

**CHAPTER 57. DIVISION C-4 SINGLE EXIT APARTMENTS**

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**Authority**

The provisions of this Chapter 57 issued under act of April 27, 1927 (P. L. 465, No. 299) (35 P. S. §§ 1221—1235), unless otherwise noted.

**Source**

The provisions of this Chapter 57 adopted May 18, 1984, effective May 19, 1984, 14 Pa.B. 1765, unless otherwise noted.

**Cross References**

This chapter cited in 7 Pa. Code § 82.17 (relating to safety—fire prevention and egress); 7 Pa. Code § 139.42 (relating to structures); 12 Pa. Code § 145.35 (relating to applicability of Fire and Panic Act); 22 Pa. Code § 31.43 (relating to buildings and equipment); 34 Pa. Code § 11.85 (relating to applicable provisions of other regulations); 34 Pa. Code § 47.125 (relating to stairs); 34 Pa. Code § 49.1 (relating to definitions); 34 Pa. Code § 49.2 (relating to jurisdiction and effective dates); 34 Pa. Code § 49.3 (relating to submission of plans); 34 Pa. Code § 49.5 (relating to certification of plans); 34 Pa. Code § 49.8 (relating to fees for building-plan examinations); 34 Pa. Code § 49.9 (relating to field inspection); 34 Pa. Code § 49.12 (relating to notice of violation and order to correct); 34 Pa. Code § 50.1 (relating to occupancy groups); 34 Pa. Code § 50.21 (relating to definitions); 34 Pa. Code § 50.24 (relating to exit doors and exit access doors); 34 Pa. Code § 50.92 (relating to historic building); 34 Pa. Code § 60.8 (relating to field inspection); 34 Pa. Code § 60.33 (relating to buildings); 55 Pa. Code § 5200.47 (relating to other applicable regulations); 55 Pa. Code § 5210.56 (relating to other applicable regulations); and 55 Pa. Code § 5320.54 (relating to seclusion and restraints).

**OCCUPANCY GROUP****§ 57.1. Division C-4.**

This Division shall apply to apartment units which qualify for a single means of egress.

**§ 57.2. Separation and mixed occupancy.**

When a C-4 occupancy shares a structure with one or more occupancies, the structure shall be governed in one of the following manners:

- (1) C-4 occupancies shall be separated from all A-1, A-2, B, C-1, C-3 and C-5 occupancies by fire walls. Each portion thus separated shall be considered a separate building.

(2) C-4 occupancies may be separated from A-3, C-2 and D-O occupancies by fire walls and considered separate buildings, or C-4 occupancies may share a building with A-3, C-2 or D-O occupancies as a mixed occupancy when all of the following conditions are met:

- (i) The construction type complies with the most restrictive limitations of all divisions occupying the building.
- (ii) The building size limitations and story height limitations do not exceed the C-4 requirements.

**§ 57.3. Hazards.**

D-H, hazardous occupancies, shall not be permitted in the same structure housing a C-4 occupancy.

**CONSTRUCTION TYPE—MAXIMUM STORY HEIGHT**

**§ 57.11. Story height.**

(a) C-4 occupancies shall be governed by the story height and construction type limitations as follows:

(1) *Fireresistive construction modified.*

(i) This shall be limited to three stories in height with a maximum of 3,000 square feet per story between exterior walls or 2-hour fire walls. Exit corridors and stair towers shall not be included in the 3,000 square feet.

(ii) All general provisions for fireresistive construction shall apply except that:

(A) Roof framing and sheathing may be of wood; however, the roofing material shall be Class A, B, or C.

(B) Floor construction shall be of incombustible material with a 1-hour fire rating.

(2) *Noncombustible construction modified.*

(i) This shall be limited to two stories in height with a maximum of 3,000 square feet per story between exterior walls or 2-hour fire walls. Exit corridors and stair towers shall not be included in the 3,000 square feet.

(ii) Construction shall be 1-hour rated construction in which bearing walls, columns, beams, other supporting members, ceiling/roof assemblies, floor/ceiling assemblies, stairways, and other openings through floors are of 1-hour rated construction.

(iii) Roof framing and sheathing may be of wood; however, the roofing material shall be Class A, B, or C.

(3) *Ordinary construction modified.*

(i) This shall be limited to two stories in height with 3,000 square feet per story between exterior walls or 2-hour fire walls. Exit corridors and stair towers shall not be included in the 3,000 square feet.

(ii) Construction shall be 1-hour rated construction in which bearing walls, columns, beams, other supporting members, ceiling/roof assemblies, floor/ceiling assemblies, stairways, and other openings through floors are of 1-hour rated construction.

(iii) Roofing shall be Class A, B, or C.

(4) *Wood frame construction modified.*

(i) This shall be limited to two stories in height with a maximum of 2,000 square feet per story between exterior walls or 2-hour fire walls. Exit corridors and stair towers shall not be included in the 2,000 square feet.

