanical load highly fire retarding and space enclosing components	walls must be built as space enclosing components in the quality of fire walls	if external walls of stairwells made of non-combustible building materials and other components connected to the wall are not in danger in case of fire
surfaces, cladding and insulations of the necessary stairwell	need to be built from non-combustible materials					
walls and ceilings from combustible materials in necessary stairwells	need cladding from non-combustible materials in a sufficiently width					
floor covering	minimum built from highly flame retarding materials					
- to basements, undeveloped attic, workshops, stores, storage and utility units > 200m² (except from residential buildings)	fire retarding, smokeproof and self-closing closings					
- to necessary aisles	smokeproof and self-closing closings					
- to other rooms and utility units	imperforate, tightly and self-closing closing					
illumination of necessary stairwells	necessary stairwells need an illumination, stairwells higher than 13m and without windows need a security illumination					
ventilation and smoke extraction	necessary stairwells need to have a windows with a free cross-section of at least 0.50 m², which can be opened, in each above-ground storey, or an opening for smoke extraction at the very top of the stairwell					if the height of the building > 13m, it needs an opening for smoke extraction at the very top of the stairwell with a free cross-section of at least 1 m² and be able to open from the ground level and the highest storey
Notwendige Flure, offene Gänge (Art. 34 BayBO) (necessary corridor, open aisle)	Corridors through which escape routes from abode rooms or units with abode rooms lead to exits into necessary stairwells or into the open air (necessary corridors) must be arranged and designed in such a way that they can be used for a sufficiently long time in case of fire					necessary corridors aren't needed in, 1. in residential buildings in building classes 1 and 2, 2. in other buildings in building classes 1 and 2 except for basement levels 3. within a utilization unit smaller than 200m² and inside dwellings 4. within a utilization unit which is used as office or administrative rooms smaller than 400m²
minimum width of inner necessary corridors	sufficient wide for the largest expected traffic					
minimum steps of stairs within inner necessary corridors	3					
maximum path length of inner necessary corridors	30m					
subdividing of inner necessary corridors (if longer than 30m)	Necessary corridors are to be subdivided into smoke sections with non-lockable, smoke-proof and self-closing closures.					
closure connection of the smoke section to the ceiling	closure connections must achieve to the row ceiling					closure connections can achieve to the suspended ceiling of the corridor, if these suspended ceiling is fire retarding
maximum corridor length with only one direction to safety stairwells	15m					
walls of necessary corridors	to be built fire retarding and as a space enclosing component					
walls of necessary corridors in the basement	in basements where the load-bearing and reinforcing components must be fire-resisting, walls must also be fire-resisting					
closure connection of the walls of necessary corridors to the ceiling	walls must achieve to the row ceiling					walls can achieve to the suspended ceiling of the corridor, if this suspended ceiling is fire retarding and a closure
doors in walls of necessary corridors	must close tightly (against smoke)					
doors in walls of necessary corridors to storage rooms in the basement level	fire retarding, tight and self-closing closures					
necessary corridors as open aisles in front of the external walls	parapets and walls must be built fire retarding as a space enclosing component					
necessary corridors as open aisles in front of the external walls in the basement	in basement floors where the load-bearing and reinforcing components need to be fire resisting, walls must also be fire resisting					
windows in walls which are next to open aisles used as necessary corridors	windows in these walls are permitted from a spandrel height of 0,90 m					
panels, plaster, suspended ceiling and insulation in necessary corridors	must be built from non-combustible materials					
walls and ceiling from combustible materials in necessary corridors	need cladding from non-combustible materials in a sufficiently width					
Fenster, Türen, sonstige Öffnungen (Art. 35 BayBO) (windows, doors, other openings)	-					
Clear passage width of entrance doors of apartments, which must be accessible via elevators	90cm					
basement level without windows	a basement level without windows need to have at least one opening into the outside for smoke extraction					
minimum dimensions of windows which are used as rescue route	width: 0,60 m, height: 1,00 m, to open from inside, max. 1,20 m above floor level					