**Chapter 31 Existing Apartment Buildings**

31.1\* General Requirements

31.1.1 Application

31.1.1.1

The requirements of this chapter shall apply to existing buildings or portions thereof currently occupied as apartment occupancies. In addition, the building shall meet the requirements of one of the following options:

Option 1, buildings without fire suppression or detection systems

Option 2, buildings provided with a complete approved automatic fire detection and notification system in accordance with 31.3.4.4

Option 3, buildings provided with approved automatic sprinkler protection in selected areas, as described in 31.3.5.8

Option 4, buildings protected throughout by an approved automatic sprinkler system

31.1.1.2 Administration

The provisions of Chapter 1, Administration, shall apply.

31.1.1.3 General

The provisions of Chapter 4, General, shall apply.

31.1.1.4

The term apartment building, wherever used in this Code, shall include an apartment house, a tenement, a garden apartment, or any other structure meeting the definition of apartment building.

31.1.2 Classification of Occupancy

See 6.1.8 and 31.1.4.2.

31.1.3 Multiple Occupancies

31.1.3.1

Multiple occupancies shall be in accordance with 6.1.14.

31.1.3.2

No dwelling unit of an apartment building shall have its sole means of egress pass through any nonresidential occupancy in the same building, unless otherwise permitted by 31.1.3.2.1 or 31.1.3.2.2.

31.1.3.2.1

In buildings that are protected by an automatic sprinkler system in accordance with Section 9.7, dwelling units of an apartment building shall be permitted to have their sole means of egress pass through a nonresidential occupancy in the same building, provided that all of the following criteria are met:

The dwelling unit of the apartment building shall comply with Chapter 31.

The sole means of egress from the dwelling unit of the apartment building shall not pass through a high hazard contents area, as defined in 6.2.2.4.

31.1.3.2.2

In buildings that are not protected by an automatic sprinkler system in accordance with Section 9.7, dwelling units of an apartment building shall be permitted to have their sole means of egress pass through a nonresidential occupancy in the same building, provided that all of the following criteria are met:

The sole means of egress from the dwelling unit of the apartment building to the exterior shall be separated from the remainder of the building by fire barriers having a minimum 1-hour fire resistance rating.

The dwelling unit of the apartment building shall comply with Chapter 31.

The sole means of egress from the dwelling unit of the apartment building shall not pass through a high hazard contents area, as defined in 6.2.2.4.

31.1.3.3

Multiple dwelling units shall be permitted to be located above a nonresidential occupancy only where one of the following conditions exists:

Where the dwelling units of the residential occupancy and exits therefrom are separated from the nonresidential occupancy by construction having a minimum 1-hour fire resistance rating

Where the nonresidential occupancy is protected throughout by an approved, supervised automatic sprinkler system in accordance with Section 9.7

Where not more than two dwelling units are located above a nonresidential occupancy that is protected by an automatic fire detection system in accordance with Section 9.6

31.1.4 Definitions

31.1.4.1 General

For definitions, see Chapter 3, Definitions.

31.1.4.2 Special Definitions

31.1.4.2.1 General

Special terms applicable to this chapter are defined in Chapter 3. Where necessary, other terms are defined in the text.

31.1.4.2.2 Apartment Building

See 3.3.36.3.

31.1.5 Classification of Hazard of Contents

The contents of residential occupancies shall be classified as ordinary hazard in accordance with 6.2.2.

31.1.6 Minimum Construction Requirements

(No special requirements.)

31.1.7 Occupant Load

The occupant load, in number of persons for whom means of egress and other provisions are required, shall be determined on the basis of the occupant load factors of Table 7.3.1.2 that are characteristic of the use of the space or shall be determined as the maximum probable population of the space under consideration, whichever is greater.

31.2 Means of Egress Requirements

31.2.1 General

31.2.1.1

Means of egress from dwelling units to the outside of the building shall be in accordance with Chapter 7 and this chapter.

31.2.1.2

Means of escape within the dwelling unit shall comply with the provisions of Section 24.2 for one- and two-family dwellings.

