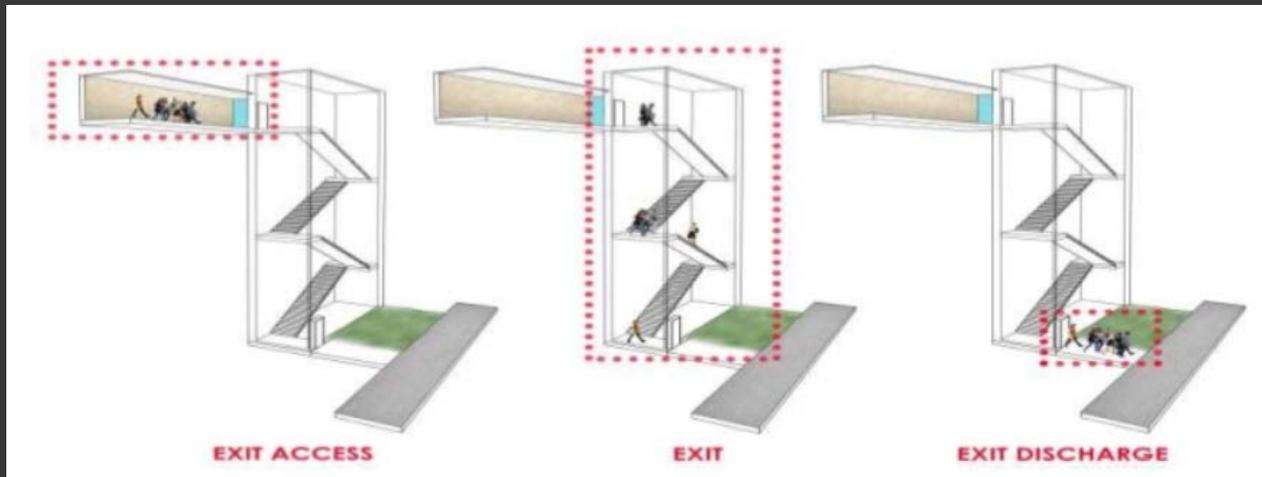
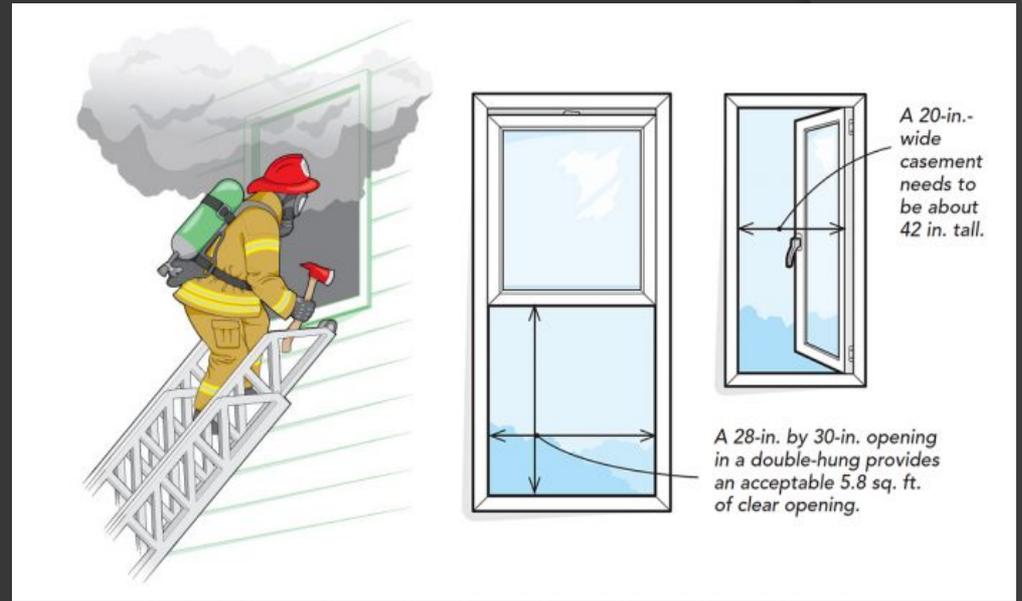


# Means of Egress or Emergency Escape

What is required?

