

**CITY OF BALTIMORE**  
**ORDINANCE 25 -061**  
**Council Bill 25-0062**

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Introduced by: Councilmember Dorsey  
Cosponsored by: President Cohen and Councilmembers Conway, Gray, Bullock, Blanchard, and Ramos  
Introduced and read first time: May 12, 2025  
Assigned to: Land Use and Transportation Committee  
Committee Report: Favorable with Amendments  
Council action: Adopted  
Read second time: September 29, 2025

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**AN ORDINANCE CONCERNING**

**Building Code – Single Exit from Residential Occupancy**

FOR the purpose of permitting certain residential buildings to have a single exit or access to a single exit, so long as certain conditions are met regarding the construction of the exit.

BY repealing and re-ordaining, with amendments,  
Article - Building, Fire, and Related Codes  
Section 2-103 (IBC §§ 1002 to ~~1010~~) 1031)  
Baltimore City Revised Code  
(2024 Edition)

BY repealing and re-ordaining, with amendments,  
Article - Building, Fire, and Related Codes  
Section 8-102 (IFC §§ 1001 to 1032)  
Baltimore City Revised Code  
(2024 Edition)

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the**  
**Laws of Baltimore City read as follows:**

**Baltimore City Revised Code**

**Article -- Building, Fire, and Related Codes**

**Part II. International Building Code**

**§ 2-103. City Modifications.**

The additions, deletions, amendments, and other modifications adopted by the City are as follows:

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.  
Underlining indicates matter added to the bill by amendment.  
Strike-out indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

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Chapter 10. Means of Egress

[Sections 1002 to 1010. {As in IBC}] SECTIONS 1002 TO 1005. {AS IN IBC}

1006.1 TO 1006.2 {AS IN IBC}

1006.3 {AS IN IBC}

1006.3.1. {AS IN IBC}

1006.3.2 {AS IN IBC}

1006.3.3 {AS IN IBC}

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. TO 5. {AS IN IBC}

6. A BUILDING MAY HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:

6.1. THE BUILDING, IF IT IS OF TYPE I, TYPE II, ~~TYPE III-A~~ OR TYPE IV CONSTRUCTION, HAS NO MORE THAN 6 STORIES OF GROUP R-2 OCCUPANCY AND NO MORE THAN 6 STORIES ABOVE GRADE PLANE; OR PLANE.

6.2. THE BUILDING, IF IT IS OF TYPE III-A CONSTRUCTION, HAS NO MORE THAN 5 STORIES OF GROUP R- 2 OCCUPANCY AND NO MORE THAN 5 STORIES ABOVE GRADE PLANE ESTABLISHED BY GROUND OR PODIUM.

6.3 ~~6.2~~ THE BUILDING, IF IT IS OF TYPE V CONSTRUCTION, HAS NO MORE THAN 4 STORIES OF GROUP R- 2 OCCUPANCY AND NO MORE THAN 4 STORIES ABOVE GRADE PLANE.

6.4 ~~6.3~~ THE BUILDING DOES NOT CONTAIN A BOARDING HOUSE.

6.5 ~~6.4~~ THERE ARE NO MORE THAN 4 DWELLING UNITS PER FLOOR.

6.6 ~~6.5~~ THE BUILDING IS OF NOT LESS THAN 1 HOUR FIRE-RESISTIVE CONSTRUCTION.



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6.7 ~~6-6~~. THE BUILDING IS EQUIPPED WITH A SPRINKLER SYSTEM THROUGHOUT, IN ACCORDANCE WITH § 903.3.1.1 OF THE BALTIMORE CITY BUILDING CODE AND § 903.3.1.1 OF THE BALTIMORE CITY FIRE CODE. ADDITIONALLY, SPRINKLER PROTECTION SHALL EXTEND TO THE FOLLOWING SPACES, WITH NO EXCEPTION FOR DRAFTSTOPPING:

A. COMBUSTIBLE ATTIC SPACES;

B. COMBUSTIBLE CONCEALED ROOF SPACES;

C. COMBUSTIBLE FLOOR OR CEILING ASSEMBLIES; AND

D. ANY OTHER AREA THAT IS HIDDEN OR MADE OF COMBUSTIBLE MATERIALS.

6.8 ~~6-7~~. THERE ARE NO MORE THAN 2 SINGLE EXIT STAIRWAY CONDITIONS IN THE SAME BUILDING.

6.9 ~~6-8~~. STAIRWAYS MAY BE AN EXTERIOR EXIT STAIRWAY OR AN INTERIOR EXIT STAIRWAY. INTERIOR EXIT STAIRWAYS SHALL:

A. BE ENCLOSED IN A 2-HOUR FIRE PROTECTION RATED WALL WITH ~~1-HOUR-FIRE~~ 1.5-HOUR FIRE PROTECTION RATED DOORS;

B. BE PRESSURIZED IN ACCORDANCE WITH § 909.20 OF THIS CODE; AND

C. HAVE DOORS THAT SWING INTO THE INTERIOR EXIT STAIRWAY REGARDLESS OF THE SERVED OCCUPANT LOAD, PROVIDED THAT DOORS FROM THE INTERIOR EXIT STAIRWAY TO THE BUILDING EXTERIOR SWING TOWARDS THE EXTERIOR.