(ii) Construction shall be 1-hour rated construction in which bearing walls, columns, beams, other supporting members, ceiling/roof assemblies, floor/ceiling assemblies, stairways, and other openings through floors are of 1-hour construction.

(iii) The roofing material shall be Class A, B, or C.

(b) Apartment units shall be separated from each other and all other portions of the building by a minimum of 1-hour rated construction.

## MEANS OF EGRESS

### § 57.21. Minimum exits.

One means of egress shall be required. It shall be a stair tower except that apartment units which exit directly to grade do not require access to a stair tower. An individual apartment which occupies more than one floor level shall only be required to have an exit from one floor level.

### § 57.23. Means of egress capacity.

Units of width shall comply with § 50.23 (relating to means of egress capacity).

### § 57.24. Exit doors.

Exit discharge doors leading to the outside shall comply with § 50.24 (relating to exit doors and exit access doors).

### § 57.25. Stair towers.

Stair towers shall comply with § 50.25 (relating to stair towers).

### § 57.26. Intercommunicating stairways.

Intercommunicating stairways may be used to communicate from story to story; however, they shall not be counted as exits.

### § 57.27. Ramps.

Ramps shall comply with § 50.27 (relating to ramps).

**VERTICAL OPENINGS****§ 57.31. Vertical openings.**

Vertical openings shall comply with §§ 50.31—50.34 (relating to vertical openings).

**INTERIOR FINISH****§ 57.41. Interior finishes.**

- (a) Interior finishes shall be Class A or Class B for exits and exit corridors.
- (b) Interior finish requirements may be reduced by one class in buildings totally protected by an automatic sprinkler system.

**MANUAL AND AUTOMATIC FIRE ALARM SYSTEMS****§ 57.51. Manual alarms.**

Manual fire alarms are not required.

**§ 57.52. Automatic alarms.**

(a) An automatic fire alarm system shall be provided for C-4 occupancies except for buildings totally protected by an automatic sprinkler system. The automatic fire alarm system shall comply with § 50.52 (relating to automatic system), except that buildings with 12 or less apartments may comply with paragraph (4).

(b) Smoke detectors shall be located in the corridors, stairs and rooms not located within an individual apartment. This shall include unfinished basements. Heat detectors or other detection devices may be approved by the Department for use in special rooms such as boiler rooms, furnace rooms, incinerator rooms, and the like. Detection devices required by this paragraph shall be interconnected with required fire alarm systems.

(c) In addition to the automatic fire alarm system required in paragraph (2), each apartment shall have a minimum of one smoke detection device. This device may be a single-station detection device which is not interconnected with the automatic fire alarm system. Single-station detection devices shall be listed as meeting U. L. 217, 1980 Edition.

(d) Smoke detectors listed as meeting U. L. 217, 1980 Edition, as multiple-station smoke detectors shall be provided in the common areas, such as halls, corridors, stair towers, basements or similar areas. These detectors shall be interconnected so that all devices sound an alarm conditioned upon activation of an individual detector. The smoke detectors may be ceiling or sidewall mounted, with a minimum of a 4-inch clearance from a ceiling to wall jointure, measured from the jointure to the top of the detector.

**Source**

The provisions of this § 57.52 adopted May 18, 1984, effective May 19, 1984, 14 Pa.B. 1765; amended August 7, 1992, effective August 8, 1992, 22 Pa.B. 4091. Immediately preceding text appears at serial pages (89127) to (89128).

**Cross References**

This section cited in 34 Pa. Code § 49.2 (relating to jurisdiction and effective dates).

**EMERGENCY LIGHTING SYSTEMS****§ 57.61. General requirements.**

Emergency lighting shall be required for all buildings more than two stories in height.

**§ 57.62. Areas to be provided.**

Emergency lighting shall be provided in the following areas:

- (1) Exitways, corridors, stairways, passageways, halls, landings of stairs, exit doors, including angles and intersections, and other means of egress.
- (2) Rooms in which emergency lighting equipment is located.
- (3) Exterior light over required exit discharge.

**EXTINGUISHERS****§ 57.71. Fire extinguishers.**

- (a) There shall be a minimum of one 2-A 10-B fire extinguisher per living unit.
- (b) There shall be a minimum of one 2-A fire extinguisher for any basement area not used for living units.

**SPECIAL CONDITIONS****§ 57.81. Hazardous areas.**

(a) Boiler or furnace rooms, repair or maintenance rooms, trash rooms, and rooms or spaces used for the storage of combustible materials in quantities deemed hazardous by the Department shall be separated from other areas of the building by 1-hour partitions, floors and ceilings. Openings shall be protected by C label door assemblies. Combustion and ventilation air for boiler, incinerator or heater rooms shall be taken directly from and discharged directly to the outside air.

(b) American Gas Association approved gas fired forced air furnaces and space heaters; U. L. approved electrical resistive coil heating furnaces and U. L. approved oil fired forced air furnaces and space heaters need not be enclosed.

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