# Emergency Escape



# Means of Egress

OFFICIAL  
**BUILDING  
 CODE**  
 of the  
 CITY OF  
**HAGERSTOWN  
 MARYLAND**  
 1927 Edition

DIVISION OF BUILDING  
 REGULATION



Artistic Printing Co.  
 Hagerstown, Md.

**JOS. D. BAKER**

General Contractor

Specializing in

**EXCAVATING, WRECKING  
 CONCRETE WORK**

124 EAST AVENUE.

Phone 822-R.

Telephones 685-686  
**McCOMAS-ARMSTRONG  
 COMPANY, Inc.**

114 West Washington Street  
 HAGERSTOWN, MARYLAND

**INSURANCE**

Fire  
 Burglary  
 Sprinkler  
 Fidelity and Surety Bonds  
 Workman's Compensation  
 General Liability

Plate Glass  
 Automobile  
 Liability  
 Tourist  
 Baggage  
 Transportation

# Code History

BUILDING CODE—CITY OF HAGERSTOWN, 1927 111

4. Each tier of beams running parallel to enclosing walls shall have approved anchor strips properly anchored to at least three beams.

**SECTION 86. TIMBER COLUMNS, POSTS AND TRUSSES.**

1. All timber columns and posts shall be squared at the ends perpendicular to their axes and iron or steel plates and base plates shall be provided.

2. Where the cap plate of a timber column or post supports a wooden girder any column above shall bear directly upon the metal cap and shall not rest on the girder. Steel cheek plates shall be bolted to the girders and posts when required for safety.

3. All bolts used in connection with timber work shall be provided with washers of such proportions as will reduce the compression on the wood at the face of the washer to that allowed in Section 72, paragraph 4, supposing the bolt to be stressed to its limit.

TITLE 14.

**MEANS OF EGRESS.**

**SECTION 87. NUMBER AND WIDTH OF EXITS AND DOORS.**

1. Every building except dwellings and every story in each building above the first shall have at least two means of exit remote from each other, one of these shall open to a street or fireproof passage leading to a street, and one may open to a yard or other space with means of exit to a street, alley, or other building. Two means of exit remote from each other shall be provided from each story of dwellings when over three stories in height.

2. In every building except buildings of Class D, all required exit doors in the first story, including the doors of vestibules, shall open outwardly. This requirement shall not prohibit the use of doors which swing both inwards and outwards nor of sliding or rolling doors in stables, garages, storerooms, and the shipping and receiving rooms of manufacturing, mercantile, and industrial buildings where written permission is given by the Inspector of Buildings.

3. When exit doorways have a clear width of at least forty inches each, the aggregate widths of such doorways shall not be less than the required width of corridor of stairway served by same. When individual doors are less than forty inches wide, there shall be one doorway for each twenty-two inches of required width of corridor or stairway leading to the same. No doorway shall be less than twenty-eight inches wide in the clear. All passageway exit doors shall swing in the direction of exit travel except in the case of horizontal exits where the direction of travel may be indeterminate.

**ONE AND TWO FAMILY DWELLING CODE**

Doors and panels of shower and bathtub enclosures shall be substantially constructed from approved chatter resistant materials. Glazing in doors and panels of shower and bathtub enclosures shall comply with the requirements set forth in Table No. 2-B.

**Section R-209 - Glazing**

Glazing in entrance and exit doors and fixed glazed panels immediately adjacent to doors, sliding glass doors, storm doors, bathtub enclosures, shower doors, and similar glazed openings which may be subject to frequent and recurrent accidental human impact shall comply with Table No. 2-B.

**Exception:**

1. Fixed glazed panels nineteen (19) inches or less in width or located not less than eighteen (18) inches above the adjacent finish floor or walking surface.

