

You Should Know

It should be noted that reconfiguration of the means of egress entirely in a tenant space and no shared means of egress used by other tenants need only comply with the means of egress requirements in IEBC Section 704.



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The allowances for single-exit buildings in the 2018 IEBC have been consolidated and are now mostly in line with the allowances in the IBC. Previous editions of the IEBC had approximately 10 conditions allowing single-exit buildings.



MEANS OF EGRESS

Level 2 Alterations must maintain the level of means of egress protection provided in the building. Means of egress are driven by the type of occupancy. The requirements of this section are limited to Level 2 Alterations work areas that include exits or corridors shared by more than one tenant in the work area, but may also apply beyond the work area where specified. [\[Ref. 805.1\]](#)

General

The IEBC allows means of egress in accordance with NFPA 101®, *The Life Safety Code*®, published by the National Fire Protection Association (NFPA), as a prescriptively allowed alternative to the IEBC. In addition, where permitted by the local code official, means of egress complying with the requirements of the building code under which the building was constructed are also permitted when they do not create a distinct risk to life. [\[Ref. 805.2\]](#)

Number of exits

Every normally occupied story of a building containing a Level 2 Alterations work area must comply with the minimum number of exits required by the IBC for new construction based on the occupancy(s) involved and the occupant load of that story. Those stories of a building without a Level 2 Alterations work area can remain as is, so long as they are an existing approved condition. [\[Ref. 805.3.1\]](#)

A single exit in existing buildings undergoing Level 2 Alterations is now limited to any of the following conditions: [\[Ref. 805.3.1.1\]](#)

- Group B, F-2 and S-2 occupancies not more than two stories where the occupant load does not exceed 35 people per story and the travel distance to the exit or exit enclosure does not exceed 75 feet (the travel distance in an open parking garage can be 100 feet (30.48 m). The exit enclosure and opening protection must be minimum 1-hour rated, or
- An exit from every level in multi-level dwelling units (or sleeping units) in Groups R-1 and R-2 is not required provided:
 - Occupant load of the unit does not exceed 10 people and travel distance in the unit does not exceed 75 feet (22.86 m), or
 - The building is not more than three stories in height and all third-floor space must be part of dwelling units (or sleeping units) located on the second floor, and the travel distance from the entrance of any habitable room in the unit to the inside of the entrance door to the unit does not exceed 50 feet (15.24 m)
- In buildings of Group R-2 occupancy, a single exit is permitted from the basement, first or second story above grade, if every sleeping room has an emergency escape and rescue opening of at least 5 square feet (0.47 m²) with minimum clear height of 24 inches (0.61 m) and minimum clear width of 20 inches (0.51 m)

with a maximum sill height of 44 inches (1.12 m) above the finished floor of that room, and travel distance to reach an exit is not greater than 50 feet (15.24 m), or

- In buildings of Group R-2 occupancy of any height with not more than four dwelling units per floor, with a smokeproof enclosure or outside stairway as an exit located within 20 feet (6.1 m) of travel distance to all dwelling unit entrance doors.