

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 25-0062

Introduced by: Councilmember Dorsey
Cosponsored by: President Cohen and Councilmembers Conway, Gray, Bullock, Blanchard, and Ramos
Introduced and read first time: May 12, 2025
Assigned to: Land Use and Transportation Committee
Committee Report: Favorable with Amendments
Council action: Adopted
Read second time: September 29, 2025

AN ORDINANCE CONCERNING

Building Code – Single Exit from Residential Occupancy

FOR the purpose of permitting certain residential buildings to have a single exit or access to a single exit, so long as certain conditions are met regarding the construction of the exit.

BY repealing and re-ordaining, with amendments,
Article - Building, Fire, and Related Codes
Section 2-103 (IBC §§ 1002 to ~~1010~~ 1031)
Baltimore City Revised Code
(2024 Edition)

BY repealing and re-ordaining, with amendments,
Article - Building, Fire, and Related Codes
Section 8-102 (IFC §§ 1001 to 1032)
Baltimore City Revised Code
(2024 Edition)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Laws of Baltimore City read as follows:

Baltimore City Revised Code

Article – Building, Fire, and Related Codes

Part II. International Building Code

§ 2-103. City Modifications.

The additions, deletions, amendments, and other modifications adopted by the City are as follows:

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

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Chapter 10. Means of Egress

[Sections 1002 to 1010. {As in IBC}] SECTIONS 1002 TO 1005. {AS IN IBC}

1006.1 TO 1006.2 {AS IN IBC}

1006.3 {AS IN IBC}

1006.3.1. {AS IN IBC}

1006.3.2 {AS IN IBC}

1006.3.3 {AS IN IBC}

1006.3.4. *SINGLE EXITS.*

A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:

1. TO 5. {AS IN IBC}

6. A BUILDING MAY HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:

6.1. THE BUILDING, IF IT IS OF TYPE I, TYPE II, ~~TYPE III-A~~ OR TYPE IV CONSTRUCTION, HAS NO MORE THAN 6 STORIES OF GROUP R-2 OCCUPANCY AND NO MORE THAN 6 STORIES ABOVE GRADE PLANE; OR PLANE.

6.2. THE BUILDING, IF IT IS OF TYPE III-A CONSTRUCTION, HAS NO MORE THAN 5 STORIES OF GROUP R- 2 OCCUPANCY AND NO MORE THAN 5 STORIES ABOVE GRADE PLANE ESTABLISHED BY GROUND OR PODIUM.

6.3 ~~6.2.~~ THE BUILDING, IF IT IS OF TYPE V CONSTRUCTION, HAS NO MORE THAN 4 STORIES OF GROUP R- 2 OCCUPANCY AND NO MORE THAN 4 STORIES ABOVE GRADE PLANE.

6.4 ~~6.3.~~ THE BUILDING DOES NOT CONTAIN A BOARDING HOUSE.

6.5 ~~6.4.~~ THERE ARE NO MORE THAN 4 DWELLING UNITS PER FLOOR.

6.6 ~~6.5.~~ THE BUILDING IS OF NOT LESS THAN 1 HOUR FIRE-RESISTIVE CONSTRUCTION.

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6.7 ~~6.6~~. THE BUILDING IS EQUIPPED WITH A SPRINKLER SYSTEM
THROUGHOUT, IN ACCORDANCE WITH § 903.3.1.1 OF THE
BALTIMORE CITY BUILDING CODE AND § 903.3.1.1 OF THE
BALTIMORE CITY FIRE CODE. ADDITIONALLY, SPRINKLER
PROTECTION SHALL EXTEND TO THE FOLLOWING SPACES, WITH NO
EXCEPTION FOR DRAFTSTOPPING:

A. COMBUSTIBLE ATTIC SPACES;

B. COMBUSTIBLE CONCEALED ROOF SPACES;

C. COMBUSTIBLE FLOOR OR CEILING ASSEMBLIES; AND

D. ANY OTHER AREA THAT IS HIDDEN OR MADE OF
COMBUSTIBLE MATERIALS.

6.8 ~~6.7~~. THERE ARE NO MORE THAN 2 SINGLE EXIT STAIRWAY CONDITIONS
IN THE SAME BUILDING.

