

Mecklenburg County Common Code Defects

Elevator Lobby

Code Defects

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Code Description

707.14.1.1 Elevator Lobby

Exceptions:

1. In office buildings, separations are not required from a street floor elevator lobby provided the entire street floor is equipped with an automatic sprinkler system in accordance with Section 903.3.11.
2. Elevators not required to be located in a shaft in accordance with Section 707.2.
3. Where additional doors are provided in accordance with Section 3003.6
4. In other than groups I-2 and I-3 and buildings more than four stories above the lowest level of fire department vehicle access, lobby separation is not required where the building, including the lobby and corridors leading to the lobby, is protected by an automatic sprinkler system installed throughout in accordance with Section 903.3.1.1 or 903.3.1.2.

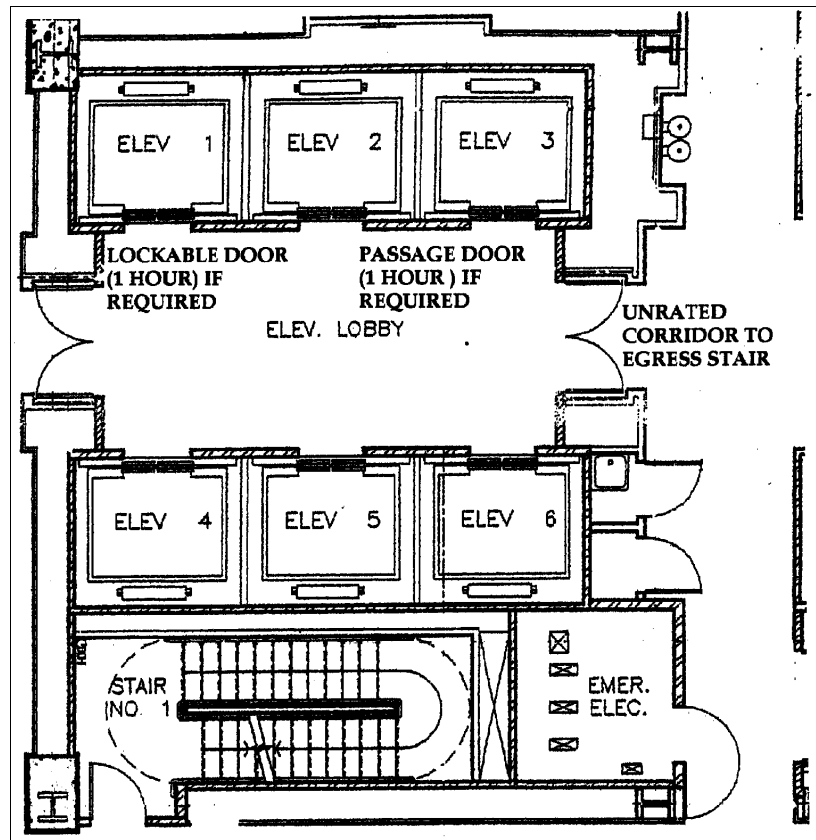
This section requires that an elevator lobby be provided between the elevator and the corridor where the corridor is required to be of fire resistance rated construction. Therefore, it is important that Table 1004.3.2.1 be consulted to determine if a fire-resistance rated corridor is required. Exception 4 above recognizes this condition and is limited to four story buildings in all groups other than I-2 and I-3, which are fully sprinklered per NFPA 13 or NFPA 13 R (as applicable). These buildings do not require the elevator lobby.

Effectively, the following buildings, which contain elevators opening into a corridor, would require elevator lobbies:

1. All Group I-3 buildings. (Note that Table 1004.3.2.1 does not require fire-resistance rated corridors in fully sprinklered Group I-2 buildings. Section 903.2.5 requires all Group I buildings to be sprinklered.)
2. Non-sprinklered buildings of all groups that have required fire-resistance rated corridors, except office buildings in compliance with Exception 1.
3. Five story and higher fully sprinklered buildings of Groups H, I-1 and R.

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- 75 FEET MAXIMUM TRAVEL DISTANCES FROM THE MOST REMOTE POINT OF THE LOBBY.
- 20 FEET MAXIMUM DEAD END TRAVEL DISTANCE TO STAIR DOOR WITH IN THE EXIT ACCESS CORRIDOR. IF THE BUILDING IS SPRINKLED THAN THE TRAVEL DISTANCE CAN BE INCREASE IN CERTAIN OCCUPANCYS.



Disclaimer: There may be other ways to comply with the Code. If so, you are not required to use this method to comply with the Code. You may want to investigate other options, or consult with a design professional identifying an equally code compliant solution.

End Notes

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