

CHAPTER 10 MEANS OF EGRESS

Double strike through denotes model language deleted by Oregon
Blue text denotes Oregon Amendments

1001.3 Abatement of buildings and structures with inadequate means of egress. Buildings or structures that are not provided with adequate means of egress or emergency escapes are unsafe and shall be subject to the abatement procedures specified in Section 110. When abatement is by repair, or rehabilitation, means of egress and emergency escapes shall be provided and maintained in accordance with the *Oregon Structural Specialty Code*.

Such unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition, or removal. See the abatement procedures specified in OAR 837-041-0050. Actions to correct hazards and other deficiencies shall be in accordance with ORS 479.160, 479.170 and 479.195.

ORS 479.160, 479.170, 479.195 and OAR 837-041-0050 are not a part of this code but are reproduced or paraphrased here for the reader's convenience.

ORS 479.160 defines the provisions for granting a permit for continues use or occupancy of existing nonconforming buildings.

ORS 479.170 provides authority to the State Fire Marshal or deputies to order repair or removal of materials from buildings or premises.

ORS 479.195 provides authority to the State Fire Marshal or deputies to close buildings when the occupant load is exceeded.

OAR 837-041-0050 defines the rules for the abatement, repair or discontinuance of use or occupancy of unsafe buildings and specifies the parameters that are used to determine the degree of fire and life hazards.

[B] 1003.2 Ceiling height. The *means of egress* shall have a ceiling height of not less than 7 feet 6 inches (2286 mm).

Exceptions:

1. Sloped ceilings in accordance with Section 1208.2 of the *International Building Code*.
2. Ceilings of dwelling units and sleeping units within residential occupancies in accordance with Section 1208.2 of the *International Building Code*.
3. Allowable projections in accordance with Section 1003.3.
4. Stair headroom in accordance with Section **1009.5**.
5. Door height in accordance with Section 1008.1.1.
6. Hallways and corridors shall be permitted to be not less than 7 feet (2133.6 mm) in height.
7. Ramp headroom in accordance with Section 1010.6.2.
8. The clear height of floor levels in vehicular and pedestrian traffic areas in parking garages in accordance with Section 406.4.1 of the *International Building Code*.

8. **9.** Areas above and below *mezzanine* floors in accordance with Section 505.2 of the *International Building Code*.

[B] 1009.16 Stairway to roof. In buildings four or more stories above *grade plane*, one *stairway* shall extend to the roof surface, unless the roof has a slope steeper than four units vertical in 12 units horizontal (33-percent slope). In buildings without an occupied roof, access to the roof from the top story shall be permitted to be by an *alternating tread device* **or a ship stair or ladder that is constructed of steel, is a minimum 30 inches (762 mm) between handrails, has a rise and run of the stair or ladder of 12 inches (304.8) maximum and 4 inches (101.6 mm) minimum respectively and has handrails provided on both sides of the stair or ladder.**

[B] 1009.16.1 Roof access. Where a *stairway* is provided to a roof, access to the roof shall be ~~provided through a penthouse complying with Section 1509.2 of the *International Building Code*.~~ **permitted to be a roof hatch or trap door not less than 30 inches (762 mm) wide and 8 feet (2440 mm) long.**

Exception: In buildings without an occupied roof, access to the roof shall be permitted to be a roof hatch or trap door not less than 16 square feet (1.5 m²) in area and having a minimum dimension of 2 feet (610 mm).

1030.1 General. The means of egress for buildings or portions thereof shall be maintained in accordance with this section. **Overcrowding conditions shall be abated in accordance with Section 107.5.**