6.9 ~~6.8~~. STAIRWAYS MAY BE AN EXTERIOR EXIT STAIRWAY OR AN INTERIOR
EXIT STAIRWAY. INTERIOR EXIT STAIRWAYS SHALL:

A. BE ENCLOSED IN A 2-HOUR FIRE PROTECTION RATED WALL WITH
~~1-HOUR-FIRE~~ 1.5-HOUR FIRE PROTECTION RATED DOORS;

B. BE PRESSURIZED IN ACCORDANCE WITH § 909.20 OF THIS CODE;
AND

C. HAVE DOORS THAT SWING INTO THE INTERIOR EXIT STAIRWAY
REGARDLESS OF THE SERVED OCCUPANT LOAD, PROVIDED THAT
DOORS FROM THE INTERIOR EXIT STAIRWAY TO THE BUILDING
EXTERIOR SWING TOWARDS THE EXTERIOR.

6.10 ~~6.9~~. A CORRIDOR WITH 2-HOUR FIRE PROTECTION RATED WALLS
SEPARATES THE ENTRY AND EXIT DOOR OF EACH
DWELLING UNIT FROM THE DOOR TO AN INTERIOR EXIT STAIRWAY,
AND NO DWELLING UNIT DOORS OPEN DIRECTLY INTO THE INTERIOR
EXIT STAIRWAY.

6.11 ~~6.10~~. THE DISTANCE BETWEEN THE EXIT STAIRWAY AND THE ENTRY
AND EXIT DOOR OF ANY DWELLING UNIT IS NO MORE THAN 20 FEET.

6.12 ~~6.11~~. TRAVEL DISTANCE, MEASURED IN ACCORDANCE WITH § 1017 OF
THIS CODE, DOES NOT EXCEED 125 FEET.

6.13 ~~6.12~~. ELEVATORS ARE PRESSURIZED IN ACCORDANCE WITH § 909.21
OF THIS CODE, OR OPEN INTO ELEVATOR LOBBIES IN COMPLIANCE
WITH § 713.14 OF THIS CODE.

6.14 ~~6.13~~. THE STAIRWAY EITHER:

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1 A. EXTENDS TO THE ROOF SURFACE THROUGH A STAIRWAY
2 BULKHEAD IN ACCORDANCE WITH § 1511.7.2 OF THIS CODE, IF
3 THE ROOF HAS A SLOPE NOT STEEPER THAN 20 DEGREES (0.35
4 RAD); OR

5 B. IS CONSTRUCTED AGAINST THE STREET WALL, WITH 1 WINDOW
6 FACING THE STREET AT EACH LANDING, AND ACCESS TO THE
7 ROOF IS PROVIDED VIA A SCUTTLE WITH A STATIONARY,
8 NONCOMBUSTIBLE ACCESS LADDER.

9 6.15 ~~6.14~~. OTHER OCCUPANCIES ARE PERMITTED IN THE SAME BUILDING
10 PROVIDED THEY COMPLY WITH ALL THE REQUIREMENTS OF THIS
11 CODE. OTHER OCCUPANCIES SHALL NOT COMMUNICATE WITH THE
12 GROUP R OCCUPANCY PORTION OF THE BUILDING OR WITH THE
13 SINGLE-EXIT STAIRWAY.

14 **EXCEPTIONS**

15 PARKING GARAGES AND OCCUPIED ROOFS ACCESSORY TO THE
16 GROUP R OCCUPANCY ARE PERMITTED TO COMMUNICATE WITH
17 THE EXIT STAIRWAY.

18 1006.3.4.1 {AS IN IBC}

19 **SECTIONS 1007 TO 1010. {AS IN IBC}**

20 ...