6.10 ~~6-9~~. A CORRIDOR WITH 2-HOUR FIRE PROTECTION RATED WALLS SEPARATES THE ENTRY AND EXIT DOOR OF EACH DWELLING UNIT FROM THE DOOR TO AN INTERIOR EXIT STAIRWAY, AND NO DWELLING UNIT DOORS OPEN DIRECTLY INTO THE INTERIOR EXIT STAIRWAY.

6.11 ~~6-10~~. THE DISTANCE BETWEEN THE EXIT STAIRWAY AND THE ENTRY AND EXIT DOOR OF ANY DWELLING UNIT IS NO MORE THAN 20 FEET.

6.12 ~~6-11~~. TRAVEL DISTANCE, MEASURED IN ACCORDANCE WITH § 1017 OF THIS CODE, DOES NOT EXCEED 125 FEET.

6.13 ~~6-12~~. ELEVATORS ARE PRESSURIZED IN ACCORDANCE WITH § 909.21 OF THIS CODE, OR OPEN INTO ELEVATOR LOBBIES IN COMPLIANCE WITH § 713.14 OF THIS CODE.

6.14 ~~6-13~~. THE STAIRWAY EITHER:

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1 A. EXTENDS TO THE ROOF SURFACE THROUGH A STAIRWAY  
2 BULKHEAD IN ACCORDANCE WITH § 1511.7.2 OF THIS CODE, IF  
3 THE ROOF HAS A SLOPE NOT STEEPER THAN 20 DEGREES (0.35  
4 RAD); OR

5 B. IS CONSTRUCTED AGAINST THE STREET WALL, WITH 1 WINDOW  
6 FACING THE STREET AT EACH LANDING, AND ACCESS TO THE  
7 ROOF IS PROVIDED VIA A SCUTTLE WITH A STATIONARY,  
8 NONCOMBUSTIBLE ACCESS LADDER.

9 6.15 ~~6-14~~. OTHER OCCUPANCIES ARE PERMITTED IN THE SAME BUILDING  
10 PROVIDED THEY COMPLY WITH ALL THE REQUIREMENTS OF THIS  
11 CODE. OTHER OCCUPANCIES SHALL NOT COMMUNICATE WITH THE  
12 GROUP R OCCUPANCY PORTION OF THE BUILDING OR WITH THE  
13 SINGLE-EXIT STAIRWAY.

14 **EXCEPTIONS**

15 PARKING GARAGES AND OCCUPIED ROOFS ACCESSORY TO THE  
16 GROUP R OCCUPANCY ARE PERMITTED TO COMMUNICATE WITH  
17 THE EXIT STAIRWAY.

18 1006.3.4.1 {AS IN IBC}

19 **SECTIONS 1007 TO 1010. {AS IN IBC}**

20 ...

21 [Sections 1016 to 1031 {As in IBC}] SECTIONS 1016 TO 1019 {AS IN IBC}

22 SECTION 1020 CORRIDORS.

23 1020.1 TO 1020.2 {AS IN IBC}



**TABLE 1020.2**  
**CORRIDOR FIRE-RESISTANCE RATING**

<u>OCCUPANCY</u>	<u>OCCUPANT LOAD SERVED BY CORRIDOR</u>	<u>REQUIRED FIRE-RESISTANCE RATING (HOURS)</u>	
		<u>WITHOUT SPRINKLER SYSTEM</u>	<u>WITH SPRINKLER SYSTEM</u>
<u>H-1, H-2, H-3</u>	<u>ALL</u>	<u>NOT PERMITTED</u>	<u>1<sup>c</sup></u>
<u>H-4, H-5</u>	<u>GREATER THAN 30</u>	<u>NOT PERMITTED</u>	<u>1<sup>c</sup></u>
<u>A, B, E, F, M, S, U</u>	<u>GREATER THAN 30</u>	<u>1</u>	<u>0</u>
<u>R</u>	<u>GREATER THAN 10</u>	<u>NOT PERMITTED</u>	<u>0.5<sup>c</sup>/1<sup>o</sup>/2<sup>e</sup></u>
<u>I-2<sup>a</sup></u>	<u>ALL</u>	<u>NOT PERMITTED</u>	<u>0</u>
<u>I-1, I-3</u>	<u>ALL</u>	<u>NOT PERMITTED</u>	<u>1</u>
<u>I-4</u>	<u>ALL</u>	<u>1</u>	<u>0</u>

<sup>a</sup> FOR REQUIREMENTS FOR OCCUPANCIES IN GROUP I-2, SEE §§ 407.2 AND 407.3.

<sup>b</sup> FOR A REDUCTION IN THE FIRE-RESISTANCE RATING FOR OCCUPANCIES IN GROUP I-3, SEE § 408.8.

<sup>c</sup> BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH §§ 903.3.1.1 OR 903.3.1.2 WHERE ALLOWED.

<sup>d</sup> GROUP R-3 AND R-4 BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH § 903.3.1.3. SEE § 903.2.8 FOR OCCUPANCIES WHERE AUTOMATIC SPRINKLER SYSTEMS ARE PERMITTED IN ACCORDANCE WITH § 903.3.1.3.

<sup>e</sup> R-OCCUPANCY BUILDINGS EQUIPPED WITH A SINGLE EXIT IN ACCORDANCE WITH § 1006.3.4.6.

