

**RED Underlined** = Existing Oregon Amendment brought forward from the 2007 OFC  
**BLUR or BLUE Strikethrough** = Oregon Deletion or NOT ADOPTED  
**TEAL Underlined** = New Oregon Amendment in the 2010 OFC  
**PLUM Underlined or Strikethrough** = Oregon Mid Cycle Amendments

## Chapter 46

### **CONSTRUCTION FIRE AND LIFE SAFETY REQUIREMENTS FOR EXISTING BUILDINGS**

**4601.1 Scope.** The provisions of this chapter shall apply to existing buildings constructed prior to ~~the adoption of this code~~ a state building code regulation applicable at the time of construction. [ORS 476.030(c)]. Once a building has been reviewed and is in conformance with this chapter, so long as the building is built, occupied, and maintained in conformity with that approval, no additional requirements will be necessary.

ORS 476.030(c) is not part of this code but is reproduced or paraphrased here for the reader's convenience.

ORS 476.030(c) defines the rules for maintenance and regulations of structural fire safety features in occupied structures and overseeing the safety and directing the means and adequacy of exits in case of fire except that structural changes shall not be required in buildings built, occupied and maintained in conformity with state building code regulations applicable at the time of construction

**4601.2 Intent.** The intent of this chapter is to provide a minimum degree of fire and life safety in conjunction with OAR 837-041-0050 to persons occupying existing buildings providing for alterations to such buildings that do not comply with minimum requirements of the International Building Code.

OAR 837-041-0050 is not part of this code but is reproduced or paraphrased here for the reader's convenience.

OAR 837-041-0050 defines the rules for abatement, repair or discontinuance of use or occupancy of unsafe buildings and specifies the parameters that are used to determine the degree of fire and life hazard.

**4601.4 Owner notification.** Where a building is found to be in noncompliance, the fire official shall duly notify the owner of the building. Upon receipt of such notice, the owner shall, subject to the following time limits, take necessary action to comply with the provisions of ~~this chapter~~ one of the following:

1. Chapter 46, Fire and Life Safety Requirements for Existing Buildings, of the Oregon Fire Code
2. Oregon Administrative Rule 837-041-0050, Fire Protection Regulations Relating to Existing Nonconforming, High Life Hazard Facilities.
3. Chapter 34, Existing Structures, of the Oregon Structural Specialty Code.

#### **4602.1 Definitions.**

**EXISTING.** Building, facilities or conditions that are already in existence, and constructed ~~or officially authorized~~ prior to the adoption of ~~this code~~ a state building code regulation applicable at the time of construction.

**4603.6.2 Group I-1.** An automatic fire alarm system shall be installed in existing Group I-1 residential care/assisted living facilities in accordance with section 907.2.6.1. **(4603.6.2 was 907.2.6 in the 2007 OFC)**

**Exceptions:**

- ~~1. Manual fire alarm boxes in resident or patient sleeping areas shall not be required at exits if located at all nurses' control stations or other constantly attended staff locations, provided such stations are visible and continuously accessible and that travel distances required in Section 907.5.2 are not exceeded.~~
- ~~2. Where each sleeping room has a means of egress door opening directly to an exterior egress balcony that leads directly to the exits in accordance with Section 1019, and the building is not more than three stories in height.~~

**4603.6.7 Group R-4.** An automatic or manual fire alarm system that activates the occupant notification system in accordance with Section 907.6 shall be installed in existing Group R-4 residential care/assisted living facilities in accordance with Section 907.2.10. **(4603.6.7 was 907.3.1.8 in the 2007 OFC)**

**Exceptions:**

- ~~1. Where there are interconnected smoke alarms meeting the requirements of Section 907.2.11 and there is at least one manual fire alarm box per floor arranged to continuously sound the smoke alarms.~~
- ~~2. Other manually activated continuously sounding alarms approved by the fire code official.~~

**4603.8 Special provisions for educational occupancies. In educational occupancies constructed prior to October 1, 2004, rooms used for kindergarten, first and second grade pupils and daycares shall not be located above or below the first story.**

