

**CHAPTER 58. DIVISION D-O ORDINARY COMMERCIAL,  
INDUSTRIAL, OFFICE**

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**Authority**

The provisions of this Chapter 58 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 58 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****§ 58.1. Division D-O occupancies.**

Buildings primarily used or designed for manufacturing, assembling, warehousing, sale or storage of combustible but not highly flammable products and materials and buildings used for offices and the like shall be classified as Division D-O occupancies.

**§ 58.2. Separation and mixed occupancy.**

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

- (1) *Separation.* When each occupancy is separated from other occupancies by fire walls, each portion thus separated shall be considered a separate building and limitations for separate buildings shall govern.
- (2) *Mixed occupancy.* Buildings with multiple occupancies which are not separated shall be considered mixed occupancies and shall be governed by the most restrictive limitations of the various occupancies.
- (3) *Enclosed shopping malls.* Enclosed shopping malls in which all stores and spaces are totally sprinklered do not require any separation between public malls and assembly occupancy groups as long as each assembly occupancy has 50% of its required units of exit independent of the mall.

**CONSTRUCTION TYPE—MAXIMUM STORY HEIGHT****§ 58.11. Story height.**

(a) D-0 occupancies shall be governed by the story height limitations in the following table:

<i>Construction Type</i>	<i>Maximum Story Height</i>
Fireresistive	No Limit
Noncombustible	4 Stories*
Protected Heavy Timber	4 Stories*
Ordinary	3 Stories*
Wood Frame	2 Stories*

(b) \*An additional story shall be permitted in noncombustible, protected heavy timber, ordinary or wood frame construction when the building is 1-hour rated construction or totally protected by an automatic sprinkler system. The maximum story height may be increased by two stories when both 1-hour rated construction and total automatic sprinkler protection are provided.

(c) Noncombustible, protected heavy timber, ordinary and wood frame construction types shall be considered 1-hour rated construction when 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.

**MEANS OF EGRESS****§ 58.21. Minimum exits.**

(a) There shall be a minimum of two exits reasonably remote from each other, except that one story buildings 1,200 square feet or less may have one exit. At least 50% of all required exits shall be exit discharge doors to the outside, stair towers or ramps.

(b) Basements used only for storage or mechanical equipment without any permanent occupancy shall have a minimum of two exit access paths except that the Department may permit a single exit access for basements less than 1,000 square feet used only for storage or mechanical equipment without any permanent occupancy.

(c) Mezzanine levels shall have a minimum of two exit access paths except that the Department may permit a single exit access from mezzanines less than 1,000 square feet or mezzanines used exclusively for storage or mechanical equipment without a permanent occupancy.

**§ 58.22. Travel distance to exits.**

(a) Exits shall be so arranged that the total length of travel from any point to reach an exit will not exceed 150 feet. Exits shall be so arranged that one exit is not more than 200 feet from another exit. Dead ends and occupancy areas with a single path of egress travel should be eliminated where possible but in no case shall any of these occupancy areas be more than 75 feet from an exit.

(b) Travel distance may be increased to the following in buildings totally protected by an automatic sprinkler system:

- (1) 200 feet from any point to an exit.
- (2) 300 feet between exits.
- (3) 100 feet for dead ends and areas with a single path of egress.

**§ 58.23. Means of egress capacity.**

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

**§ 58.24. Exit doors.**

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

**§ 58.25. Stair towers.**

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

**§ 58.26. Intercommunicating stairways.**

Intercommunicating stairways shall comply with § 50.26 (relating to intercommunicating stairways).

**§ 58.27. Ramps.**

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

**§ 58.28. Horizontal exits.**

Horizontal exits shall comply with § 50.28 (relating to horizontal exits).

**§ 58.29. Escalators.**

Escalators shall be permitted for communication from one story to another.

**VERTICAL OPENINGS****§ 58.31. Vertical openings.**

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

**INTERIOR FINISH****§ 58.41. Interior finishes.**

(a) Interior finishes shall be Class A for exits and exit corridors except that carpet covering floors may be Class A or B.

(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****§ 58.51. Manual alarms.**

Manual fire alarms shall be provided in buildings more than two stories in height with more than 5,000 square feet of floor space above the second story.

**§ 58.52. Automatic alarms.**

Automatic detection systems are not required except that they may be required when the D-0 occupancy shares a structure with another occupancy group as a mixed occupancy.

**EMERGENCY LIGHTING SYSTEMS****§ 58.61. General requirements.**

Emergency lighting shall be required for buildings more than two stories in height with more than 5,000 square feet of floor space above the second floor, the mall portion of enclosed shopping malls and stores with more than 4,000 square feet of public access space.

**§ 58.62. Areas to be provided.**

Emergency lighting shall be as follows:

- (1) Exitways, corridors, stairways, passageways, halls, landings of stairs, exit doors, including angles and intersections, and other means of egress.
- (2) Rooms used by more than 50 persons.
- (3) To illuminate exit or directional exit signs.
- (4) Rooms in which emergency lighting equipment is located.
- (5) Exterior light over required exit discharge.

**EXTINGUISHERS AND SPRINKLER SYSTEMS****§ 58.71. Fire extinguishers.**

(a) A minimum of one fire extinguisher with a minimum 2-A rating shall be provided for each 5,000 square feet or fraction thereof, but there shall be no less than one fire extinguisher per floor including basement. Fire extinguishers shall be located so that it shall not be necessary to travel more than 100 feet in any direction to reach the nearest unit.

(b) A fire extinguisher with a minimum 10-B rating shall be provided in each kitchen.

**§ 58.72. Automatic sprinkler systems.**

Automatic sprinkler protection shall comply with § 50.72 (relating to automatic sprinkler systems). All buildings or structures meeting the definition of high rise buildings in § 49.1 (relating to definitions) shall be equipped with an automatic sprinkler system.

**Notes of Decisions***Exceptions*

The regulations exempt cities of the first class from complying with Chapters 49—59, which require high rise buildings to have an automatic sprinkler system. A city of the first class has a population of 1 million or more under 53 P. S. § 101 (1993). Because Philadelphia was a city of the first class the city was not bound by the *Pennsylvania Code* provisions. *In re One Meridian Plaza Fire Litig.*, No. 91-2171 Consolidated with Nos. 91-2172, 91-2226, 91-2227, 91-2374, 91-2545, 91-2546, 91-2547, 1994 U. S. Dist. LEXIS 4343 (E. D. Pa. April 6, 1994), summary judgment denied, No. 91-2171, 1994 U. S. Dist. LEXIS 5532, Prod. Liab. Rep. (CCH) para. 13918 (E. D. Pa. April 29, 1994).

**SPECIAL CONDITIONS****§ 58.81. 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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(207432) No. 255 Feb. 96

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