Table No. 2-B  
**GLAZING REQUIREMENTS**

Glazing Location	Size of Individual Panes	Thickness and Type of Glass Permitted <sup>1</sup>						
		1/16 in. Annealed	3/16 in. Annealed (minimum)	1/8 in. Tempered <sup>2</sup>	3/16 in. Tempered	1/4 in. Laminated	1/4 in. Wire <sup>2</sup>	1/8 in. Rigid Plastic <sup>2</sup>
Entrance & Exit Doors & Adjacent Fixed Glazed Panels	Over 6 sq./ft.	No	Yes	Yes	Yes	Yes	Yes	Yes
Sliding Glass Doors (both fixed & sliding panels)	All sizes	No	No	Yes	Yes	Yes	Yes	Yes
Storm Doors	All sizes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Shower Doors	All sizes	No	No	Yes	Yes	Yes	Yes	Yes
Bathtub Enclosures	All sizes	No	No	Yes	Yes	Yes	Yes	Yes

1. Glass shall conform to Sec. S-26-209. Annealed glass shall be protected by grille on both exposed sides.  
 2. Safety Glazing Material shall conform to Sec. S-26-202.

**BUILDING PLANNING**

**Section R-210 - Private Garages**

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than one and three eighths (1-3/8) inches in thickness or equivalent.

The garage shall be completely separated from the residence and its attic area by means of one-half (1/2) inch gypsum board or equivalent applied to the garage side.

Garage and carpet floor surfaces shall be of approved noncombustible material.

**Section R-211 - Exits**

Not less than one exit conforming to this Chapter shall be provided from each dwelling unit.

Every sleeping room shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside to a full clear opening without the use of separate tools. Where windows are provided as a means of egress or rescue they shall have a sill height of not more than forty-four (44) inches above the floor.

All egress or rescue windows from sleeping rooms must have a minimum net clear opening of five and seventenths (5.7) square feet. The minimum net clear opening height dimension shall be twenty-four (24) inches. The minimum net clear opening width dimension shall be twenty (20) inches.

**Section R-212 - Doors and Hallways**

The required exit door shall be side-hinged door and not less than three (3) feet in width and six (6) feet eight (8) inches in height. The minimum width of a hallway or exit access shall be not less than three (3) feet.

**Section R-213 - Landings**

A landing shall be provided on each side of an exit door. The floor or landing shall be not more than one and one-half (1 1/2) inches lower than the threshold of the doorway. Where doors open over landings, the landing shall have a minimum width, and depth of three (3) feet.

**ONE & TWO  
 FAMILY  
 DWELLING CODE**

1979 Edition

# Means of Egress

- When is a means of egress required?
- When is a second means of egress required?
- What are two exits?



# Means of Egress (New)

- Why the IBC and not residential code?
- Some general requirements
  - 11 inch treads (nosing to nosing)
  - 7 inch riser (maximum)
  - Landings no greater than 12 feet
- Exit Access (Door)



# Means of Egress (Existing)

- Safe, continuous and unobstructed path to public way
- Not through bathrooms or other units
- At least one handrail
- Guards are in place
- Stairs are illuminated