31.2.2 Means of Egress Components

31.2.2.1 General

31.2.2.1.1

Components of means of egress shall be limited to the types described in 31.2.2.2 through 31.2.2.12.

31.2.2.1.2

In buildings using Option 4, exit enclosures shall have a minimum 1-hour fire resistance rating, and doors shall have a minimum 1-hour fire protection rating.

31.2.2.1.3

In non-high-rise buildings using Option 2, Option 3, or Option 4, exit stair doors shall be permitted to be 13/4 in. (44 mm) thick, solid-bonded wood-core doors that are self-closing and self-latching and in wood frames not less than 3/4 in. (19 mm) thick.

31.2.2.2 Doors

31.2.2.2.1

Doors complying with 7.2.1 shall be permitted.

31.2.2.2.2

Door-locking arrangements shall comply with 30.2.2.2.2.1, 30.2.2.2.2.2, 30.2.2.2.2.3, or 31.2.2.2.2.4.

31.2.2.2.2.1

No door in any means of egress shall be locked against egress when the building is occupied.

31.2.2.2.2.2

Delayed-egress locks complying with 7.2.1.6.1 shall be permitted, provided that not more than one such device is located in any one egress path.

31.2.2.2.2.3

Access-controlled egress doors complying with 7.2.1.6.2 shall be permitted.

31.2.2.2.2.4

Elevator lobby exit access door locking in accordance with 7.2.1.6.3 shall be permitted.

31.2.2.2.3

Revolving doors complying with 7.2.1.10 shall be permitted.

31.2.2.2.4

Apartment occupancies protected throughout by an approved, supervised automatic sprinkler system shall be exempt from the re-entry provisions of 7.2.1.5.8 where the exit enclosure serves directly only one dwelling unit per floor, and such exit is a smokeproof enclosure in accordance with 7.2.3.

31.2.2.3 Stairs

31.2.2.3.1

Stairs complying with 7.2.2 shall be permitted.

31.2.2.3.2

Within any individual dwelling unit, unless protected by an approved automatic sprinkler system in accordance with 31.3.5, stairs more than one story above or below the entrance floor level of the dwelling unit shall not be permitted.

31.2.2.3.3

Spiral stairs complying with 7.2.2.2.3 shall be permitted within a single dwelling unit.

31.2.2.3.4

Winders complying with 7.2.2.2.4 shall be permitted.

31.2.2.4 Smokeproof Enclosures

Smokeproof enclosures complying with 7.2.3 shall be permitted. (See also 31.2.11.1.)

31.2.2.5 Horizontal Exits

Horizontal exits complying with 7.2.4 shall be permitted.

31.2.2.6 Ramps

Ramps complying with 7.2.5 shall be permitted.

31.2.2.7 Exit Passageways

Exit passageways complying with 7.2.6 shall be permitted.

31.2.2.8\* Escalators

Escalators previously approved as a component in the means of egress shall be permitted to continue to be considered as in compliance.

31.2.2.9 Fire Escape Stairs

Fire escape stairs complying with 7.2.8 shall be permitted.

31.2.2.10 Fire Escape Ladders

Fire escape ladders complying with 7.2.9 shall be permitted.

31.2.2.11 Alternating Tread Devices

Alternating tread devices complying with 7.2.11 shall be permitted.

31.2.2.12 Areas of Refuge

31.2.2.12.1

Areas of refuge complying with 7.2.12 shall be permitted, as modified by 31.2.2.12.2.

31.2.2.12.2\*

In buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with 31.3.5, the two accessible rooms or spaces separated from each other by smoke-resistive partitions in accordance with the definition of area of refuge in 3.3.22 shall not be required.

31.2.3 Capacity of Means of Egress

31.2.3.1

The capacity of means of egress shall be in accordance with Section 7.3.

31.2.3.2

Street floor exits shall be sufficient for the occupant load of the street floor plus the required capacity of stairs and ramps discharging onto the street floor.

31.2.4 Number of Means of Egress

31.2.4.1

The number of means of egress shall comply with 7.4.1.1 and 7.4.1.3 through 7.4.1.6.