**1020.3 TO 1020.7 {AS IN IBC}**

**SECTIONS 1021 TO 1031 {AS IN IBC}**

**Part VII. International Fire Code**

**§ 8-102. City Modifications.**

The additions, deletions, amendments, and other modifications adopted by the City are as follows:

**Chapter 10. Means of Egress**

**[{As in IFC}]**

**SECTIONS 1001 TO 1005 {AS IN IFC}**

**1006.1 TO 1006.2 {AS IN IFC}**

**1006.3 {AS IN IFC}**

**1006.3.1 {AS IN IFC}**

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1006.3.2 {AS IN IFC}

1006.3.3 {AS IN IFC}

1006.3.4 SINGLE EXITS.

A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF WHERE 1 OF THE FOLLOWING CONDITIONS EXISTS:

1. TO 5. {AS IN IFC}

6. A BUILDING MAY HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:

6.1. THE BUILDING, IF IT IS OF TYPE I, TYPE II, OR TYPE IV CONSTRUCTION, HAS NO MORE THAN 6 STORIES OF GROUP R-2 OCCUPANCY AND NO MORE THAN 6 STORIES ABOVE GRADE PLANE.

6.2. THE BUILDING, IF IT IS OF TYPE III-A CONSTRUCTION, HAS NO MORE THAN 5 STORIES OF GROUP R- 2 OCCUPANCY AND NO MORE THAN 5 STORIES ABOVE GRADE PLANE ESTABLISHED BY GROUND OR PODIUM.

6.3. THE BUILDING, IF IT IS OF TYPE V CONSTRUCTION, HAS NO MORE THAN 4 STORIES OF GROUP R- 2 OCCUPANCY AND NO MORE THAN 4 STORIES ABOVE GRADE PLANE.

6.4. THE BUILDING DOES NOT CONTAIN A BOARDING HOUSE.

6.5. THERE ARE NO MORE THAN 4 DWELLING UNITS PER FLOOR.

6.6. THE BUILDING IS OF NOT LESS THAN 1 HOUR FIRE-RESISTIVE CONSTRUCTION.

6.7. THE BUILDING IS EQUIPPED WITH A SPRINKLER SYSTEM THROUGHOUT, IN ACCORDANCE WITH § 903.3.1.1 {"NFPA 13 SPRINKLER SYSTEMS"} OF THE BALTIMORE CITY BUILDING CODE AND § 903.3.1.1 {"NFPA 13 SPRINKLER SYSTEMS"} OF THE BALTIMORE CITY FIRE CODE. ADDITIONALLY, SPRINKLER PROTECTION SHALL EXTEND TO THE FOLLOWING SPACES, WITH NO EXCEPTION FOR DRAFTSTOPPING:

A. COMBUSTIBLE ATTIC SPACES;

B. COMBUSTIBLE CONCEALED ROOF SPACES;

C. COMBUSTIBLE FLOOR OR CEILING ASSEMBLIES; AND

D. ANY OTHER AREA THAT IS HIDDEN OR MADE OF COMBUSTIBLE MATERIALS.



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1           6.8.   THERE ARE NO MORE THAN 2 SINGLE EXIT STAIRWAY CONDITIONS  
2           IN THE SAME BUILDING.

3           6.9.   STAIRWAYS MAY BE AN EXTERIOR EXIT STAIRWAY OR AN INTERIOR  
4           EXIT STAIRWAY. INTERIOR EXIT STAIRWAYS SHALL:

5                   A.   BE ENCLOSED IN A 2-HOUR FIRE PROTECTION RATED WALL  
6                   WITH 1.5-HOUR FIRE PROTECTION RATED DOORS;

7                   B.   BE PRESSURIZED IN ACCORDANCE WITH § 909.20  
8                   {“SMOKEPROOF ENCLOSURES”} OF THE BALTIMORE CITY  
9                   BUILDING CODE; AND

10                  C.   HAVE DOORS THAT SWING INTO THE INTERIOR EXIT  
11                  STAIRWAY REGARDLESS OF THE SERVED OCCUPANT LOAD,  
12                  PROVIDED THAT DOORS FROM THE INTERIOR EXIT STAIRWAY  
13                  TO THE BUILDING EXTERIOR SWING TOWARDS THE  
14                  EXTERIOR.

15           6.10.   A CORRIDOR WITH 2-HOUR FIRE PROTECTION RATED WALLS  
16           SEPARATES THE ENTRY AND EXIT DOOR OF EACH DWELLING UNIT  
17           FROM THE DOOR TO AN INTERIOR EXIT STAIRWAY, AND NO  
18           DWELLING UNIT DOORS OPEN DIRECTLY INTO THE INTERIOR EXIT  
19           STAIRWAY.

20           6.11.   THE DISTANCE BETWEEN THE EXIT STAIRWAY AND THE ENTRY AND  
21           EXIT DOOR OF ANY DWELLING UNIT IS NO MORE THAN 20 FEET.

22           6.12.   TRAVEL DISTANCE, MEASURED IN ACCORDANCE WITH § 1017  
23           {“EXIT ACCESS TRAVEL DISTANCE”} OF THIS CODE, DOES NOT  
24           EXCEED 125 FEET.

25           6.13.   ELEVATORS ARE PRESSURIZED IN ACCORDANCE WITH § 909.21  
26           {“ELEVATOR HOISTWAY PRESSURIZATION ALTERNATIVE”} OF THIS  
27           CODE, OR OPEN INTO ELEVATOR LOBBIES IN COMPLIANCE WITH  
28           § 713.14 {“ELEVATOR, DUMBWAITER, AND OTHER HOISTWAYS”} OF  
29           THE BALTIMORE CITY BUILDING CODE.