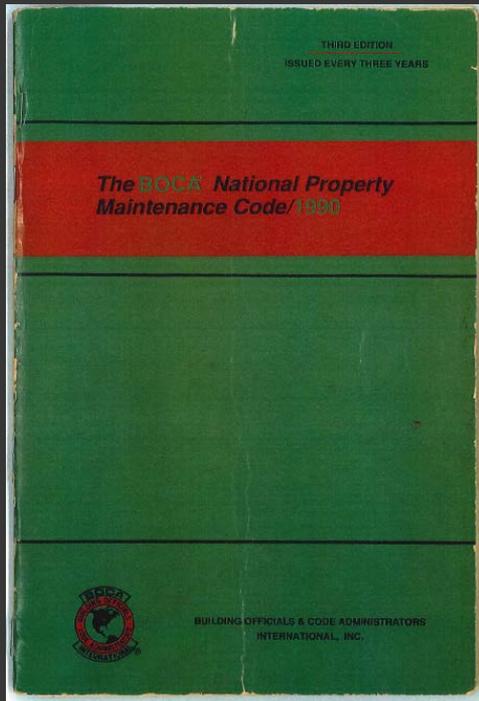


# Means of Egress (New & Existing)

- Cattle shoot or roof edge guards

Before





# Emergency Escape

**Exceptions:** A single exit is acceptable under any one of the following conditions:

1. Where the building is equipped throughout with an automatic fire suppression system and an automatic fire alarm system with smoke detectors located in all corridors, lobbies and common areas, or;
2. Where the building is provided with an automatic fire alarm system and the exit is a smokeproof enclosure or pressurized stairway, or;
3. Where an existing fire escape conforming to the *building code* listed in Appendix A is provided in addition to the single exit.
4. In stories that require only one exit in accordance with the requirements of the *building code* listed in Appendix A.
5. In buildings of Use Group R-5.

**PM-701.5 Exit capacity:** The capacity of the exits serving a floor shall be sufficient for the occupant load thereof as determined by the *building code* listed in Appendix A.

**PM-701.6 Corridor enclosure:** All corridors serving an occupant load of greater than 30 and openings therein shall provide an effective smoke barrier. All transoms, louvers, doors and other openings shall be closed or shall be self-closing.

**Exception:** Corridors which are in compliance with the *building code* listed in Appendix A.

**PM-701.7 Dead-end travel distance:** All corridors which serve more than one exit shall provide direct connection to such exits. The length of a dead-end corridor shall not exceed 35 feet (10668 mm) where the building is not equipped throughout with an automatic fire suppression system. The dead-end travel distance limitation shall be increased to 70 feet (21336 mm) where the building is equipped throughout with an automatic fire suppression system.

**PM-701.8 Emergency escape:** Every sleeping room located in a *basement* shall have at least one openable window or exterior door approved for emergency egress or rescue; or shall have access to not less than two approved independent exits.

**Exception:** Buildings equipped throughout with a complete automatic fire suppression system.

**PM-701.9 Aisles:** In all mercantile occupancies, aiseways shall have a minimum unobstructed clearance of 44 inches (1118 mm) where serving an occupant load of greater than 50, and 36 inches (914 mm) where serving an occupant load of not greater than 50.

**PM-701.10 Information signs:** A sign shall be provided at each floor landing in all interior stairways more than three stories above grade, designating the floor level above the floor of discharge. All elevator lobby call stations on all floor levels in buildings more than 75 feet (22860 mm) above the lowest level of fire department access shall be marked with approved signs reading as follows: "Use Stairways in Case of Fire — Do Not Use Elevators."

## SECTION PM-702.0 ACCUMULATIONS AND STORAGE

**PM-702.1 Accumulations:** *Rubbish, garbage* or other materials shall not be stored or allowed to accumulate in stairways, passageways, doors, windows, fire escapes, or other means of egress.

**PM-702.2 Hazardous material:** Combustibles, flammable, explosive or other hazardous material, such as paints, volatile oils and cleaning fluids, or combustible *rubbish*, such as waste paper, boxes and rags, shall not be accumulated or stored unless such storage complies with the applicable requirements of the *building code* and the *fire prevention code* listed in Appendix A.

## SECTION PM-703.0 FIRE RESISTANCE RATINGS

**PM-703.1 General:** The fire resistance rating of floors, walls, ceilings, and other elements and components shall be maintained.

**PM-703.2 Maintenance:** All required fire resistance rated doors or smoke barriers shall be maintained in good working order, including all hardware necessary for the proper operation thereof. The use of door stops, wedges and other unapproved hold-open devices is prohibited.

## SECTION PM-704.0 FIRE PROTECTION SYSTEMS

**PM-704.1 General:** All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in proper operating condition at all times.

**PM-704.2 Fire suppression system:** Fire suppression systems shall be maintained in good condition and free from mechanical injury. Sprinkler heads shall be maintained clean, free of corrosion, paint, and damage.

**PM-704.3 Standpipe systems:** Hose connections shall be identified and accessible. The hose shall be in proper position, ready for operation, dry, and free of deterioration.

