

**CM Vela Motion Sheet
 Single Stair Amendment**

(1) I move to amend Table 1006.3.4(1) of the Building Code to read:

TABLE 1006.3.4(1)

STORIES 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, or <u>third, 4th or 5th</u> story above grade plane and occupiable roofs over the 1st, or <u>2nd, 3rd, or 4th</u> story [above grade plane].	R-2 ^{a,b,c,d}	4 dwelling units	125 feet
<u>Sixth</u> [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 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 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).

d. 5-story buildings and 4-story buildings with an occupiable roof above the third story shall also comply with Section 1006.3.4.2.

(2) I move to amend the Building Code to add a new Section 1006.3.4.2 Single exit 4 or 5 story Group R-2 Occupancies.

1006.3.4.2 Single exit 4 or 5 story Group R-2 Occupancies. 4 or 5 story buildings with a single

exit for Group R-2 occupancies shall comply with Table 1006.3.4(1) and all the following:

1. The net floor area of each floor served by a single exit shall not exceed 4,000 square feet (418.5 m).
2. An exterior exit stairway or interior exit stairway shall be provided at each story served by a single exit. Exit Access Doors into the exit stairway shall swing in the direction of egress travel regardless of the occupant load served.
3. Regardless of the stairway construction type, automatic sprinkler locations in interior exit stairways shall comply with the requirements of NFPA 13 for combustibile stairways.
4. There shall be no more than 20 feet (6096 mm) of travel to the exit stairway from the entry/exit door of any dwelling unit.
5. The exit shall not terminate in an egress court where the court depth exceeds the court width unless it is possible to exit in either direction to the public way.
6. Other occupancies shall not communicate with the Group R occupancy portion of the building or with the single-exit stairway. Exception: parking garages and occupied roofs accessory to the Group R occupancy are permitted to communicate with the exit stairway.
7. The exit serving the Group R occupancy shall not discharge through any other occupancy, including an accessory parking garage.
8. 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.
9. The fire department connection (FDC) shall be located adjacent to, and be visible from, the primary fire department vehicle access location.
10. 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 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.
11. Electrical receptacles shall be prohibited in the single exit stairway.
12. Elevator access shall be provided.

Explanation

This amendment will allow single stair buildings up to 5 stories and matches the version staff presented to the building and fire code board of appeals, which they did following direction from the resolution on May 2nd last year to provide us with a single stair option.

For more information, please see my message board post:

<https://austincouncilforum.org/viewtopic.php?p=4605>

And a longer breakdown of the issue by my staff:

https://docs.google.com/document/d/1XKlsob7b2grh7wrh85Shez23I0_VHqIDx6nxiq-6CkY