**Exceptions:**

- 1. Basements or stories having floor levels located within 4 feet (1219 mm), measured vertically, from adjacent ground level at the point of exit, provided the basement or story has exterior exit doors at that level.**
- 2. In buildings equipped with an automatic sprinkler system throughout, rooms used for kindergarten, first and second grade children or for a day-care purpose may be located on the second story, provided there are at least two exterior exit doors for the exclusive use of such occupants.**

**4604.1 General.** Means of egress in existing buildings shall comply with the minimum egress requirements when specified in Table 4603.1 as further enumerated in Sections 4604.2 through 4604.21, and the building code that applied at the time of construction. Where the provisions conflict, the most restrictive provision shall apply. Existing buildings that were not required to comply with a building code at the time of construction shall comply with the minimum egress requirements when specified in Table 4603.1 as further enumerated in Section 4604.2 through 4604.21 and, in addition, shall have a life safety evaluation prepared, consistent with the requirements of Section 104.7.2. The life safety evaluation shall identify any changes to the means of egress that are necessary to provide safe egress to occupants and shall be subject to review and approval by the fire code official. The building shall be modified to comply with the recommendations set forth in the approved evaluation. **See also OAR 837, Division 41.**

OAR 837, Division 41 is not part of this code but is reproduced or paraphrased here for the reader's convenience.

OAR 837, Division 41 regulates exitway protection.

**4604.17.2 Protection of openings.** Openings within 10 feet (3048 mm) of fire escape stairs shall be protected by ~~fire door assemblies~~ opening protectives having a minimum  $\frac{3}{4}$  hour *fire-resistance rating*.

**Exception:** In buildings throughout with an *approved automatic sprinkler system*, opening protection is not required.

4604.17.5.1 Examination. Fire escape stairs, balconies, rails and ladders shall be examined for structural adequacy and safety in accordance with Section 4604.17.5 and the *Oregon Structural Specialty Code* by a registered design professional or others acceptable to the fire code official every five years, or as required by the fire code official. An inspection report shall be submitted to the fire code official after such examination.

Exception: The testing interval for fire escapes that have all connections replaced, re-enforced, and/or duplicated may be extended as specified by the design professional if approved by the fire code official.

4604.17.5.2 Unsafe/imminent hazard condition. When a fire escape component is determined to be in an unsafe/imminent hazard condition, the fire code official, and building official shall be notified immediately. Where required, the building shall either be evacuated or an approved fire watch shall be provided until the fire escape has been repaired and approved for use by the building code official.

4604.17.5.3 Posting of fire escape conditions. Each fire escape shall have signage indicating current conditions posted at the lowest balcony or as directed by the fire code official. Signage shall be clearly visible, legible, and weather resistant and indicate:

1. Condition of fire escape.
2. Date of posting.
3. Site address.
4. Other as directed by the fire code official.

4604.17.5.3.1 Signage. Approved signage and/or other notice shall be provided for any fire escape taken out of service. Fire escape stairs and balconies shall have signage posted at each entry point to the fire escape. Fire escape ladders shall be posted with signage at the roof and at the lowest balcony or as directed by the fire code official.

**4604.17.7 Maintenance.** Fire escape stairs, balconies, rails and ladders shall be kept clear, and unobstructed and in working order at all times. ~~And shall be maintained in good working order.~~ They shall be maintained free of corrosion.

## ~~SECTION 4605~~ ~~REQUIREMENTS FOR OUTDOOR OPERATIONS~~

~~4605.1 Tire storage yards.~~ Existing tire storage yards shall be provided with fire apparatus access roads in accordance with Sections ~~4605.1.1 and 4605.1.2.~~

~~**4605.1.1 Access to piles.** Access roadways shall be within 150 feet (45 720 mm) of any point in the storage yard where storage piles are located, at least 20 feet (6096 mm) from any storage pile.~~

~~**4605.1.2 Location within piles.** Fire apparatus access roads shall be located within all clearances identified in Section 2505.4 and within all fire breaks required in Section 2505.5.~~