

SINGLE EXIT/MULTIPLEX HOUSING AD HOC TAG
Multiplex Exiting
DRAFT 10/17/2025

Goal: Allow interior corridors, stairs in addition to exterior exit balconies, exterior stairs, but provide adequate safety.

Concepts:

- Provide same/similar protection for exit path as required in IBC for R-2 occupancies.
 - Import relevant sections (mostly), rather than pointing to IBC sections.
 - Where possible, provide prescriptive provisions with appropriate conservatism for simplicity.
 - Note: flexibility/precision (minimizing conservatism) => complexity in code provisions.
- Units open into corridors, corridors lead to stairs, stairs get you out of the building and there is a “safe” path **to the public way**. Cannot decrease protection.
- Corridor construction, enclosed stair construction per IBC
 - Fire ratings, opening protection
 - Stairs: 1 hr walls, 1-hr opening protection
 - No distinction between exterior and interior exit stairways [simplification]
 - Protect or set back unprotected openings in exterior walls
 - Stairs required to be separated from corridors (rated door)
 - Allow 2 story open stairs (non-rated) w/ corridor construction
 - Corridors: 20-min walls (assuming 13R sprinklers; 1-hr if 13D), 20-min opening protection (S label, closer)
 - Travel distances (125’ to exit), dead ends (20’)
- Comply with # exits per IBC
 - Max 4 units/floor per IBC Table 1006.3.4(1)

Issues:

- Do we want to allow IRC rise/run in common stairs? Suggest:
 - IRC max. rise/min run = 7 ¾ inches/10 inches for stairs within the units
 - IBC max. rise/min run = 7 inches/11 inches for common stairs
 - Difference in length of switchback stair ~1.5 feet (IBC > IRC)
- Do we want to allow stairs to discharge into a lobby or other common use area?
Suggest:
 - Lobby OK, with limited use, with fire rated separations from other/untended common uses
 - IBC would require an “exit passageway,” would not allow other not-normally-occupied spaces to open into them (IBC 1024.5)
 - Note: Need rated door between lobby and stair (see 1023.3.1—other openings

Commented [JS1]: The TAG needs to decide what common uses are going to be allowed before deciding what spaces can open directly into the lobby, and what the required fire rating is going to be.

prohibited)

- Do we need to protect openings near the exit stairs? Suggest:
 - Yes, if unit doors are w/in 10' of unseparated exterior stair(?) [Would mean having requirements for openness of exterior stair]
 - Yes, if windows w/in 10' directly expose unprotected openings (<180 degrees)?
 - Stair protection (separation) if 3 stories
- Do we assume that there will only be one stair? Suggest:
 - Yes. But there will be limitations (see bullet re # of exits above). If exceed limits, need 2 exits (add pointer to IBC?)
 - Configurations of units that would require 2 stairs is unlikely (e.g., 5 units on 2nd floor and 1 on 1st floor, or all 6 units on the 2nd floor).
- Do we want to allow exterior stairs to reenter the building (pass through an enclosed, protected lobby)?

Commented [JS2]: The working group did not agree on a suggested answer.

Means of Egress Outline (Not Complete):

SECTION XX103 MEANS OF EGRESS

XX103.1 General.

XX103.1.1 Egress configuration.

XX103.1.2 Means of egress continuity.

XX103.1.3 Width.

XX103.1.4 Travel distance.

XX103.1.5 Doors.

XX103.1.6 Means of egress illumination.

XX103.1.7 Slip-resistant surface.

XX103.1.8 Maintenance.

XX103.2 Corridors and exterior egress balconies.

XX103.2.1 General

XX103.2.2 Corridors

XX103.2.2.1 Corridor protection

XX103.2.3 Egress balconies.

XX103.2.3.1 Openness.

XX103.2.4 Open-ended corridor.

XX103.3 Exit stairways.

XX103.3.1. Stairway protection.

XX103.3.2. Riser height and tread depth.

XX103.3.3. Stairway landings.

XX103.3.4. Outdoor conditions.

XX103.3.5 Openings.

XX103.3.5.1 Location.

XX103.3.7 Penetrations.

XX103.3.6 Enclosures under stairways.

XX103.4 Ramps.