

***BIC Regular Meeting
of
April 20, 2022***

Agenda Item 7

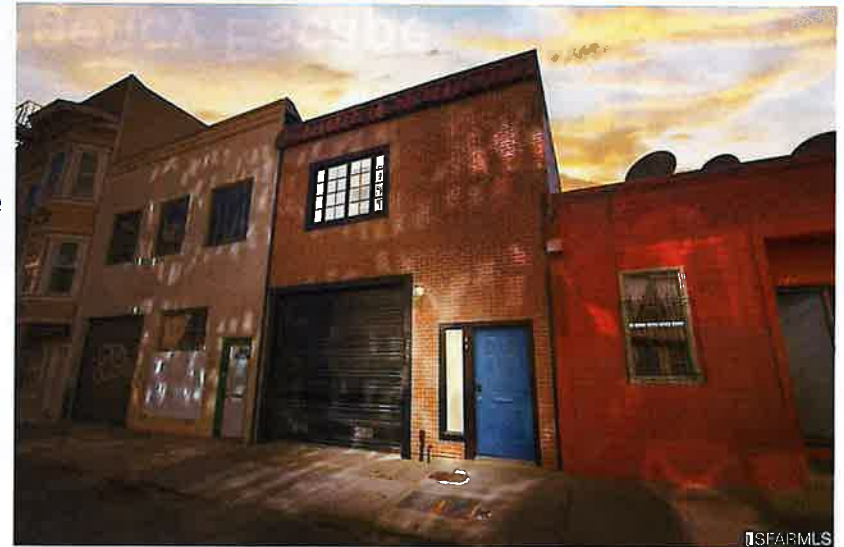


**EG-02 – Changes to Guidance on Emergency Escape
and Rescue Openings in Group R-3 Occupancy
Michelle Yu, Technical Services Manager**

Revised EG- 02: Issue and Impact

ISSUE: In Dec. 2018, California State Fire Marshall issued an interpretation that Emergency Escape and Rescue Openings (EERO) in Group R occupancies (not meeting exceptions) are required to be accessible to the fire department using ground ladders

Last December at the request of the Fire Department, DBI amended its guidance to staff and design professionals to include escape AND Rescue criteria for firefighting personnel using ground ladders in R-3 occupancies



San Francisco residential homes with zero-lot coverage

Impact to Our City: Residential buildings with sleeping rooms in the back of the property with no direct access to the right of way are out of compliance with this interpretation.

Revised EG- 02: Existing Issues

Representatives from DBI, Fire and Planning held a series of working group meetings with American Institute of Architects (AIA) to discuss and receive feedback on key issues:

- 1.) What triggers compliance with the State Fire Marshall's code interpretation
- 2.) What equivalencies can be approved by the City
- 3.) What changes need to be updated into a revised EG-02 Information Sheet



San Francisco residential homes with zero-lot coverage

Revised EG- 02: Proposed Triggers

If a project with a proposed scope of work further restricts access for the Fire Department to perform rescue at the EEROs will be subjected to SFBC Section 1030 review.

Projects may request approval of local equivalency where both of the following conditions are met:

- The escape criteria for the EERO may be accomplished where the EERO opens into a yard with a minimum of 25 feet depth.
- The rescue criteria for the EERO at a yard or court that has no access to the public way shall be proposed by the project sponsor and evaluated on a case by case basis by the Supervisor or Manager.



San Francisco residential homes with zero-lot coverage

All other conditions will be evaluated on a case-by-case basis by the Supervisor or Manager.
A Pre-application meeting and/or approval of AB-005 is required.

Revised EG- 02: Proposed Equivalencies

Alternative 1 – Fire Department Ground Ladder Access

The escape criteria for the EERO may be accomplished where the EERO opens into a yard with a minimum of 25 feet depth.

The rescue criteria for the EERO at a yard or court that has no access to the public way shall be accomplished with:

- A minimum 3-foot wide continuous pathway that can accommodate a 22-foot straight ladder from the Public Right of Way to the yard or court shall be provided.
- A path of travel diagram shall be provided showing the ability for a 22-foot ladder's ability to navigate from the public way to the yard or court where the EERO faces.



San Francisco residential homes with zero-lot coverage

Alternative 2 – Increased Fire Protection

For existing buildings only, increased fire-rated construction shall be provided throughout the building along with a fire sprinkler system throughout.

Revised EG- 02: Proposed Equivalencies

Alternative 3 – Roof Access for Rescue

The escape criteria for the EERO may be accomplished where the EERO opens into a yard with a minimum of 25 feet depth. The rescue criteria propose rescue access from the roof level into EERO's where EERO's open to a yard/court that has no access to the public way.

The vertical access component is required between the roof level and the level of each EERO with the following:

- Stairs compliant with CBC Section 1011 with the exception that spiral stairways and alternating tread devices are not permitted.
- Alternate stair design shall have a maximum stair incline of 72 degrees from horizontal.

A balcony, deck, or landing is required directly outside of each EERO:

- Minimum 3 feet wide in the direction perpendicular to the EERO.
- Minimum length shall be the width of the EERO opening.
- Any intermediate landings or platforms shall have the minimum dimensions of 36-inch deep by 72-inch long.



San Francisco residential homes with zero-lot coverage

Revised EG- 02: Proposed Equivalencies

Alternative 4 – Yard Access for Rescue

The escape criteria for the EERO may be accomplished where the EERO opens into a yard with a minimum of 25 feet depth. The rescue criteria for the EERO at a yard or court that has no access to the public way proposes access for rescue from the yard level.

A vertical access component with the following requirements is required between the ground level and the level of each EERO:

- Stairs compliant with CBC Section 1011 with the exception that spiral stairways and alternating tread devices are not permitted.
- Alternate stair design shall have a maximum stair incline of 72 degrees from horizontal.

A balcony, deck, or landing is required directly outside of each EERO:

- Minimum 3 feet wide in the direction perpendicular to the EERO.
- Minimum length shall be the width of the EERO opening.
- Any intermediate landings or platforms shall have the minimum dimensions of 36-inch deep by 72-inch long.



San Francisco residential homes with zero-lot coverage

Revised EG-02: Timeline

Dec. 2018 – California State Fire Marshall issued an interpretation that Emergency Escape and Rescue Openings (EERO) in Group R occupancies (not meeting exceptions) are required to be accessible to the fire department using ground ladders

Dec. 2021 – At the request of the Fire Department, DBI issues a new revised EG-02 that requires the project sponsor to propose rescue criteria for EEROs at the yard or court that has no direct access to the public way. The guidance is considered interim and in place for 90 days.

January 28, 2022 – First meeting between city staff (DBI, Fire, and Planning) and the American Institute of Architects of San Francisco (AIASF)

March 3, 2022 – Second meeting between city staff and AIASF representatives

April 7, 2022 – Final meeting between city staff and AIASF representatives

April 2022 – Present final proposed information sheet to Code Advisory Committee and Building Inspection Commission for review and comment; information sheet completed and circulated shortly thereafter



Questions?