31.2.4.2

The minimum number of exits shall comply with 31.2.4.3, 31.2.4.4, 31.2.4.5, 31.2.4.6, or 31.2.4.7.

31.2.4.3

Every dwelling unit shall have access to not less than two separate exits remotely located from each other as required by 7.5.1.

31.2.4.4

Dwelling units shall be permitted to have access to a single exit, provided that one of the following conditions is met:

The dwelling unit has an exit door opening directly to the street or yard at the finished ground level.

The dwelling unit has direct access to an outside stair that complies with 7.2.2 and serves not more than two units, both located on the same story.

The dwelling unit has direct access to an interior stair that serves only that unit and is separated from all other portions of the building by fire barriers having a minimum 1-hour fire resistance rating, with no opening therein.

31.2.4.5

A single exit shall be permitted in buildings where the total number of stories does not exceed four, provided that all of the following conditions are met:

The building is protected throughout by an approved, supervised automatic sprinkler system in accordance with 31.3.5.

The exit stairway does not serve more than one-half of a story below the level of exit discharge.

The travel distance from the entrance door of any dwelling unit to an exit does not exceed 35 ft (10.7 m).

The exit stairway is completely enclosed or separated from the rest of the building by barriers having a minimum 1-hour fire resistance rating.

All openings between the exit stairway enclosure and the building are protected with self-closing doors having a minimum 1-hour fire protection rating.

All corridors serving as access to exits have a minimum 1/2-hour fire resistance rating.

Horizontal and vertical separation having a minimum 1/2-hour fire resistance rating is provided between dwelling units.

31.2.4.6\*

A single exit shall be permitted in buildings not exceeding three stories in height, provided that all of the following conditions are met:

The exit stairway does not serve more than one-half of a story below the level of exit discharge.

The travel distance from the entrance door of any dwelling unit to an exit does not exceed 35 ft (10.7 m).

The exit stairway is completely enclosed or separated from the rest of the building by barriers having a minimum 1-hour fire resistance rating.

All openings between the exit stairway enclosure and the building are protected with self-closing doors having a minimum 1-hour fire protection rating.

All corridors serving as access to exits have a minimum 1/2-hour fire resistance rating.

Horizontal and vertical separation having a minimum 1/2-hour fire resistance rating is provided between dwelling units.

31.2.4.7

A building of any height with not more than four dwelling units per floor, with a smokeproof enclosure in accordance with the requirements of 7.2.3 or outside stair as the exit, where such exit is immediately accessible to all dwelling units served thereby, shall be permitted to have a single exit. The term immediately accessible means that the travel distance from the entrance door of any dwelling unit to an exit shall not exceed 20 ft (6100 mm).

31.2.5 Arrangement of Means of Egress

31.2.5.1

Access to all required exits shall be in accordance with Section 7.5.

31.2.5.2 Reserved

31.2.5.3

Common path of travel shall comply with 31.2.5.3.1 or 31.2.5.3.2.

31.2.5.3.1

No common path of travel shall exceed 35 ft (10.7 m) in buildings not protected throughout by an approved, supervised automatic sprinkler system installed in accordance with 31.3.5. Travel within a dwelling unit shall not be included when calculating common path of travel.

31.2.5.3.2

No common path of travel shall exceed 50 ft (15 m) in buildings protected throughout by an approved, supervised automatic sprinkler system installed in accordance with 31.3.5. Travel within a dwelling unit shall not be included when calculating common path of travel.

31.2.5.4

Dead-end corridors shall not exceed 50 ft (15 m).

31.2.6 Travel Distance to Exits

Travel distance shall be measured in accordance with Section 7.6.

31.2.6.1

Travel distance within a dwelling unit (apartment) to a corridor door shall not exceed the following limits:

For buildings using Option 1 or Option 3, 75 ft (23 m)

For buildings using Option 2 or Option 4, 125 ft (38 m)

31.2.6.2

The travel distance from a dwelling unit (apartment) entrance door to the nearest exit shall not exceed the following limits, as modified by 31.2.6.3:

For buildings using Option 1, 100 ft (30 m)

For buildings using Option 2 or Option 3, 150 ft (46 m)

For buildings using Option 4, 200 ft (61 m)

31.2.6.3

Travel distance to exits shall not exceed 200 ft (61 m) for exterior ways of exit access arranged in accordance with 7.5.3.

