

505.2.2

Mezzanine Means of Egress

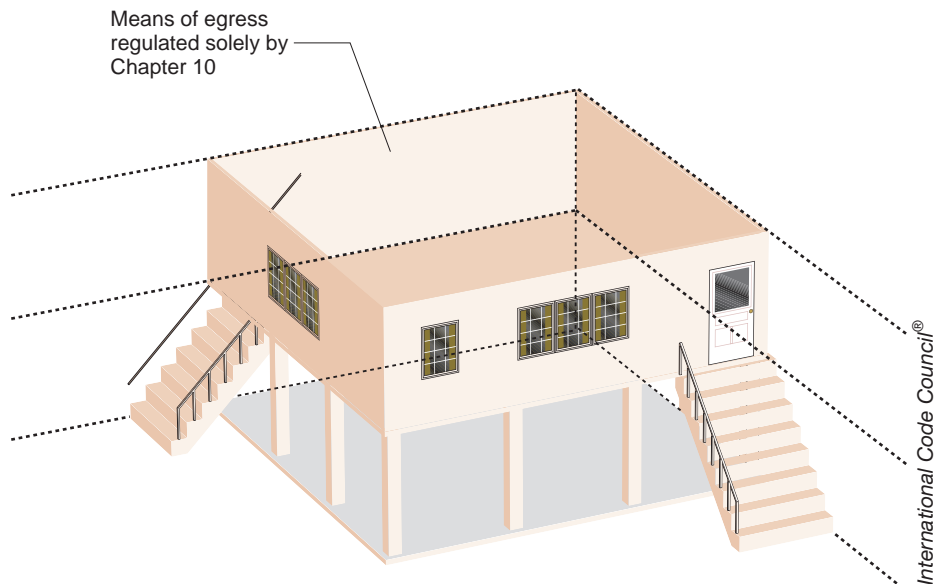
CHANGE TYPE: Modification

CHANGE SUMMARY: The specific provisions for mezzanine means of egress have been deleted and replaced with a general reference to Chapter 10.

2012 CODE: 505.3 505.2.2. ~~The means of egress for mezzanines shall comply with the applicable provisions of Chapter 10. Each occupant of a mezzanine shall have access to at least two independent means of egress where the common path of egress travel exceeds the limitations of Section 1014.3. Where an unenclosed stairway provides a means of exit access from a mezzanine, the maximum travel distance includes the distance traveled on the stairway measured in the plane of the tread nosing. Accessible means of egress shall be provided in accordance with Section 1007.~~

Exception: ~~A single means of egress shall be permitted in accordance with Section 1015.1.~~

CHANGE SIGNIFICANCE: Defined as “an intermediate level or levels between the floor and ceiling of any story,” a mezzanine must also comply with the special conditions established in Section 505. By virtue of the conditions placed on such elevated floor levels, a mezzanine is not considered to create additional building area or an additional story for the purpose of limiting building size. In addition, a relaxation of the means of egress requirements has previously been granted in regard to the minimum required number of independent egress paths from the mezzanine. This special allowance for mezzanine means of egress has been deleted and the provisions have been replaced with a general reference to Chapter 10. As a result, the means of egress requirements for a mezzanine are consistent



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with those for other portions of the building regulated as the exit access. The consideration of an elevated floor level as a mezzanine no longer provides any special allowances for means of egress purposes.

The inclusion of specific mezzanine means of egress provisions caused inconsistent application in two ways. One, the incomplete statement of certain means of egress design requirements erroneously alluded to the notion that any provisions that were not stated did not apply. The new reference to Chapter 10 clarifies that mezzanines must comply with the general means of egress provisions as applicable. Secondly, the provision addressing required access to at least two means of egress did not indicate required compliance with the occupant load limitations of Table 1015.1. It was often assumed that a single means of egress was permitted as long as the common path of egress travel was compliant, regardless of the mezzanine's occupant load. This confusion has also been addressed through the blanket reference to Chapter 10.