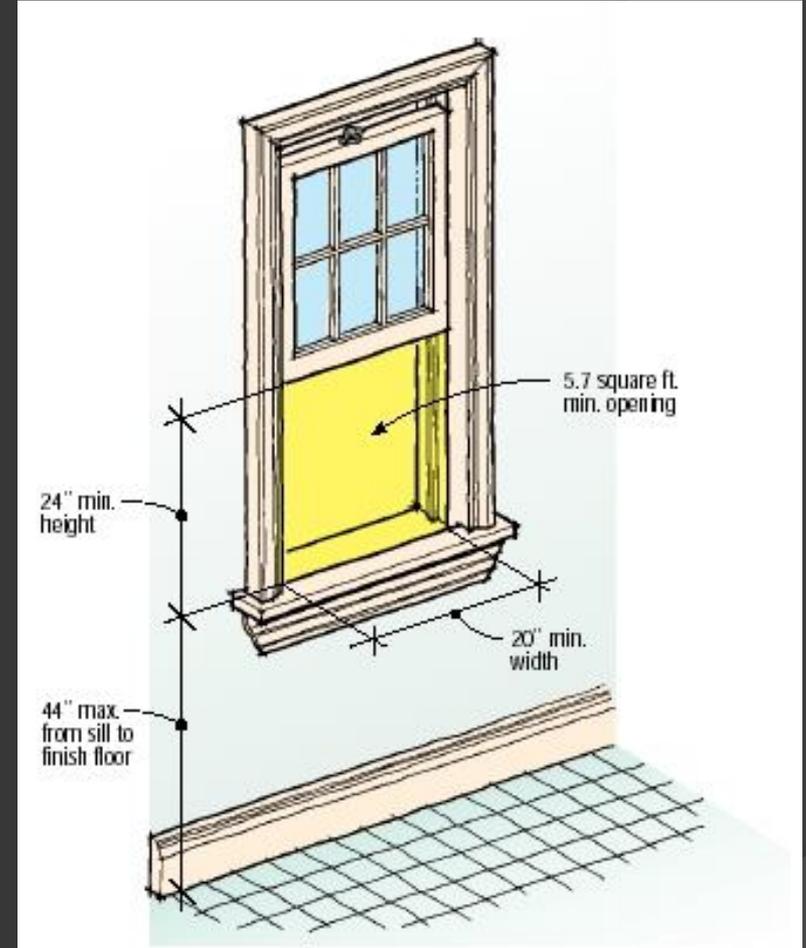
**PM-704.4 Fire extinguishers:** All portable fire extinguishers shall be visible, accessible, and shall be maintained in an efficient and safe operating condition.

**PM-704.5 Smoke detectors:** All residential occupancies shall be provided with a minimum of one approved single-station smoke detector in the sleeping area, guest room or suite of a hotel, motel, lodging house, boarding house or dwelling unit. The detectors shall be located in accordance with the *building code* listed in Appendix A. When actuated, the smoke detector shall provide an alarm suitable to warn the occupants within the individual room or unit.

**PM-704.5.1 Tampering:** Anyone tampering or interfering with the effectiveness of a smoke detector shall be in violation of this code.

