Policy Number: 10

Approval Date: November 10, 2016 Updated
(Previous Approvals: 10/2/2008, 4/14/2011, 4/10/2014)

Subject: Maintaining Rated Corridors in Existing Buildings

This guideline is developed by the Tri-Chapter Uniform Code Committee and is intended to enhance regional consistency in application and enforcement of the Building Code. Please verify acceptance of this guideline with your local building department prior to its application.

Issue(s):

The code does not provide guidance regarding when existing one hour rated corridor continuity should be maintained during tenant improvements that only affect a portion of an existing tenant space or floor level, where a one hour rated corridor currently exists and was previously required.

Proposed Guideline:

For alterations to existing buildings containing corridors, the designer shall consider one of the following options:

1. The existing one-hour corridor rating shall be maintained throughout the area of alteration.

OR

2. The designer shall analyze the entire exit access system on the floor levels of the building where the proposed alterations occur for compliance to the 2016 CBC Chapter 10 exit access provisions.

2016 California Building Code:

Section 202 Definitions.

Corridor. An enclosed exit access component that defines and provides a path of egress travel.

Exit. That portion of a means of egress system between the exit access and the exit discharge or public way. Exit components include exterior exit doors at the level of exit discharge, interior exit stairways and ramps, exit passageways, exterior exit stairways and ramps and horizontal exits.

Section 1020 Corridors

1020.1 Construction. Corridors shall be fire-resistance rated in accordance with Table 1020.1. The corridor walls required to be fire-resistance rated shall comply with section 708 for fire partitions.

Exceptions:
1. A fire resistance rating is not required for corridors in an occupancy in Group E where each room that is used for instruction has at least one door directly to the exterior and rooms for assembly purposes have at least one-half the required means of egress doors opening directly to the exterior. Exterior doors specified in this exception are required to be at ground level.

2. A fire-resistance rating is not required for corridors contained within a dwelling or sleeping unit in an occupancy in Group R.

3. A fire-resistance rating is not required for corridors in open parking garages.

4. A fire-resistance rating is not required for corridors in an occupancy in Group B that is a space requiring only a single means of egress complying with section 1006.1.

5. Corridors adjacent to the exterior walls of buildings shall be permitted to have unprotected openings on unrated exterior walls where unrated walls are permitted by Table 602 and unprotected openings are permitted by Table 705.8.

6. A fire-resistance rating is not required for corridors within suites in a Group I-2 or I2.1 constructed in accordance with Section 407.4.4.5 or 407.4.4.6.