

CHANGE TYPE: Modification

1021.2

Exits from Stories

CHANGE SUMMARY: Exits are now permitted to be arranged where they serve a portion of a story instead of requiring that all of the required exits from the story be accessible to all of the occupants.

2012 CODE: ~~1021.1~~ **1021.2 Exits from Stories.** Two exits, or exit access stairways or ramps providing access to exits, from any story or occupied roof shall be provided where one of the following conditions exists:

(Items 1–3 not shown for clarity)

Exceptions:

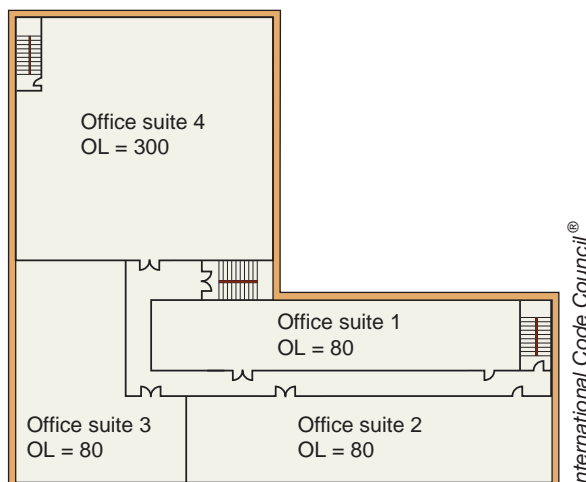
(Exceptions 1 through 6 not shown for clarity)

7. Exits serving specific spaces or areas need not be accessed by the remainder of the story when all of the following are met:
 - 7.1. The number of exits from the entire story complies with Section 1021.2.4;
 - 7.2. The access to exits from each individual space in the story complies with Section 1015.1; and
 - 7.3. All spaces within each portion of a story shall have access to the minimum number of approved independent exits based on the occupant load of that portion of the story, but not less than two exits.

Note: Because Section 1021 was substantially reformatted, the entire 2009 code text is not shown. See 2009 IBC Section 1021.1 for comparison.

CHANGE SIGNIFICANCE: Section 1021.2 is essentially a revised version of Section 1021.1 from the 2009 edition. There are a number of changes in this new Section 1021.2 that are not shown here but were related to the change discussed previously with Section 1009 and the definitions

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Exits serving specific spaces or areas

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for various types of stairways. The intent of the added Exception 7 is to clearly state that not all occupants of a story are required to have access to all of the exits provided from that story. This exception recognizes that in some building arrangements an exit may serve a specific area, such as being within an individual tenant space and may not be useable by other occupants on this story. Having these isolated exits is not a problem provided the three established requirements are met. These requirements ensure that (1) the entire story is provided with the proper number of exits, (2) that each space on the story has access to the required number of exits that space needs, and (3) that all portions of the story have access to the minimum number of required exits. It is important to note that occupants above the first floor generally need access to at least two exits.

The previous requirement that “all spaces shall have access to the minimum number of approved independent exits as specified in Table 1021.1” often resulted in designs where access was provided to every exit required from the story even though the exiting layout was such that certain exits served distinct portions of the story and those portions may have only required access to one or two exits based on the occupant load of that area. An exception now allows exits serving a specific area or portion of a building to not be accessible from other portions of the building provided (1) the overall number of exits are provided from the story as required by Section 1021.2, (2) access to exits from individual spaces comply with Section 1015.1, and (3) all spaces within each portion of a story have access to the minimum number of approved independent exits as specified in Section 1021.2 “based on the occupant load of that portion of the story.” With the added phrasing “but not less than two exits” this third item also ensures occupants above the first floor have access to multiple exits from that story.