

Fire escapes

For other than health care occupancies, existing or newly constructed fire escapes are permitted as a means of egress component (Figure 9-17). It should be noted that fire escapes are not a permitted means of egress for new construction and have not been in the IBC since its creation. [\[Ref. 805.3.1.2.1\]](#)

Newly constructed fire escapes, when allowed by the local code official, are only permitted where the construction of an exterior stair is not possible because of existing alleys, sidewalks or property lines.



FIGURE 9-17 Fire escapes may be used as a second means of egress where allowed by the jurisdiction.

You Should Know

Many jurisdictions will not allow use of fire escapes because of concern about lack of maintenance, exposure to the elements, structural integrity and the means by which fire escapes are accessed, typically through window openings. Further, the presence of fire escapes can create a security concern and many building owners have installed security measures over windows to mitigate the security risk. Such security measures must be readily operable or removable from the interior in order to access the fire escape in an emergency. ●