

Highlights of the Southern Building Code Congress International (SBCCI) Standard Building Code 1997

Notes: In this Code Reference Guide, "fire protection system" means an approved sprinkler system, approved fire alarm system, or both. Numbers in brackets () refer to applicable sections of the code publication.

Doors - General (1003.3.1.1)

- the term "exit door" means all of the doors along the path of exit travel anywhere in a means of egress system, exit doors shall comply with this section
- exit doors shall be readily distinguishable and recognizable, mirrors, curtains, drapes, decorations or similar materials may not be used to conceal exit doors

Special Doors (1003.3.1.2)

- revolving, sliding, and overhead doors serving 10 or more occupants shall not be used as required exit doors (exceptions for certain revolving and horizontal sliding doors)
- power operated doors complying with Uniform Building Code (UBC) 10-1 may be used for egress (specific requirements for guide rails included)

Width and Height (1003.3.1.3, 4)

- required exit doors serving an occupant load of 10 or more - minimum of 3' nominal width, 6'-8" nominal height, 32" clear width minimum, Group I occupancies - doors in areas serving bed or litter patients - 44" wide minimum (1007.5.1)
- buildings occupied by humans must have at least one exterior exit door that complies with these requirements
- single leaf of an exit door serving 10 or more occupants - 48" wide maximum

Swing and Opening Force (1003.3.1.5)

- exit doors serving 10 or more occupants - pivoted, balanced, or side-hinged swinging type
- shall swing in the direction of exit travel where the area served has an occupant load of 50 or more; Group H exit and exit-access doors must swing in the direction of exit travel regardless of occupant load (1007.4.4); Group I required exterior exit doors shall open in the direction of exit travel regardless of occupant load (1007.5.5); refrigeration machinery rooms - doors shall swing in the direction of exit travel, regardless of the occupant load served, and shall be tight-fitting and self-closing (1007.7.2.3)
- opening force of 30 pounds applied to the latch side shall swing door to the fully open position (references to more information included, and exceptions for detention, dwelling units, and special doors)
- double-acting doors - not acceptable as exit doors if the occupant load served by the door is over 100, if the door is part of a fire or smoke- and draft-control assembly, or if panic hardware is required; double-acting doors require view panels of at least 200 square inches

Type of Latch or Lock (1003.3.1.8)

- exit doors shall be openable from the inside without the use of a key or special knowledge or effort
- exception - key-operated locks
 - Groups A, Division 3; B; F; M; S; and in all churches, key-locking hardware may be used on the main exit where the main exit is a single door or pair of doors
 - readily visible durable sign on or adjacent to the door states "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS" in letters at least 1" high on a contrasting background
 - when unlocked, single door or both leaves of pair must swing freely without operation of a latching device building official may revoke this exception for due cause
 - exception - dwelling units - exit doors from individual dwelling units; Group R, Division 3 congregate residences; and guest rooms of Group R occupancies with an occupant load of 10 or less may have a night latch, dead bolt, or security chain, if devices are openable from the inside without a key or tool and mounted 48" maximum A.F.F.
- manually operated edge- or surface-mounted flush bolts and surface bolts or any other device that may be used to restrain

the door other than by operation of the locking device may not be used

- where pairs of exit doors have automatic flush bolts, the inactive leaf shall not have a doorknob or surface-mounted hardware
- the unlatching of any leaf shall not require more than 1 operation; exceptions - 1) Group R, Division 3 occupancies, 2) where a pair of doors serving a room not normally occupied is needed for the movement of equipment, manually operated edge- or surface-mounted bolts may be used

Use Groups (consult code for complete descriptions)

- A - Assembly
- B - Business
- E - Educational
- F - Factory and Industrial
- H - High-Hazard
- I - Institutional
- M - Mercantile
- R - Residential
- S - Storage
- U - Utility

Panic Hardware (1003.3.1.9)

- shall comply with UBC standard 10-4, shall be mounted between 30" and 44" A.F.F, and shall operate with a force of not more than 15 pounds in the direction of exit travel
- panic hardware used on pivoted or balanced doors shall be push-pad type, pad shall not extend more than 1/2 the width of the door measured from the latch side
- exit and exit-access doors serving Group A occupancies shall not be provided with a latch or lock unless it is panic hardware (exceptions for key-locking devices on Group A, Division 3 occupancies and all churches, and gates surrounding stadiums) (1007.2.5)
- exit and exit-access doors serving Group E occupancies with an occupant load of 50 or more and from corridors shall not be provided with a latch or lock unless it is panic hardware (1007.3.10)
- exit and exit-access doors from rooms in Group H, Divisions 1, 2, 3, 6, and 7 occupancies shall not be provided with a latch or lock unless it is panic hardware (1007.4.5)
- exit and exit-access doors serving an area in Group I with an occupant load of 50 or more shall not be provided with a latch or lock unless it is panic hardware - patient room doors shall be readily openable without the use of keys (1007.5.8), (exceptions for locks on patient rooms in Group 1, Divisions 1.1 and 3)

Special Egress-Control Devices (1003.3.1.10)

- when approved by the building official, exit doors in Group B; F; I, Division 2; M; R, Division 1 congregate residences serving as group-care facilities; and S occupancies may be equipped with approved listed special egress-control devices of the time-delay type, if the building is protected throughout by an approved automatic sprinkler system and an approved automatic smoke-detection system
- egress-control device shall deactivate upon activation of either the sprinkler system or smoke-detection system
- egress control device shall deactivate upon loss of power to any of the following:
 - egress-control device
 - smoke-detection system
 - means of egress illumination required by Section 1003.2.9
- device shall be capable of being deactivated by a signal from a switch located in an approved location
- irreversible process to deactivate the egress-control device shall be initiated when a force of not more than 15 lbs is applied for 2 seconds to the panic bar or other door-latching hardware - device shall deactivate within 15 seconds, time delay shall not be field adjustable
- actuation of panic bar or door-latching hardware shall activate an audible signal at the door
- unlatching shall not require more than 1 operation
- signage on the door above and within 12" of the panic bar or other door-latching hardware states, "KEEP PUSHING. THIS DOOR WILL OPEN IN 15 SECONDS. ALARM WILL SOUND."
 - sign lettering at least 1" high with a stroke of at least 1/8"
- relocking of the egress-control device shall be by manual means only at the door

Safety Glazing Identification (1003.3.1.11) - glass doors shall conform to the requirements of Section 2406

For information on fire-ratings of doors and requirements for the "positive pressure" testing of fire doors, refer to sections 1004.3.4.3.2.1 (doors in the exit access), 1005.3.3.5 (openings and penetrations in the exit) and UBC Standard 7-2.

Note: The ICBO Uniform Building Code™ does not contain any reference to "Access-Controlled Egress Doors" or specific requirements for doors equipped with electromagnetic locks.