

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.

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:

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- 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:

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

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1 B. IS CONSTRUCTED AGAINST THE STREET WALL, WITH 1 WINDOW
2 FACING THE STREET AT EACH LANDING, AND ACCESS TO THE
3 ROOF IS PROVIDED VIA A SCUTTLE WITH A STATIONARY,
4 NONCOMBUSTIBLE ACCESS LADDER.

5 6.15. ~~6.14.~~ OTHER OCCUPANCIES ARE PERMITTED IN THE SAME BUILDING
6 PROVIDED THEY COMPLY WITH ALL THE REQUIREMENTS OF THIS
7 CODE. OTHER OCCUPANCIES SHALL NOT COMMUNICATE WITH
8 THE GROUP R OCCUPANCY PORTION OF THE BUILDING OR WITH
9 THE SINGLE-EXIT STAIRWAY.

10 EXCEPTIONS

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

14 1006.3.4.1 {AS IN IBC}

15 SECTIONS 1007 TO 1010. {AS IN IBC}

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

17 SECTION 1020 CORRIDORS.

18
19 1020.1 TO 1020.2 {AS IN IBC}

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

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Certified as duly passed this 20th day of October, 2025



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 21st day of October, 2025



Chief Clerk

Approved this _____ day of _____, 20____

Mayor, Baltimore City