31.2.6.4

The travel distance, from areas other than those within living units, to an exit shall not exceed 200 ft (61 m), or 250 ft (76 m) in buildings protected throughout by an approved, supervised automatic sprinkler system installed in accordance with 31.3.5.

31.2.7 Discharge From Exits

Exit discharge shall comply with Section 7.7.

31.2.8 Illumination of Means of Egress

Means of egress shall be illuminated in accordance with Section 7.8.

31.2.9 Emergency Lighting

Emergency lighting in accordance with Section 7.9 shall be provided in all buildings four or more stories in height or with more than 12 dwelling units, unless every dwelling unit has a direct exit to the outside of the building at grade level.

31.2.10 Marking of Means of Egress

Means of egress shall have signs in accordance with Section 7.10 in all buildings requiring more than one exit.

31.2.11 Special Means of Egress Features

31.2.11.1\* High-Rise Buildings

In high-rise buildings using Option 1, Option 2, or Option 3, smokeproof enclosures shall be provided in accordance with 7.2.3.

31.2.11.2 Lockups

Lockups in apartment buildings, other than approved existing lockups, shall comply with the requirements of 23.4.5.

31.2.11.3 Normally Unoccupied Building Service Equipment Support Areas

The use of Section 7.13 shall be prohibited.

31.3 Protection

31.3.1 Protection of Vertical Openings

31.3.1.1

Vertical openings shall comply with 31.3.1.1.1 through 31.3.1.2.

31.3.1.1.1

Vertical openings shall be enclosed or protected in accordance with Section 8.6.

31.3.1.1.2 Reserved

31.3.1.1.3

Vertical openings in accordance with 8.6.9.1 shall be permitted.

31.3.1.1.4

In buildings protected throughout by an approved automatic sprinkler system in accordance with 31.3.5, and in which exits and required ways of travel thereto are adequately safeguarded against fire and smoke within the building, or where every individual room has direct access to an exterior exit without passing through any public corridor, the protection of vertical openings that are not part of required exits shall not be required.

31.3.1.2

No floor below the level of exit discharge used only for storage, heating equipment, or purposes other than residential occupancy and open to the public shall have unprotected openings to floors used for residential purposes.

31.3.2 Protection From Hazards

31.3.2.1 Hazardous Areas

Any hazardous area shall be protected in accordance with Section 8.7.

31.3.2.1.1

The areas described in Table 31.3.2.1.1 shall be protected as indicated.

Table 31.3.2.1.1 Hazardous Area Protection

Hazardous Area Description Separation/Protection†

Boiler and fuel-fired heater rooms serving more than a single dwelling unit 1 hour or sprinklers

Employee locker rooms 1 hour or sprinklers

Gift or retail shops >100 ft2 (>9.3 m2) 1 hour or sprinklers‡

Bulk laundries 1 hour or sprinklers

Laundries >100 ft2 (>9.3 m2) outside of dwelling units 1 hour or sprinklers‡

Maintenance shops 1 hour or sprinklers

Rooms or spaces used for storage of combustible supplies and equipment in quantities deemed hazardous by the authority having jurisdiction 1 hour or sprinklers

Trash collection rooms 1 hour or sprinklers

†Minimum fire resistance rating.

‡Where sprinklers are provided, the separation specified in 8.7.1.2 and 31.3.2.1.2 is not required.

31.3.2.1.2

Where sprinkler protection without fire-rated separation is used, areas shall be separated from other spaces by smoke partitions complying with Section 8.4.

31.3.2.2 Reserved

31.3.3 Interior Finish

31.3.3.1 General

Interior finish shall be in accordance with Section 10.2.