30           6.14.   THE STAIRWAY EITHER:

31                   A.   EXTENDS TO THE ROOF SURFACE THROUGH A STAIRWAY  
32                   BULKHEAD IN ACCORDANCE WITH § 1511.7.2  
33                   {“BULKHEADS”} OF THE BALTIMORE CITY BUILDING CODE,  
34                   IF THE ROOF HAS A SLOPE NOT STEEPER THAN 20 DEGREES  
35                   (0.35 RAD); OR

36                   B.   IS CONSTRUCTED AGAINST THE STREET WALL, WITH 1  
37                   WINDOW FACING THE STREET AT EACH LANDING, AND  
38                   ACCESS TO THE ROOF IS PROVIDED VIA A SCUTTLE WITH A  
39                   STATIONARY, NONCOMBUSTIBLE ACCESS LADDER.



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6.15. OTHER OCCUPANCIES ARE PERMITTED IN THE SAME BUILDING PROVIDED THEY COMPLY WITH ALL THE REQUIREMENTS OF THIS CODE. OTHER OCCUPANCIES SHALL NOT COMMUNICATE WITH THE GROUP R OCCUPANCY PORTION OF THE BUILDING OR WITH THE SINGLE-EXIT STAIRWAY.

EXCEPTIONS

PARKING GARAGES AND OCCUPIED ROOFS ACCESSORY TO THE GROUP R OCCUPANCY ARE PERMITTED TO COMMUNICATE WITH THE EXIT STAIRWAY.

1006.3.4.1 {AS IN IFC}

SECTIONS 1007 TO 1019 {AS IN IFC}

SECTION 1020 CORRIDORS.

1020.1 TO 1020.2 {AS IN IFC}

TABLE 1020.2  
CORRIDOR FIRE-RESISTANCE RATING

<u>OCCUPANCY</u>	<u>OCCUPANT LOAD SERVED BY CORRIDOR</u>	<u>REQUIRED FIRE-RESISTANCE RATING (HOURS)</u>	
		<u>WITHOUT SPRINKLER SYSTEM</u>	<u>WITH SPRINKLER SYSTEM</u>
<u>H-1, H-2, H-3</u>	<u>ALL</u>	<u>NOT PERMITTED</u>	<u>1<sup>c</sup></u>
<u>H-4, H-5</u>	<u>GREATER THAN 30</u>	<u>NOT PERMITTED</u>	<u>1<sup>c</sup></u>
<u>A, B, E, F, M, S, U</u>	<u>GREATER THAN 30</u>	<u>1</u>	<u>0</u>
<u>R</u>	<u>GREATER THAN 10</u>	<u>NOT PERMITTED</u>	<u>0.5<sup>c</sup>/1<sup>d/2<sup>e</sup></sup></u>
<u>I-2<sup>a</sup></u>	<u>ALL</u>	<u>NOT PERMITTED</u>	<u>0</u>
<u>I-1, I-3</u>	<u>ALL</u>	<u>NOT PERMITTED</u>	<u>1</u>
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<sup>a</sup> FOR REQUIREMENTS FOR OCCUPANCIES IN GROUP I-2, SEE §§ 407.2 AND 407.3.

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<sup>d</sup> GROUP R-3 AND R-4 BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH § 903.3.1.3. SEE § 903.2.8 FOR OCCUPANCIES WHERE AUTOMATIC SPRINKLER SYSTEMS ARE PERMITTED IN ACCORDANCE WITH § 903.3.1.3.

<sup>e</sup> R-OCCUPANCY BUILDINGS EQUIPPED WITH A SINGLE EXIT IN ACCORDANCE WITH § 1006.3.4.6.

1020.3 TO 1020.7 {AS IN IFC}

SECTIONS 1021 TO 1032 {AS IN IFC}

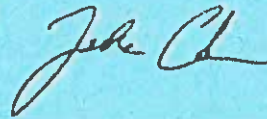


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1       **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th  
2       day after the date it is enacted.

**Council Bill 25-0062**

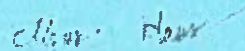
Certified as duly passed this 27th day of October, 20 25



\_\_\_\_\_  
President, Baltimore City Council

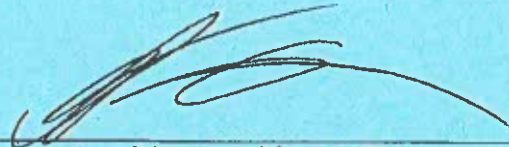
Certified as duly delivered to His Honor, the Mayor,

this 28th day of October, 20 25



\_\_\_\_\_  
Chief Clerk

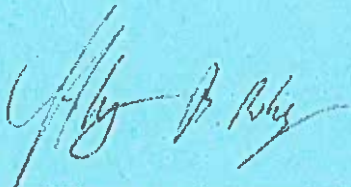
Approved this 3 day of November, 20 25



\_\_\_\_\_  
Mayor, Baltimore City

Approved for Form and Legal Sufficiency.

this 29th day of October, 2025



\_\_\_\_\_  
Chief Solicitor



**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 25-0062**

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Introduced by: Councilmember Dorsey  
Cosponsored by: President Cohen and Councilmembers Conway, Gray, Bullock, Blanchard, and Ramos  
Introduced and read first time: May 12, 2025  
Assigned to: Land Use and Transportation Committee  
Committee Report: Favorable with Amendments  
Council action: Adopted  
Read second time: September 29, 2025

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**AN ORDINANCE CONCERNING**

1                               **Building Code – Single Exit from Residential Occupancy**

2       FOR the purpose of permitting certain residential buildings to have a single exit or access to a  
3       single exit, so long as certain conditions are met regarding the construction of the exit.

