

egress travel within individual dwelling or sleeping units. The concern once again is possible locking devices. Egress for one bedroom should not be through another bedroom or bathroom.

The concern in Item 5 is that kitchens, storage rooms and similar spaces may be subject to locking or blockage of the exit access path. This is not a general provision for all Group S occupancies; therefore, it is not the intent of this provision to address the situation of egress for offices through an associated warehouse space. Item 5, Exception 1, does not apply this same prohibition to areas within dwelling or sleeping units. However, for other spaces, a customer means of egress should not be through the working portions of a commercial kitchen in a restaurant or the stock storage area of a storage room in a mercantile occupancy. A dedicated path must be established through such space. The four items listed in Item 5, Exception 2, are intended to provide measurable criteria to increase the likelihood that the exit access path of travel would always be available and identifiable through the stock room of a store. It is not acceptable to just mark the path on the floor. Whatever defines the route must permanently establish the egress path in a manner to maintain the minimum required unobstructed width.

**1016.2.1 Multiple tenants.** Where more than one tenant occupies any one floor of a building or structure, each tenant space, *dwelling unit* and *sleeping unit* shall be provided with access to the required *exits* without passing through adjacent tenant spaces, *dwelling units* and *sleeping units*.

**Exception:** The *means of egress* from a smaller tenant space shall not be prohibited from passing through a larger adjoining tenant space where such rooms or spaces of the smaller tenant occupy less than 10 percent of the area of the larger tenant space through which they pass; are the same or similar occupancy group; a discernible path of egress travel to an *exit* is provided; and the *means of egress* into the adjoining space is not subject to locking from the egress side. A required *means of egress* serving the larger tenant space shall not pass through the smaller tenant space or spaces.

❖ Where a floor is occupied by multiple tenants, each tenant must be provided with full and direct access to the required exits serving that floor without passing through another tenant space. Tenants typically lock the doors to their spaces for privacy and security. Should an egress door that is shared by both tenants be locked, occupants in one of the spaces could be trapped and unable to reach a secondary exit. Therefore, an egress layout where occupants from one tenant space travel through another tenant space to gain access to one of the required exits from that floor is prohibited.

This limitation is so that occupants from all tenant spaces will have unrestricted access to the required egress elements while maintaining the security and privacy of the individual tenants. This limitation is

based on one of the fundamental principles of egress: to provide a means of egress where all components are capable of being used by the occupants without keys, tools, special knowledge or special effort (see Section 1010.1.9.5).

A common practice is to have a bank or small restaurant located within a large grocery store or department store. These can be separate tenants. In these situations, the small tenants are not open when the main store is closed. The intent of the exception is to allow those small tenants to egress through the large tenant. Since there may be times when the larger tenant is open and the smaller is closed (e.g., bank holidays), the larger tenant cannot exit through the smaller tenant.

## SECTION 1017 EXIT ACCESS TRAVEL DISTANCE

**1017.1 General.** Travel distance within the *exit access* portion of the *means of egress* system shall be in accordance with this section.

❖ "Exit access" is defined as "that portion of a means of egress system that leads from any occupied portion of a building or structure to an exit" (see the commentary for the definition in Chapter 2). Exit access includes rooms, spaces, aisles and corridors that an occupant would travel along to get to an exit. This can also include stairways and ramps between levels, or between stories where permitted by Section 1019. Doors and doorways along this route are exit access doorways, but may sometimes be called "exit doors." True exits for this exit access travel can be: 1. An exterior exit door at grade; 2. The door to an enclosure for an interior exit stairway, ramp or exit passageway; 3. The exit door leading to an exterior stairway or ramp; or 4. A door leading through a horizontal exit. How exit access travel distance is measured is one of the key differences between interior exit access stairways/ramps (see Section 1017.3.1) and interior exit stairways/ramps (see Section 1017.3).

It is important to understand the relationship between the common path of travel limitations of Sections 1006.2.1 and 1006.3.2 and the exit access travel distance limitations of this section. Measurements start at the same location, i.e., the most remote location in any occupied space. Both are measured in the exit access portion of the means of egress system. The common path of travel is measured to the point where the occupant has two distinct paths of travel, which will lead to two distinct exits. Travel distance is measured all the way until the exit is reached. The common path of travel measurement can end within a space or at a corridor where a single means of egress space (Section 1006.2.1) has its door to a corridor that provides access to two exits.

**1014.2.1 Multiple tenants.** Where more than one tenant occupies anyone floor of a building or structure, each tenant space, dwelling unit and sleeping unit shall be provided with access to the required *exits* without passing through adjacent tenant spaces, dwelling units and sleeping units.