31.3.3.2 Interior Wall and Ceiling Finish

Interior wall and ceiling finish materials complying with Section 10.2 shall be permitted as follows:

Exit enclosures — Class A or Class B

Lobbies and corridors — Class A or Class B

Other spaces — Class A, Class B, or Class C

31.3.3.3 Interior Floor Finish

In buildings utilizing Option 1 or Option 2, newly installed interior floor finish in exits and exit access corridors shall be not less than Class II in accordance with 10.2.7.

31.3.4 Detection, Alarm, and Communications Systems

31.3.4.1 General

31.3.4.1.1

Apartment buildings four or more stories in height or with more than 11 dwelling units, other than those meeting the requirements of 31.3.4.1.2, shall be provided with a fire alarm system in accordance with Section 9.6, except as modified by 31.3.4.2 through 31.3.4.5.

31.3.4.1.2

A fire alarm system shall not be required where each dwelling unit is separated from other contiguous dwelling units by fire barriers (see Section 8.3) having a minimum 1/2-hour fire resistance rating, and where each dwelling unit has either its own independent exit or its own independent stairway or ramp discharging at the finished ground level.

31.3.4.2 Initiation

31.3.4.2.1

Initiation of the required fire alarm system shall be by manual means in accordance with 9.6.2, unless the building complies with 31.3.4.2.2.

31.3.4.2.2

Initiation of the required fire alarm system by manual means shall not be required in buildings four or fewer stories in height, containing not more than 16 dwelling units, and protected throughout by an approved, supervised automatic sprinkler system installed in accordance with 31.3.5.2.

31.3.4.2.3

In buildings using Option 2, the required fire alarm system shall be initiated by the automatic fire detection system in addition to the manual initiation means of 31.3.4.2.1.

31.3.4.2.4

In buildings using Option 3, the required fire alarm system shall be initiated upon operation of the automatic sprinkler system in addition to the manual initiation means of 31.3.4.2.1.

31.3.4.2.5

In buildings using Option 4, the required fire alarm system shall be initiated upon operation of the automatic sprinkler system in addition to the manual initiation means of 31.3.4.2.1.

31.3.4.3 Notification

31.3.4.3.1

Occupant notification shall be provided automatically in accordance with Section 9.6, and all of the following shall also apply:

Visible signals shall be installed in units designed for the hearing impaired.

Positive alarm sequence in accordance with 9.6.3.4 shall be permitted.

Existing approved presignal systems shall be permitted in accordance with 9.6.3.3.

31.3.4.3.2

An annunciator panel, whose location shall be approved by the authority having jurisdiction, connected with the required fire alarm system shall be provided, unless the building meets the requirements of 31.3.4.3.3 or 31.3.4.3.4.

31.3.4.3.3

Annunciation shall not be required in buildings two or fewer stories in height and having not more than 50 rooms.

31.3.4.3.4

Annunciation shall not be required in buildings four or fewer stories in height containing not more than 16 dwelling units and protected throughout by an approved, supervised automatic sprinkler system installed in accordance with 31.3.5.2.

31.3.4.3.5

Fire department notification shall be accomplished in accordance with 9.6.4.

31.3.4.4 Detection

31.3.4.4.1\*

In buildings using Option 2, a complete automatic fire detection system in accordance with 9.6.1.3 and 31.3.4.4.2 shall be required.

31.3.4.4.2

Automatic fire detection devices shall be installed as follows:

Smoke detectors shall be installed in all common areas and work spaces outside the living unit, such as exit stairs, egress corridors, lobbies, storage rooms, equipment rooms, and other tenantless spaces in environments that are suitable for proper smoke detector operation.

Heat detectors shall be located within each room of the living unit.

31.3.4.5 Smoke Alarms

31.3.4.5.1\*

In buildings other than those equipped throughout with an existing, complete automatic smoke detection system, smoke alarms shall be installed in accordance with 9.6.2.10, as modified by 31.3.4.5.2, outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements.

31.3.4.5.2

Smoke alarms required by 31.3.4.5.1 shall not be required to be provided with a secondary (standby) power source.

