

CHAPTER 11
~~CONSTRUCTION~~ **FIRE AND LIFE SAFETY REQUIREMENTS**
FOR EXISTING BUILDINGS

Double strike through denotes model language deleted by Oregon
Blue text denotes Oregon Amendments

1101.1 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.

1101.2 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 by providing minimum construction requirements where such existing buildings do not comply with the 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.

1101.4 Owner notification. When a building is found to be in noncompliance with this chapter, the *fire code 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 actions to comply with the provisions of ~~this chapter~~ one of the following:

1. Chapter 11, 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*.

1103.7.2 Group I-1. An automatic ~~fire alarm~~ smoke detection system shall be installed in existing Group I-1 residential care/assisted living facilities in accordance with section 907.2.6.1.

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 10019, and the building is not more than three stories in height.

1103.7.7 Group R-4. A 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 907.2.10.1.

~~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.~~

1103.9 Carbon monoxide alarms. Approved carbon monoxide alarms in existing buildings and structures shall be provided in the locations described in Sections 1103.9.1 and 1103.9.2.

1103.9.1 ~~Carbon monoxide alarms.~~ Group I. Existing Group I ~~or R~~ occupancies located in a building containing a fuel-burning appliance or a building which has an attached garage shall be equipped with single-station carbon monoxide alarms. The carbon monoxide alarms shall be listed as complying with UL 2034, and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. An open parking garage, as defined in the *International Building Code*, or an enclosed parking garage ventilated in accordance with section 404 of the *International Mechanical Code* shall not be deemed to be an attached garage.

Exceptions: *Sleeping units* ~~or dwelling units~~ which do not themselves contain a fuel-burning appliance or have an attached garage, but which are located in a building with a fuel-burning appliance or an attached garage, need not be equipped with single-station carbon monoxide alarms provided that:

1. The *sleeping unit* ~~or dwelling unit~~ is located more than one story above or below any story that contains a fuel-burning appliance or an attached garage;
2. The *sleeping unit* ~~or dwelling unit~~ is not connected by duct work or ventilation shafts to any room containing a fuel-burning appliance or to an attached garage; and
3. The building is provided with a common area carbon monoxide alarm system.

1103.9.1.1 Carbon monoxide detection systems. Carbon monoxide detection systems which include carbon monoxide detectors and audible notification appliances, installed and maintained in accordance with this section for carbon monoxide alarms and NFPA 720 shall be permitted. The carbon monoxide detectors shall be listed as complying with UL 2075.

1103.9.2 Group R. Carbon monoxide alarms or a household carbon monoxide detection system shall be installed in Group R occupancies in accordance with this code and Oregon Administrative Rule 837 Division 047.

1103.9.2.1 Installation location. Carbon monoxide alarms shall be located in each bedroom or within 15 feet (4572 mm) outside each bedroom door. Bedrooms on separate floor levels in a structure consisting of two or more stories shall have separate carbon monoxide alarms serving each story.

1103.9.2.1.2 Three or more dwelling units. In addition to the locations required by Section 1103.9.2.1, a carbon monoxide alarm shall be installed in any enclosed common areas within buildings containing three or more dwelling units.

1103.9.2.2 Alarm requirements.

1103.9.2.2.1 Single station alarm requirements. Single station carbon monoxide alarms shall be listed as complying with ANSI/UL 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.

1103.9.2.2.2. Household carbon monoxide detection systems. Household carbon monoxide detection systems, that include carbon monoxide detectors and audible notification appliances, installed and maintained in

accordance with this section for carbon monoxide alarms and NFPA 720 shall be permitted. The carbon monoxide detectors shall be *listed* as complying with ANSI/UL 2075.

1103.9.2.2.3 Combination smoke/carbon monoxide alarm/detectors requirements. Combination smoke/carbon monoxide alarms shall be listed as complying with ANSI/UL 2034 and ANSI/UL 217. Combination smoke/carbon monoxide detectors shall be *listed* as complying with ANSI/UL 2075 and ANSI/UL 268. See Section 907.2.11 of this code for additional requirements specific to the installation of smoke alarms.

1103.9.2.3 Power source.

1103.9.2.3.1 Carbon monoxide alarms. Single station carbon monoxide alarms shall be battery operated, or may receive their primary power from the building wiring system. Plug in devices securely fastened to the structure and installed in accordance with the manufacturer's installation instructions are deemed to satisfy this requirement. Hard wired and plug in carbon monoxide alarms shall be equipped with battery back up.

1103.9.2.3.2 Household carbon monoxide detection systems. Required power supply sources for household carbon monoxide detection systems shall be in accordance with NFPA 720.

1103.9.2.3.3 Combination smoke/carbon monoxide alarms/detectors. Combination smoke/carbon monoxide alarms/detectors shall receive their power source in accordance with Section 907.2.11.4 and NFPA 72. Smoke alarm features of combination smoke/carbon monoxide alarms shall be interconnected.

Exception: Interconnection and hard wiring of combination smoke/carbon monoxide alarms/detectors in existing areas shall not be required where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure.

1103.9.2.4 Where required in existing affected occupancies. Where a new carbon monoxide source is introduced or work requiring a structural permit occurs in existing Group R occupancies, carbon monoxide alarms shall be provided in accordance with Section 1103.9.2.1 through 1103.9.7.2.3 of this code.

Exception: Work involving the exterior surfaces of affected occupancies, such as the replacement of roofing or siding, or the *addition* or replacement of windows or doors, or the *addition* of a porch or deck, are exempt from the requirements of this section.

1103.9.2.5 Testing and maintenance .Carbon monoxide alarms shall be maintained and tested in accordance with Section 908.7.5.

1103.10 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.

1104.1 General. *Means of egress* in existing buildings shall comply with the minimum egress requirements when specified in Table 1103.1 as further enumerated in Sections 1104.2 through 1104.23, and the building code that applied at the time of construction. Where the provisions of this chapter conflict with the building code that applied

at the time of construction, 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 1103.1 as further enumerated in Sections 1104.2 through 1104.24. **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.

1104.16.5.1 Examination. *Fire escape stairs, ~~and~~ balconies, rails and ladders* shall be examined for structural adequacy and safety in accordance with Section 1104.16.5 **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*.

1104.16.5.2 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 official*.

1104.16.5.3 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*.

1104.16.5.3.1 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*.

1104.16.7 Maintenance. Fire escapes **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 1105

REQUIREMENTS FOR OUTDOOR OPERATIONS

~~**1105.1 Tire storage yards.** Existing tire storage yards shall be provided with fire apparatus access roads in accordance with Sections 1105.1.1 and 1105.1.2.~~

~~**1105.1.1 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.~~

~~**1105.1.2 Location within piles.** Fire apparatus access roads shall be located within all pile clearances identified in Section 3405.4 and within all fire breaks required in Section 3405.5.~~