4       BY repealing and re-ordaining, with amendments,  
5       Article - Building, Fire, and Related Codes  
6       Section 2-103 (IBC §§ 1002 to ~~1010~~) 1031)  
7       Baltimore City Revised Code  
8       (2024 Edition)

9       BY repealing and re-ordaining, with amendments,  
10       Article - Building, Fire, and Related Codes  
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12       Baltimore City Revised Code  
13       (2024 Edition)

14       **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
15       Laws of Baltimore City read as follows:

16                               **Baltimore City Revised Code**

17                               **Article – Building, Fire, and Related Codes**

18                               **Part II. International Building Code**

19       **§ 2-103. City Modifications.**

20       The additions, deletions, amendments, and other modifications adopted by the City are as  
21       follows:

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.  
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Chapter 10. Means of Egress

[Sections 1002 to 1010. {As in IBC}] SECTIONS 1002 TO 1005. {AS IN IBC}

1006.1 TO 1006.2 {AS IN IBC}

1006.3 {AS IN IBC}

1006.3.1. {AS IN IBC}

1006.3.2 {AS IN IBC}

1006.3.3 {AS IN IBC}

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. TO 5. {AS IN IBC}

6. A BUILDING MAY HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:

6.1. THE BUILDING, IF IT IS OF TYPE I, TYPE II, ~~TYPE III-A~~ OR TYPE IV CONSTRUCTION, HAS NO MORE THAN 6 STORIES OF GROUP R-2 OCCUPANCY AND NO MORE THAN 6 STORIES ABOVE GRADE PLANE; OR PLANE.

6.2. THE BUILDING, IF IT IS OF TYPE III-A CONSTRUCTION, HAS NO MORE THAN 5 STORIES OF GROUP R- 2 OCCUPANCY AND NO MORE THAN 5 STORIES ABOVE GRADE PLANE ESTABLISHED BY GROUND OR PODIUM.

6.3 ~~6.2.~~ THE BUILDING, IF IT IS OF TYPE V CONSTRUCTION, HAS NO MORE THAN 4 STORIES OF GROUP R- 2 OCCUPANCY AND NO MORE THAN 4 STORIES ABOVE GRADE PLANE.

6.4 ~~6.3.~~ THE BUILDING DOES NOT CONTAIN A BOARDING HOUSE.

6.5 ~~6.4.~~ THERE ARE NO MORE THAN 4 DWELLING UNITS PER FLOOR.

6.6 ~~6.5.~~ THE BUILDING IS OF NOT LESS THAN 1 HOUR FIRE-RESISTIVE CONSTRUCTION.



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1                    6.7 ~~6-6~~: THE BUILDING IS EQUIPPED WITH A SPRINKLER SYSTEM  
2                    THROUGHOUT, IN ACCORDANCE WITH § 903.3.1.1 OF THE  
3                    BALTIMORE CITY BUILDING CODE AND § 903.3.1.1 OF THE  
4                    BALTIMORE CITY FIRE CODE. ADDITIONALLY, SPRINKLER  
5                    PROTECTION SHALL EXTEND TO THE FOLLOWING SPACES, WITH NO  
6                    EXCEPTION FOR DRAFTSTOPPING:

7                    A. COMBUSTIBLE ATTIC SPACES;

8                    B. COMBUSTIBLE CONCEALED ROOF SPACES;

9                    C. COMBUSTIBLE FLOOR OR CEILING ASSEMBLIES; AND

10                  D. ANY OTHER AREA THAT IS HIDDEN OR MADE OF  
11                  COMBUSTIBLE MATERIALS.

12                  6.8 ~~6-7~~: THERE ARE NO MORE THAN 2 SINGLE EXIT STAIRWAY CONDITIONS  
13                  IN THE SAME BUILDING.

14                  6.9 ~~6-8~~: STAIRWAYS MAY BE AN EXTERIOR EXIT STAIRWAY OR AN INTERIOR  
15                  EXIT STAIRWAY. INTERIOR EXIT STAIRWAYS SHALL:

16                  A. BE ENCLOSED IN A 2-HOUR FIRE PROTECTION RATED WALL WITH  
17                  ~~1-HOUR-FIRE~~ 1.5-HOUR FIRE PROTECTION RATED DOORS;

18                  B. BE PRESSURIZED IN ACCORDANCE WITH § 909.20 OF THIS CODE;  
19                  AND

20                  C. HAVE DOORS THAT SWING INTO THE INTERIOR EXIT STAIRWAY  
21                  REGARDLESS OF THE SERVED OCCUPANT LOAD, PROVIDED THAT  
22                  DOORS FROM THE INTERIOR EXIT STAIRWAY TO THE BUILDING  
23                  EXTERIOR SWING TOWARDS THE EXTERIOR.

24                  6.10 ~~6-9~~: A CORRIDOR WITH 2-HOUR FIRE PROTECTION RATED WALLS  
25                  SEPARATES THE ENTRY AND EXIT DOOR OF EACH  
26                  DWELLING UNIT FROM THE DOOR TO AN INTERIOR EXIT STAIRWAY,  
27                  AND NO DWELLING UNIT DOORS OPEN DIRECTLY INTO THE INTERIOR  
28                  EXIT STAIRWAY.