21 [Sections 1016 to 1031 {As in IBC}] SECTIONS 1016 TO 1019 {AS IN IBC}

22 SECTION 1020 CORRIDORS.

23 1020.1 TO 1020.2 {AS IN IBC}

TABLE 1020.2
CORRIDOR FIRE-RESISTANCE RATING

<u>OCCUPANCY</u>	<u>OCCUPANT LOAD SERVED BY CORRIDOR</u>	<u>REQUIRED FIRE-RESISTANCE RATING (HOURS)</u>	
		<u>WITHOUT SPRINKLER SYSTEM</u>	<u>WITH SPRINKLER SYSTEM</u>
<u>H-1, H-2, H-3</u>	<u>ALL</u>	<u>NOT PERMITTED</u>	<u>1^c</u>
<u>H-4, H-5</u>	<u>GREATER THAN 30</u>	<u>NOT PERMITTED</u>	<u>1^c</u>
<u>A, B, E, F, M, S, U</u>	<u>GREATER THAN 30</u>	<u>1</u>	<u>0</u>
<u>R</u>	<u>GREATER THAN 10</u>	<u>NOT PERMITTED</u>	<u>0.5^c/1^d/2^e</u>
<u>I-2^a</u>	<u>ALL</u>	<u>NOT PERMITTED</u>	<u>0</u>
<u>I-1, I-3</u>	<u>ALL</u>	<u>NOT PERMITTED</u>	<u>1</u>
<u>I-4</u>	<u>ALL</u>	<u>1</u>	<u>0</u>

^a FOR REQUIREMENTS FOR OCCUPANCIES IN GROUP I-2, SEE §§ 407.2 AND 407.3.

^b FOR A REDUCTION IN THE FIRE-RESISTANCE RATING FOR OCCUPANCIES IN GROUP I-3, SEE § 408.8.

^c BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH §§ 903.3.1.1 OR 903.3.1.2 WHERE ALLOWED.

^d GROUP R-3 AND R-4 BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH § 903.3.1.3. SEE § 903.2.8 FOR OCCUPANCIES WHERE AUTOMATIC SPRINKLER SYSTEMS ARE PERMITTED IN ACCORDANCE WITH § 903.3.1.3.

^e R-OCCUPANCY BUILDINGS EQUIPPED WITH A SINGLE EXIT IN ACCORDANCE WITH § 1006.3.4.6.

1020.3 TO 1020.7 {AS IN IBC}

SECTIONS 1021 TO 1031 {AS IN IBC}

Part VII. International Fire Code

§ 8-102. City Modifications.

The additions, deletions, amendments, and other modifications adopted by the City are as follows:

Chapter 10. Means of Egress

[{As in IFC}]

SECTIONS 1001 TO 1005 {AS IN IFC}

1006.1 TO 1006.2 {AS IN IFC}

1006.3 {AS IN IFC}

1006.3.1 {AS IN IFC}

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1 1006.3.2 {AS IN IFC}

2 1006.3.3 {AS IN IFC}

3 1006.3.4 *SINGLE EXITS.*

4 A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY
5 STORY OR OCCUPIED ROOF WHERE 1 OF THE FOLLOWING CONDITIONS EXISTS:

6 1. TO 5. {AS IN IFC}

7 6. A BUILDING MAY HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT
8 PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:

9 6.1. THE BUILDING, IF IT IS OF TYPE I, TYPE II, OR TYPE IV
10 CONSTRUCTION, HAS NO MORE THAN 6 STORIES OF GROUP R-2
11 OCCUPANCY AND NO MORE THAN 6 STORIES ABOVE GRADE PLANE.

12 6.2. THE BUILDING, IF IT IS OF TYPE III-A CONSTRUCTION, HAS NO MORE
13 THAN 5 STORIES OF GROUP R- 2 OCCUPANCY AND NO MORE THAN 5
14 STORIES ABOVE GRADE PLANE ESTABLISHED BY GROUND OR
15 PODIUM.

16 6.3. THE BUILDING, IF IT IS OF TYPE V CONSTRUCTION, HAS NO MORE
17 THAN 4 STORIES OF GROUP R- 2 OCCUPANCY AND NO MORE THAN 4
18 STORIES ABOVE GRADE PLANE.

19 6.4. THE BUILDING DOES NOT CONTAIN A BOARDING HOUSE.

20 6.5. THERE ARE NO MORE THAN 4 DWELLING UNITS PER FLOOR.

21 6.6. THE BUILDING IS OF NOT LESS THAN 1 HOUR FIRE-RESISTIVE
22 CONSTRUCTION.