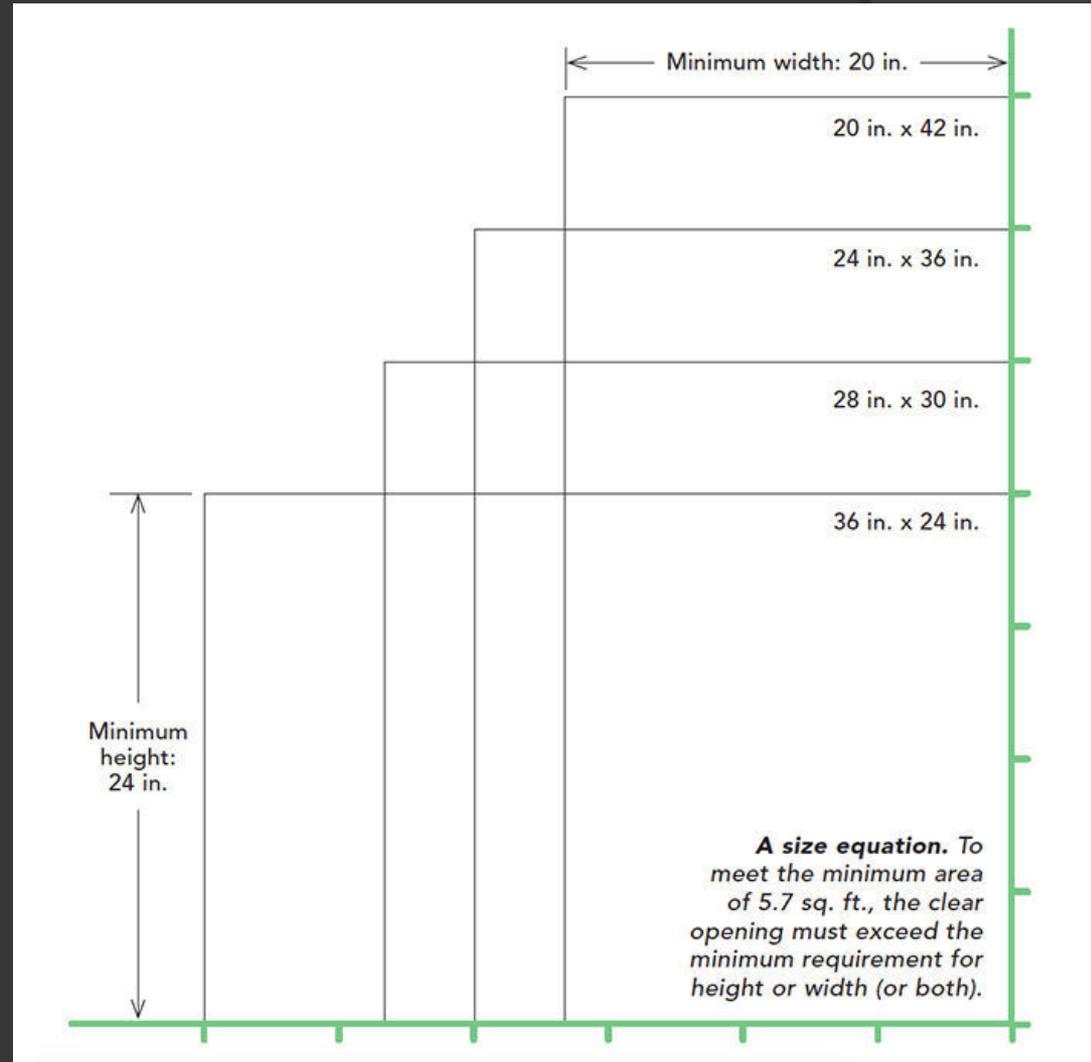
# Emergency Escape

- Every sleeping room located at and below the third story
- Minimum height is 24 inches
- Minimum width is 20 inches
- Maximum of 44 inches from floor



# Emergency Escape

- Minimum clear opening of 5.7 square feet
- Ground floor minimum is 5 square feet
- Existing structures