29                  6.11 ~~6-10~~: THE DISTANCE BETWEEN THE EXIT STAIRWAY AND THE ENTRY  
30                  AND EXIT DOOR OF ANY DWELLING UNIT IS NO MORE THAN 20 FEET.

31                  6.12 ~~6-11~~: TRAVEL DISTANCE, MEASURED IN ACCORDANCE WITH § 1017 OF  
32                  THIS CODE, DOES NOT EXCEED 125 FEET.

33                  6.13 ~~6-12~~: ELEVATORS ARE PRESSURIZED IN ACCORDANCE WITH § 909.21  
34                  OF THIS CODE, OR OPEN INTO ELEVATOR LOBBIES IN COMPLIANCE  
35                  WITH § 713.14 OF THIS CODE.

36                  6.14 ~~6-13~~: THE STAIRWAY EITHER:

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1 A. EXTENDS TO THE ROOF SURFACE THROUGH A STAIRWAY  
2 BULKHEAD IN ACCORDANCE WITH § 1511.7.2 OF THIS CODE, IF  
3 THE ROOF HAS A SLOPE NOT STEEPER THAN 20 DEGREES (0.35  
4 RAD); OR

5 B. IS CONSTRUCTED AGAINST THE STREET WALL, WITH 1 WINDOW  
6 FACING THE STREET AT EACH LANDING, AND ACCESS TO THE  
7 ROOF IS PROVIDED VIA A SCUTTLE WITH A STATIONARY,  
8 NONCOMBUSTIBLE ACCESS LADDER.

9 6.15 6-14. OTHER OCCUPANCIES ARE PERMITTED IN THE SAME BUILDING  
10 PROVIDED THEY COMPLY WITH ALL THE REQUIREMENTS OF THIS  
11 CODE. OTHER OCCUPANCIES SHALL NOT COMMUNICATE WITH THE  
12 GROUP R OCCUPANCY PORTION OF THE BUILDING OR WITH THE  
13 SINGLE-EXIT STAIRWAY.

14 **EXCEPTIONS**

15 PARKING GARAGES AND OCCUPIED ROOFS ACCESSORY TO THE  
16 GROUP R OCCUPANCY ARE PERMITTED TO COMMUNICATE WITH  
17 THE EXIT STAIRWAY.

18 1006.3.4.1 {AS IN IBC}

19 **SECTIONS 1007 TO 1010. {AS IN IBC}**

20 ...

21 **[Sections 1016 to 1031 {As in IBC}] SECTIONS 1016 TO 1019 {AS IN IBC}**

22 **SECTION 1020 CORRIDORS.**

23 **1020.1 TO 1020.2 {AS IN IBC}**



**TABLE 1020.2**  
**CORRIDOR FIRE-RESISTANCE RATING**

<u>OCCUPANCY</u>	<u>OCCUPANT LOAD SERVED BY CORRIDOR</u>	<u>REQUIRED FIRE-RESISTANCE RATING (HOURS)</u>	
		<u>WITHOUT SPRINKLER SYSTEM</u>	<u>WITH SPRINKLER SYSTEM</u>
<u>H-1, H-2, H-3</u>	<u>ALL</u>	<u>NOT PERMITTED</u>	<u>1<sup>c</sup></u>
<u>H-4, H-5</u>	<u>GREATER THAN 30</u>	<u>NOT PERMITTED</u>	<u>1<sup>c</sup></u>
<u>A, B, E, F, M, S, U</u>	<u>GREATER THAN 30</u>	<u>1</u>	<u>0</u>
<u>R</u>	<u>GREATER THAN 10</u>	<u>NOT PERMITTED</u>	<u>0.5<sup>c</sup>/1<sup>o</sup>/2<sup>e</sup></u>
<u>I-2<sup>a</sup></u>	<u>ALL</u>	<u>NOT PERMITTED</u>	<u>0</u>
<u>I-1, I-3</u>	<u>ALL</u>	<u>NOT PERMITTED</u>	<u>1</u>
<u>I-4</u>	<u>ALL</u>	<u>1</u>	<u>0</u>

<sup>a</sup> FOR REQUIREMENTS FOR OCCUPANCIES IN GROUP I-2, SEE §§ 407.2 AND 407.3.

<sup>b</sup> FOR A REDUCTION IN THE FIRE-RESISTANCE RATING FOR OCCUPANCIES IN GROUP I-3, SEE § 408.8.

<sup>c</sup> BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH §§ 903.3.1.1 OR 903.3.1.2 WHERE ALLOWED.

<sup>d</sup> GROUP R-3 AND R-4 BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH § 903.3.1.3. SEE § 903.2.8 FOR OCCUPANCIES WHERE AUTOMATIC SPRINKLER SYSTEMS ARE PERMITTED IN ACCORDANCE WITH § 903.3.1.3.

<sup>e</sup> R-OCCUPANCY BUILDINGS EQUIPPED WITH A SINGLE EXIT IN ACCORDANCE WITH § 1006.3.4.6.