31.3.4.5.3

In buildings other than those equipped throughout with an existing, complete automatic smoke detection system or a complete, supervised automatic sprinkler system in accordance with 31.3.5, smoke alarms shall be installed in every sleeping area in accordance with 9.6.2.10, as modified by 31.3.4.5.4.

31.3.4.5.4

Smoke alarms required by 31.3.4.5.3 shall be permitted to be battery powered.

31.3.5 Extinguishment Requirements

31.3.5.1 Reserved

31.3.5.2\*

Where an automatic sprinkler system is installed, either for total or partial building coverage, the system shall be installed in accordance with Section 9.7, as modified by 31.3.5.3 and 31.3.5.4. In buildings four or fewer stories above grade plane, systems in accordance with NFPA 13R, Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height, shall be permitted.

31.3.5.3

In individual dwelling units, sprinkler installation shall not be required in closets not exceeding 24 ft2 (2.2 m2) and in bathrooms not exceeding 55 ft2 (5.1 m2). Closets that contain equipment such as washers, dryers, furnaces, or water heaters shall be sprinklered, regardless of size.

31.3.5.4

The draft stop and closely spaced sprinkler requirements of NFPA 13, Standard for the Installation of Sprinkler Systems, shall not be required for convenience openings complying with 8.6.9.1 where the convenience opening is within the dwelling unit.

31.3.5.5 Reserved

31.3.5.6 Reserved

31.3.5.7 Reserved

31.3.5.8

Buildings using Option 3 shall be provided with automatic sprinkler protection installed in accordance with 31.3.5.8.1 through 31.3.5.8.4.

31.3.5.8.1

Automatic sprinklers shall be installed in the corridor, along the corridor ceiling, utilizing the maximum spacing requirements of the standards referenced by Section 9.7.

31.3.5.8.2

An automatic sprinkler shall be installed within every dwelling unit that has a door opening to the corridor, with such sprinkler positioned over the center of the door, unless the door to the dwelling unit has not less than a 20-minute fire protection rating and is self-closing.

31.3.5.8.3

The workmanship and materials of the sprinkler installation specified in 31.3.5.8 shall meet the requirements of Section 9.7.

31.3.5.8.4

Where Option 3 is being used to permit the use of 13/4 in. (44 mm) thick, solid-bonded wood-core doors in accordance with 31.2.2.1.3, sprinklers shall be provided within the exit enclosures in accordance with NFPA 13, Standard for the Installation of Sprinkler Systems.

31.3.5.9

Buildings using Option 4 shall be protected throughout by an approved automatic sprinkler system in accordance with 31.3.5.2 and meeting the requirements of Section 9.7 for supervision for buildings seven or more stories in height.

31.3.5.10\*

Where sprinklers are being used as an option to any requirement in this Code, the sprinklers shall be installed throughout the space in accordance with the requirements of that option.

31.3.5.11 High-Rise Building Sprinklers

31.3.5.11.1

All high-rise buildings, other than those meeting 31.3.5.11.2 or 31.3.5.11.3, shall be protected throughout by an approved, supervised automatic sprinkler system in accordance with 31.3.5.2.

31.3.5.11.2

An automatic sprinkler system shall not be required where every dwelling unit has exterior exit access in accordance with 7.5.3.

31.3.5.11.3\*

An automatic sprinkler system shall not be required in buildings having an approved, engineered life safety system in accordance with 31.3.5.11.4.

31.3.5.11.4

Where required by 31.3.5.11.3, an engineered life safety system shall be developed by a registered professional engineer experienced in fire and life safety system design, shall be approved by the authority having jurisdiction, and shall include any or all of the following:

Partial automatic sprinkler protection

Smoke detection systems

Smoke control systems

Compartmentation

Other approved systems

31.3.5.12

Portable fire extinguishers in accordance with 9.7.4.1 shall be provided in hazardous areas addressed by 31.3.2.1, unless the building is protected throughout with an approved, supervised automatic sprinkler system in accordance with 31.3.5.2.

31.3.6 Corridors

31.3.6.1\* Walls

Exit access corridor walls shall consist of fire barriers in accordance with Section 8.3 having a minimum 1/2-hour fire resistance rating.