23 6.7. THE BUILDING IS EQUIPPED WITH A SPRINKLER SYSTEM
24 THROUGHOUT, IN ACCORDANCE WITH § 903.3.1.1 {"NFPA 13
25 SPRINKLER SYSTEMS"} OF THE BALTIMORE CITY BUILDING CODE
26 AND § 903.3.1.1 {"NFPA 13 SPRINKLER SYSTEMS"} OF THE
27 BALTIMORE CITY FIRE CODE. ADDITIONALLY, SPRINKLER
28 PROTECTION SHALL EXTEND TO THE FOLLOWING SPACES, WITH NO
29 EXCEPTION FOR DRAFTSTOPPING:

30 A. COMBUSTIBLE ATTIC SPACES;

31 B. COMBUSTIBLE CONCEALED ROOF SPACES;

32 C. COMBUSTIBLE FLOOR OR CEILING ASSEMBLIES; AND

33 D. ANY OTHER AREA THAT IS HIDDEN OR MADE OF
34 COMBUSTIBLE MATERIALS.

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1 6.8. THERE ARE NO MORE THAN 2 SINGLE EXIT STAIRWAY CONDITIONS
2 IN THE SAME BUILDING.

3 6.9. STAIRWAYS MAY BE AN EXTERIOR EXIT STAIRWAY OR AN INTERIOR
4 EXIT STAIRWAY. INTERIOR EXIT STAIRWAYS SHALL:

5 A. BE ENCLOSED IN A 2-HOUR FIRE PROTECTION RATED WALL
6 WITH 1.5-HOUR FIRE PROTECTION RATED DOORS;

7 B. BE PRESSURIZED IN ACCORDANCE WITH § 909.20
8 {“SMOKEPROOF ENCLOSURES”} OF THE BALTIMORE CITY
9 BUILDING CODE; AND

10 C. HAVE DOORS THAT SWING INTO THE INTERIOR EXIT
11 STAIRWAY REGARDLESS OF THE SERVED OCCUPANT LOAD,
12 PROVIDED THAT DOORS FROM THE INTERIOR EXIT STAIRWAY
13 TO THE BUILDING EXTERIOR SWING TOWARDS THE
14 EXTERIOR.

15 6.10. A CORRIDOR WITH 2-HOUR FIRE PROTECTION RATED WALLS
16 SEPARATES THE ENTRY AND EXIT DOOR OF EACH DWELLING UNIT
17 FROM THE DOOR TO AN INTERIOR EXIT STAIRWAY, AND NO
18 DWELLING UNIT DOORS OPEN DIRECTLY INTO THE INTERIOR EXIT
19 STAIRWAY.

20 6.11. THE DISTANCE BETWEEN THE EXIT STAIRWAY AND THE ENTRY AND
21 EXIT DOOR OF ANY DWELLING UNIT IS NO MORE THAN 20 FEET.

22 6.12. TRAVEL DISTANCE, MEASURED IN ACCORDANCE WITH § 1017
23 {“EXIT ACCESS TRAVEL DISTANCE”} OF THIS CODE, DOES NOT
24 EXCEED 125 FEET.

25 6.13. ELEVATORS ARE PRESSURIZED IN ACCORDANCE WITH § 909.21
26 {“ELEVATOR HOISTWAY PRESSURIZATION ALTERNATIVE”} OF THIS
27 CODE, OR OPEN INTO ELEVATOR LOBBIES IN COMPLIANCE WITH
28 § 713.14 {“ELEVATOR, DUMBWAITER, AND OTHER HOISTWAYS”} OF
29 THE BALTIMORE CITY BUILDING CODE.

30 6.14. THE STAIRWAY EITHER:

31 A. EXTENDS TO THE ROOF SURFACE THROUGH A STAIRWAY
32 BULKHEAD IN ACCORDANCE WITH § 1511.7.2
33 {“BULKHEADS”} OF THE BALTIMORE CITY BUILDING CODE,
34 IF THE ROOF HAS A SLOPE NOT STEEPER THAN 20 DEGREES
35 (0.35 RAD); OR

36 B. IS CONSTRUCTED AGAINST THE STREET WALL, WITH 1
37 WINDOW FACING THE STREET AT EACH LANDING, AND
38 ACCESS TO THE ROOF IS PROVIDED VIA A SCUTTLE WITH A
39 STATIONARY, NONCOMBUSTIBLE ACCESS LADDER.