**1020.3 TO 1020.7 {AS IN IBC}**

**SECTIONS 1021 TO 1031 {AS IN IBC}**

**Part VII. International Fire Code**

**§ 8-102. City Modifications.**

The additions, deletions, amendments, and other modifications adopted by the City are as follows:

**Chapter 10. Means of Egress**

**[{As in IFC}]**

**SECTIONS 1001 TO 1005 {AS IN IFC}**

**1006.1 TO 1006.2 {AS IN IFC}**

**1006.3 {AS IN IFC}**

**1006.3.1 {AS IN IFC}**



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1006.3.2 {AS IN IFC}

1006.3.3 {AS IN IFC}

1006.3.4 SINGLE EXITS.

A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF WHERE 1 OF THE FOLLOWING CONDITIONS EXISTS:

1. TO 5. {AS IN IFC}

6. A BUILDING MAY HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:

6.1. THE BUILDING, IF IT IS OF TYPE I, TYPE II, OR TYPE IV CONSTRUCTION, HAS NO MORE THAN 6 STORIES OF GROUP R-2 OCCUPANCY AND NO MORE THAN 6 STORIES ABOVE GRADE PLANE.

6.2. THE BUILDING, IF IT IS OF TYPE III-A CONSTRUCTION, HAS NO MORE THAN 5 STORIES OF GROUP R- 2 OCCUPANCY AND NO MORE THAN 5 STORIES ABOVE GRADE PLANE ESTABLISHED BY GROUND OR PODIUM.

6.3. THE BUILDING, IF IT IS OF TYPE V CONSTRUCTION, HAS NO MORE THAN 4 STORIES OF GROUP R- 2 OCCUPANCY AND NO MORE THAN 4 STORIES ABOVE GRADE PLANE.

6.4. THE BUILDING DOES NOT CONTAIN A BOARDING HOUSE.

6.5. THERE ARE NO MORE THAN 4 DWELLING UNITS PER FLOOR.

6.6. THE BUILDING IS OF NOT LESS THAN 1 HOUR FIRE-RESISTIVE CONSTRUCTION.

6.7. THE BUILDING IS EQUIPPED WITH A SPRINKLER SYSTEM THROUGHOUT, IN ACCORDANCE WITH § 903.3.1.1 {"NFPA 13 SPRINKLER SYSTEMS"} OF THE BALTIMORE CITY BUILDING CODE AND § 903.3.1.1 {"NFPA 13 SPRINKLER SYSTEMS"} OF THE BALTIMORE CITY FIRE CODE. ADDITIONALLY, SPRINKLER PROTECTION SHALL EXTEND TO THE FOLLOWING SPACES, WITH NO EXCEPTION FOR DRAFTSTOPPING:

A. COMBUSTIBLE ATTIC SPACES;

B. COMBUSTIBLE CONCEALED ROOF SPACES;

C. COMBUSTIBLE FLOOR OR CEILING ASSEMBLIES; AND

D. ANY OTHER AREA THAT IS HIDDEN OR MADE OF COMBUSTIBLE MATERIALS.



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1                   6.8.   THERE ARE NO MORE THAN 2 SINGLE EXIT STAIRWAY CONDITIONS  
2                   IN THE SAME BUILDING.

3                   6.9.   STAIRWAYS MAY BE AN EXTERIOR EXIT STAIRWAY OR AN INTERIOR  
4                   EXIT STAIRWAY. INTERIOR EXIT STAIRWAYS SHALL:

5                           A.   BE ENCLOSED IN A 2-HOUR FIRE PROTECTION RATED WALL  
6                           WITH 1.5-HOUR FIRE PROTECTION RATED DOORS;

7                           B.   BE PRESSURIZED IN ACCORDANCE WITH § 909.20  
8                           {“SMOKEPROOF ENCLOSURES”} OF THE BALTIMORE CITY  
9                           BUILDING CODE; AND

10                          C.   HAVE DOORS THAT SWING INTO THE INTERIOR EXIT  
11                          STAIRWAY REGARDLESS OF THE SERVED OCCUPANT LOAD,  
12                          PROVIDED THAT DOORS FROM THE INTERIOR EXIT STAIRWAY  
13                          TO THE BUILDING EXTERIOR SWING TOWARDS THE  
14                          EXTERIOR.

15                   6.10.   A CORRIDOR WITH 2-HOUR FIRE PROTECTION RATED WALLS  
16                   SEPARATES THE ENTRY AND EXIT DOOR OF EACH DWELLING UNIT  
17                   FROM THE DOOR TO AN INTERIOR EXIT STAIRWAY, AND NO  
18                   DWELLING UNIT DOORS OPEN DIRECTLY INTO THE INTERIOR EXIT  
19                   STAIRWAY.

20                   6.11.   THE DISTANCE BETWEEN THE EXIT STAIRWAY AND THE ENTRY AND  
21                   EXIT DOOR OF ANY DWELLING UNIT IS NO MORE THAN 20 FEET.

22                   6.12.   TRAVEL DISTANCE, MEASURED IN ACCORDANCE WITH § 1017  
23                   {“EXIT ACCESS TRAVEL DISTANCE”} OF THIS CODE, DOES NOT  
24                   EXCEED 125 FEET.

25                   6.13.   ELEVATORS ARE PRESSURIZED IN ACCORDANCE WITH § 909.21  
26                   {“ELEVATOR HOISTWAY PRESSURIZATION ALTERNATIVE”} OF THIS  
27                   CODE, OR OPEN INTO ELEVATOR LOBBIES IN COMPLIANCE WITH  
28                   § 713.14 {“ELEVATOR, DUMBWAITER, AND OTHER HOISTWAYS”} OF  
29                   THE BALTIMORE CITY BUILDING CODE.