31.3.6.2 Doors

31.3.6.2.1

Doors that open onto exit access corridors, other than those complying with 8.3.4 or in buildings meeting the requirement of 31.3.6.2.2, shall have not less than a 20-minute fire protection rating in accordance with Section 8.3.

31.3.6.2.2

In buildings using Option 3 or Option 4, doors shall be constructed to resist the passage of smoke.

31.3.6.2.3

Doors that open onto exit access corridors shall be self-closing and self-latching.

31.3.6.3 Unprotected Openings

31.3.6.3.1

Unprotected openings, other than those from spaces complying with 31.3.6.3.2, shall be prohibited in exit access corridor walls and doors.

31.3.6.3.2

Spaces shall be permitted to be unlimited in area and open to the corridor, provided that all of the following criteria are met:

The space is not used for guest rooms or guest suites or hazardous areas.

The building is protected throughout by an approved, supervised automatic sprinkler system in accordance with 31.3.5.2.

The space does not obstruct access to required exits.

31.3.6.4 Transoms, Louvers, or Transfer Grilles

Transoms, louvers, or transfer grilles shall be prohibited in walls or doors of exit access corridors.

31.3.7 Subdivision of Building Spaces — Smoke Partitions

In buildings other than those meeting the requirements of 31.3.7.1, 31.3.7.2, 31.3.7.3, 31.3.7.4, or 31.3.7.5, both of the following criteria shall be met:

Smoke partitions in accordance with Section 8.4 shall be provided in exit access corridors to establish not less than two compartments of approximately equal size.

The length of each smoke compartment, measured along the corridor, shall not exceed 200 ft (61 m).

31.3.7.1

Smoke partitions shall not be required in buildings using Option 4.

31.3.7.2

Smoke partitions shall not be required in buildings having exterior exit access in accordance with 7.5.3 that provides access to two exits.

31.3.7.3

Smoke partitions shall not be required in buildings complying with 31.2.4.4, 31.2.4.5, 31.2.4.6, or 31.2.4.7.

31.3.7.4

Smoke partitions shall not be required in buildings with exits not more than 50 ft (15 m) apart.

31.3.7.5

Smoke partitions shall not be required where each dwelling unit has direct access to the exterior at the finished ground level.

31.3.8 Special Protection Features. (Reserved)

31.4 Special Provisions

31.4.1 High-Rise Buildings

31.4.1.1

High-rise buildings shall comply with 31.2.11.1 and 31.3.5.11.

31.4.1.2\*

Emergency plans in accordance with Section 4.8 shall be provided and shall include all of the following:

Egress procedures

Methods

Preferred evacuation routes for each event, including appropriate use of elevators

31.4.2 Reserved

31.5 Building Services

31.5.1 Utilities

Utilities shall comply with the provisions of Section 9.1.

31.5.2 Heating, Ventilating, and Air-Conditioning

31.5.2.1

Heating, ventilating, and air-conditioning equipment shall comply with the provisions of Section 9.2.

31.5.2.2

Unvented fuel-fired heaters, other than gas space heaters in compliance with NFPA 54, National Fuel Gas Code, shall not be used.

31.5.3 Elevators, Escalators, and Conveyors

Elevators, escalators, and conveyors shall comply with the provisions of Section 9.4.

31.5.4 Rubbish Chutes, Incinerators, and Laundry Chutes

Rubbish chutes, incinerators, and laundry chutes shall comply with the provisions of Section 9.5.

31.6 Reserved

31.7 Operating Features

31.7.1 Emergency Instructions for Residents of Apartment Buildings

Emergency instructions shall be provided annually to each dwelling unit to indicate the location of alarms, egress paths, and actions to be taken, both in response to a fire in the dwelling unit and in response to the sounding of the alarm system.

31.7.2 Contents and Furnishings

31.7.2.1

Contents and furnishings shall not be required to comply with Section 10.3.

Furnishings or decorations of an explosive or highly flammable character shall not be used outside of dwelling units.

31.7.2.3

Fire-retardant coatings shall be maintained to retain the effectiveness of the treatment under service conditions encountered in actual use.