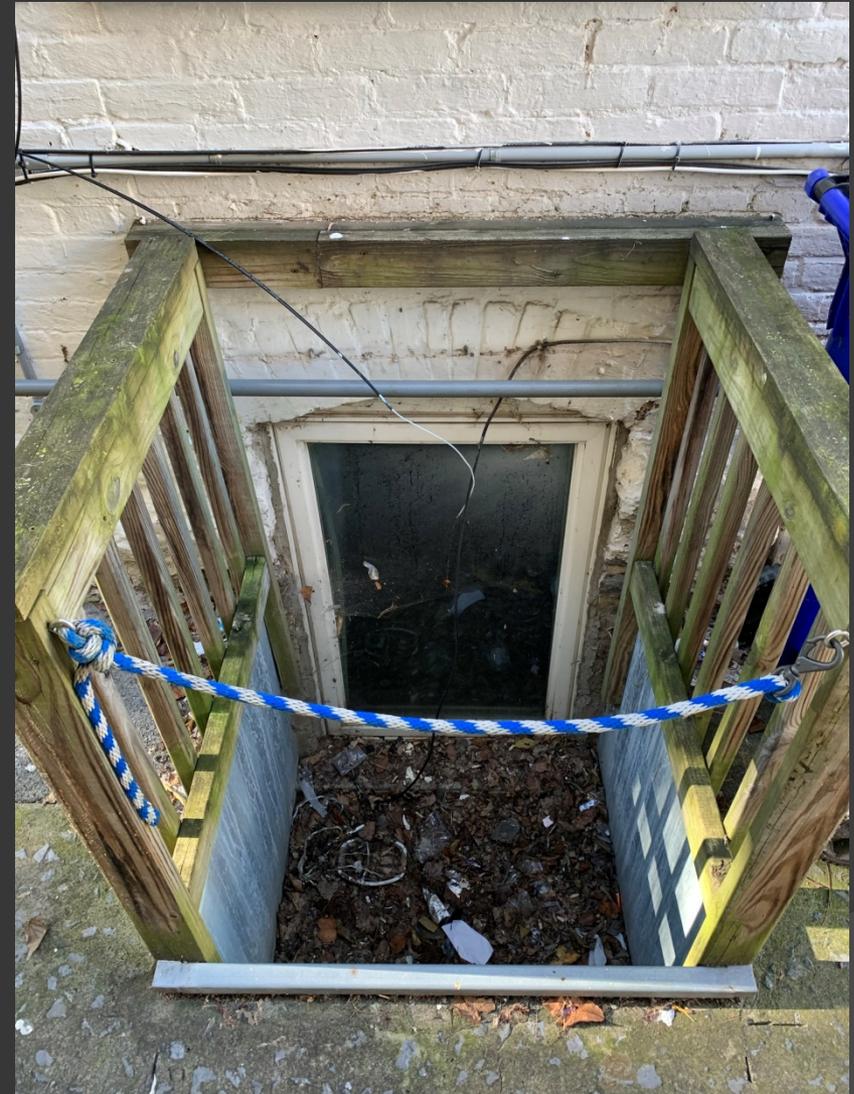
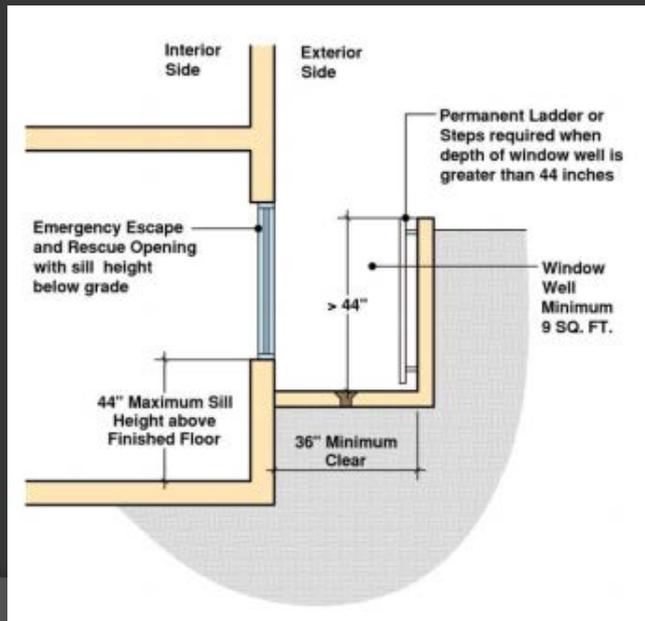
# Emergency Escape

- Third floor bedrooms
- When is a permit required?
- Be aware of other requirements



# Emergency Escape

- Basement windows for escape
- When is a permit required?
- Window well may be required



# Questions?

Click or tap the Q&A button to submit questions

or

Email questions to [codecompliance@hagerstownmd.org](mailto:codecompliance@hagerstownmd.org)