30                   6.14.   THE STAIRWAY EITHER:

31                           A.   EXTENDS TO THE ROOF SURFACE THROUGH A STAIRWAY  
32                           BULKHEAD IN ACCORDANCE WITH § 1511.7.2  
33                           {“BULKHEADS”} OF THE BALTIMORE CITY BUILDING CODE,  
34                           IF THE ROOF HAS A SLOPE NOT STEEPER THAN 20 DEGREES  
35                           (0.35 RAD); OR

36                           B.   IS CONSTRUCTED AGAINST THE STREET WALL, WITH 1  
37                           WINDOW FACING THE STREET AT EACH LANDING, AND  
38                           ACCESS TO THE ROOF IS PROVIDED VIA A SCUTTLE WITH A  
39                           STATIONARY, NONCOMBUSTIBLE ACCESS LADDER.



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6.15. OTHER OCCUPANCIES ARE PERMITTED IN THE SAME BUILDING PROVIDED THEY COMPLY WITH ALL THE REQUIREMENTS OF THIS CODE. OTHER OCCUPANCIES SHALL NOT COMMUNICATE WITH THE GROUP R OCCUPANCY PORTION OF THE BUILDING OR WITH THE SINGLE-EXIT STAIRWAY.

EXCEPTIONS

PARKING GARAGES AND OCCUPIED ROOFS ACCESSORY TO THE GROUP R OCCUPANCY ARE PERMITTED TO COMMUNICATE WITH THE EXIT STAIRWAY.

1006.3.4.1 {AS IN IFC}

SECTIONS 1007 TO 1019 {AS IN IFC}

SECTION 1020 CORRIDORS.

1020.1 TO 1020.2 {AS IN IFC}

**TABLE 1020.2**  
**CORRIDOR FIRE-RESISTANCE RATING**

<u>OCCUPANCY</u>	<u>OCCUPANT LOAD SERVED BY CORRIDOR</u>	<u>REQUIRED FIRE-RESISTANCE RATING (HOURS)</u>	
		<u>WITHOUT SPRINKLER SYSTEM</u>	<u>WITH SPRINKLER SYSTEM</u>
<u>H-1, H-2, H-3</u>	<u>ALL</u>	<u>NOT PERMITTED</u>	<u>1<sup>c</sup></u>
<u>H-4, H-5</u>	<u>GREATER THAN 30</u>	<u>NOT PERMITTED</u>	<u>1<sup>c</sup></u>
<u>A, B, E, F, M, S, U</u>	<u>GREATER THAN 30</u>	<u>1</u>	<u>0</u>
<u>R</u>	<u>GREATER THAN 10</u>	<u>NOT PERMITTED</u>	<u>0.5<sup>c</sup>/1<sup>d/2e</sup></u>
<u>I-2<sup>a</sup></u>	<u>ALL</u>	<u>NOT PERMITTED</u>	<u>0</u>
<u>I-1, I-3</u>	<u>ALL</u>	<u>NOT PERMITTED</u>	<u>1</u>
<u>I-4</u>	<u>ALL</u>	<u>1</u>	<u>0</u>

<sup>a</sup> FOR REQUIREMENTS FOR OCCUPANCIES IN GROUP I-2, SEE §§ 407.2 AND 407.3.

<sup>b</sup> FOR A REDUCTION IN THE FIRE-RESISTANCE RATING FOR OCCUPANCIES IN GROUP I-3, SEE § 408.8.

<sup>c</sup> BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH §§ 903.3.1.1 OR 903.3.1.2 WHERE ALLOWED.

<sup>d</sup> GROUP R-3 AND R-4 BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH § 903.3.1.3. SEE § 903.2.8 FOR OCCUPANCIES WHERE AUTOMATIC SPRINKLER SYSTEMS ARE PERMITTED IN ACCORDANCE WITH § 903.3.1.3.

<sup>e</sup> R-OCCUPANCY BUILDINGS EQUIPPED WITH A SINGLE EXIT IN ACCORDANCE WITH § 1006.3.4.6.

1020.3 TO 1020.7 {AS IN IFC}

SECTIONS 1021 TO 1032 {AS IN IFC}

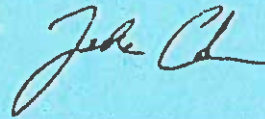


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1       **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th  
2       day after the date it is enacted.

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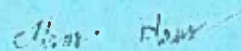
Certified as duly passed this 27th day of October, 20 25



\_\_\_\_\_  
President, Baltimore City Council

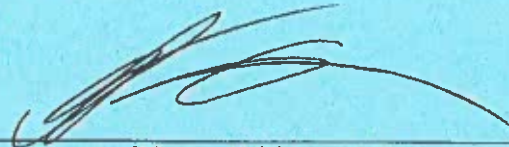
Certified as duly delivered to His Honor, the Mayor,

this 28th day of October, 20 25



\_\_\_\_\_  
Chief Clerk

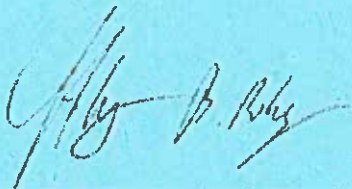
Approved this 3 day of November, 20 25



\_\_\_\_\_  
Mayor, Baltimore City

Approved for Form and Legal Sufficiency.

this 29th day of October, 2025



\_\_\_\_\_  
Chief Solicitor