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6.15. OTHER OCCUPANCIES ARE PERMITTED IN THE SAME BUILDING PROVIDED THEY COMPLY WITH ALL THE REQUIREMENTS OF THIS CODE. OTHER OCCUPANCIES SHALL NOT COMMUNICATE WITH THE GROUP R OCCUPANCY PORTION OF THE BUILDING OR WITH THE SINGLE-EXIT STAIRWAY.

EXCEPTIONS

PARKING GARAGES AND OCCUPIED ROOFS ACCESSORY TO THE GROUP R OCCUPANCY ARE PERMITTED TO COMMUNICATE WITH THE EXIT STAIRWAY.

1006.3.4.1 {AS IN IFC}

SECTIONS 1007 TO 1019 {AS IN IFC}

SECTION 1020 CORRIDORS.

1020.1 TO 1020.2 {AS IN IFC}

TABLE 1020.2
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		<u>WITHOUT SPRINKLER SYSTEM</u>	<u>WITH SPRINKLER SYSTEM</u>
<u>H-1, H-2, H-3</u>	<u>ALL</u>	<u>NOT PERMITTED</u>	<u>1^c</u>
<u>H-4, H-5</u>	<u>GREATER THAN 30</u>	<u>NOT PERMITTED</u>	<u>1^c</u>
<u>A, B, E, F, M, S, U</u>	<u>GREATER THAN 30</u>	<u>1</u>	<u>0</u>
<u>R</u>	<u>GREATER THAN 10</u>	<u>NOT PERMITTED</u>	<u>0.5^c/1⁰/2^E</u>
<u>I-2^A</u>	<u>ALL</u>	<u>NOT PERMITTED</u>	<u>0</u>
<u>I-1, I-3</u>	<u>ALL</u>	<u>NOT PERMITTED</u>	<u>1</u>
<u>I-4</u>	<u>ALL</u>	<u>1</u>	<u>0</u>

^A FOR REQUIREMENTS FOR OCCUPANCIES IN GROUP I-2, SEE §§ 407.2 AND 407.3.

^B FOR A REDUCTION IN THE FIRE-RESISTANCE RATING FOR OCCUPANCIES IN GROUP I-3, SEE § 408.8.

^C BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH §§ 903.3.1.1 OR 903.3.1.2 WHERE ALLOWED.

^D GROUP R-3 AND R-4 BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH § 903.3.1.3. SEE § 903.2.8 FOR OCCUPANCIES WHERE AUTOMATIC SPRINKLER SYSTEMS ARE PERMITTED IN ACCORDANCE WITH § 903.3.1.3.

^E R-OCCUPANCY BUILDINGS EQUIPPED WITH A SINGLE EXIT IN ACCORDANCE WITH § 1006.3.4.6.

1020.3 TO 1020.7 {AS IN IFC}

SECTIONS 1021 TO 1032 {AS IN IFC}

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1 **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th
2 day after the date it is enacted.

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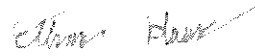
Certified as duly passed this 27th day of October, 20 25



President, Baltimore City Council

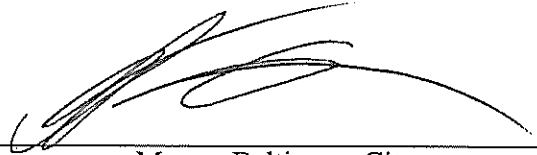
Certified as duly delivered to His Honor, the Mayor,

this 28th day of October, 20 25



Chief Clerk

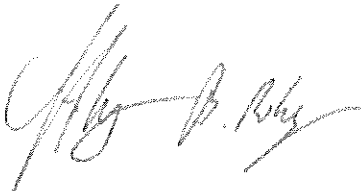
Approved this 3 day of November, 20 25



Mayor, Baltimore City

Approved for Form and Legal Sufficiency.

this 29th day of October, 2025



Chief Solicitor