

**CITY OF BALTIMORE
COUNCIL BILL 25-0062
(First Reader)**

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

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance,
Fire Department, Department of Housing and Community Development, Planning Commission

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Building Code – Single Exit from Residential Occupancy**

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

5 BY repealing and re-ordaining, with amendments,

6 Article - Building, Fire, and Related Codes

7 Section 2-103 (IBC §§ 1002 to 1010)

8 Baltimore City Revised Code

9 (2024 Edition)

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

12 **Baltimore City Revised Code**

13 **Article – Building, Fire, and Related Codes**

14 **Part II. International Building Code**

15 **§ 2-103. City Modifications.**

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

18 **Chapter 10. Means of Egress**

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

20 1006.1 TO 1006.2 {AS IN IBC}

21 1006.3 {AS IN IBC}

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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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

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.

6.3. THE BUILDING DOES NOT CONTAIN A BOARDING HOUSE.

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

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

6.6. THE BUILDING IS EQUIPPED WITH A SPRINKLER SYSTEM THROUGHOUT, IN ACCORDANCE WITH § 903.3.1.1 OF THE BALTIMORE CITY FIRE CODE.

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

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- 1 6.8. STAIRWAYS MAY BE AN EXTERIOR EXIT STAIRWAY OR AN INTERIOR
2 EXIT STAIRWAY. INTERIOR EXIT STAIRWAYS SHALL:
- 3 A. BE ENCLOSED IN A 2-HOUR FIRE RATED WALL WITH 1-HOUR FIRE
4 RATED DOORS;
- 5 B. BE PRESSURIZED IN ACCORDANCE WITH § 909.20 OF THIS CODE;
6 AND
- 7 C. HAVE DOORS THAT SWING INTO THE INTERIOR EXIT STAIRWAY
8 REGARDLESS OF THE SERVED OCCUPANT LOAD, PROVIDED THAT
9 DOORS FROM THE INTERIOR EXIT STAIRWAY TO THE BUILDING
10 EXTERIOR SWING TOWARDS THE EXTERIOR.
- 11 6.9. A CORRIDOR SEPARATES THE ENTRY AND EXIT DOOR OF EACH
12 DWELLING UNIT FROM THE DOOR TO AN INTERIOR EXIT STAIRWAY,
13 AND NO DWELLING UNIT DOORS OPEN DIRECTLY INTO THE INTERIOR
14 EXIT STAIRWAY.
- 15 6.10. THE DISTANCE BETWEEN THE EXIT STAIRWAY AND THE ENTRY AND
16 EXIT DOOR OF ANY DWELLING UNIT IS NO MORE THAN 20 FEET.
- 17 6.11. TRAVEL DISTANCE, MEASURED IN ACCORDANCE WITH § 1017 OF
18 THIS CODE, DOES NOT EXCEED 125 FEET.
- 19 6.12. ELEVATORS ARE PRESSURIZED IN ACCORDANCE WITH § 909.21 OF
20 THIS CODE, OR OPEN INTO ELEVATOR LOBBIES IN COMPLIANCE WITH
21 § 713.14 OF THIS CODE.
- 22 6.13. THE STAIRWAY EITHER:
- 23 A. EXTENDS TO THE ROOF SURFACE THROUGH A STAIRWAY
24 BULKHEAD IN ACCORDANCE WITH § 1511.7.2 OF THIS CODE, IF
25 THE ROOF HAS A SLOPE NOT STEEPER THAN 20 DEGREES (0.35
26 RAD); OR
- 27 B. IS CONSTRUCTED AGAINST THE STREET WALL, WITH 1 WINDOW
28 FACING THE STREET AT EACH LANDING, AND ACCESS TO THE
29 ROOF IS PROVIDED VIA A SCUTTLE WITH A STATIONARY,
30 NONCOMBUSTIBLE ACCESS LADDER.
- 31 6.14. OTHER OCCUPANCIES ARE PERMITTED IN THE SAME BUILDING
32 PROVIDED THEY COMPLY WITH ALL THE REQUIREMENTS OF THIS
33 CODE. OTHER OCCUPANCIES SHALL NOT COMMUNICATE WITH THE
34 GROUP R OCCUPANCY PORTION OF THE BUILDING OR WITH THE
35 SINGLE-EXIT STAIRWAY.

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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 IBC}

SECTIONS 1007 TO 1010. {AS IN IBC}

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