Exception: The *means of egress* from a smaller tenant space shall not be prohibited from passing through a larger adjoining tenant space where such rooms or spaces of the smaller tenant occupy less than 10 percent of the area of the larger tenant space through which they pass; are the same or similar occupancy group; a discernable path of egress travel to an *exit* is provided; and the *means of egress* into the adjoining space is not subject to locking from the egress side. A required *means of egress* serving the larger tenant space shall not pass through the smaller tenant space or spaces.

**1014.2.2 Group 1-2.** Habitable rooms or *suites* in Group 1-2 occupancies shall have an *exit access* door leading directly to a *corridor*.

Exception: Rooms with *exit* doors opening directly to the outside at ground level.

**1014.2.3 Suites in patient sleeping areas.** Patient sleeping areas in Group 1-2 occupancies shall be permitted to be divided into *suites* with one intervening room if one of the following conditions is met:

1. The intervening room within the *suite* is not used as an *exit access* for more than eight patient beds.
2. The arrangement of the *suite* allows for direct and constant visual supervision by nursing personnel.

**1014.2.3.1 Area.** *Suites* of sleeping rooms shall not exceed 5,000 square feet (465 m<sup>2</sup>).

**1014.2.3.2 Exit access.** Any patient sleeping room, or any *suite* that includes patient sleeping rooms, of more than 1,000 square feet (93 m<sup>2</sup>) shall have at least two *exit access* doors remotely located from each other.

**1014.2.3.3 Travel distance.** The travel distance between any point in a *suite* of sleeping rooms and an *exit access* door of that *suite* shall not exceed 100 feet (30 480 mm).

**1014.2.4 Suites in areas other than patient sleeping areas.** Areas other than patient sleeping areas in Group 1-2 occupancies shall be permitted to be divided into *suites*.

**1014.2.4.1 Area.** *Suites* of rooms, other than patient sleeping rooms, shall not exceed 10,000 square feet (929 m<sup>2</sup>).

**1014.2.4.2 Exit access.** Any room or *suite* of rooms, other than patient sleeping rooms, of more than 2,500 square feet (232 m<sup>2</sup>) shall have at least two *exit access* doors remotely located from each other.

**1014.2.4.3 One intervening room.** For rooms other than patient sleeping rooms, *suites* of rooms are permitted to have one intervening room if the travel distance within

the *suite* to the *exit access* door is not greater than 100 feet (30 480 mm).

**1014.2.4.4 Two intervening rooms.** For rooms other than patient sleeping rooms located within a *suite*, *exit access* travel from within the *suite* shall be permitted through two intervening rooms where the travel distance to the *exit access* door is not greater than 50 feet (15 240 mm).

**1014.2.5 Exit access through suites.** *Exit access* from all other portions of a building not classified as a *suite* in a Group 1-2 occupancy shall not pass through a *suite*.

**1014.2.6 Travel distance.** The travel distance between any point in a Group I-2 occupancy patient sleeping room and an *exit access* door in that room shall not e.

**1014.2.7 Separation.** *Suites* in Group 1-2 occupancies shall be separated from other portions of the building by a *smoke partition* complying with Section 711.

**1014.3 Common path of egress travel.** In occupancies other than Groups H-1, H-2 and H-3, the *common path of egress travel* shall not exceed 75 feet (22 860 mm). In Group H-1, H-2 and H-3 occupancies, the *common path of egress travel* shall not exceed 25 feet (7620 mm). For *common path of egress travel* in Group A occupancies and assembly occupancies accessory to Group E occupancies having fixed seating, see Section 1028.8.

Exceptions:

1. The length of a *common path of egress travel* in Group B, F and S occupancies shall not be more than 100 feet (30 480 mm), provided that the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1.
2. Where a tenant space in Group B, Sand U occupancies has an *occupant load* of not more than 30, the length of a *common path of egress travel* shall not be more than 100 feet (30 480 mm).
3. The length of a *common path of egress travel* in a Group 1-3 occupancy shall not be more than 100 feet (30480 mm).
4. The length of a common path of egress travel in a Group R-2 occupancy shall not be more than 125 feet (38 100 mm), provided that the building is protected throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2.

## SECTION 1015 EXIT AND EXIT ACCESS DOORWAYS

**1015.1 Exits or exit access doorways from spaces.** Two *exits* or *exit access doorways* from any space shall be provided where one of the following conditions exists:

Exception: Group 1-2 occupancies shall comply with Section 1014.2.2 through 1014.2.7.