



## ***Use of Security Doors in Elevator Lobbies of Multistory Office Buildings***

This information bulletin provides for an alternate means and method of construction of exiting within elevator lobbies of multistory office buildings when security is deemed necessary to control public access into private tenant spaces from the public elevator lobby. This information bulletin addresses both single-floor tenants or floors having multiple tenants wherein the tenant spaces are accessed from a common lobby on the same floor. It also addresses the special case when the elevator lobby is served by a rated public corridor that connects, in turn, two separate exits.

### **Statement of Issue**

Tenants of multistory office buildings requiring security from elevator lobbies are faced with the challenge of providing code required exiting when located on stories above the first story. The California Building Code provides that the lobby may have a minimum of one exit. However, while still in the exit access system of the building, the exiting system must provide two ways off the floor. Therefore, the challenge is to provide at least one exit from the elevator lobby and provide at least two ways off the floor while in the exit access system while maintaining a reasonable level of security to the tenant spaces.

The following are specific alternate materials and methods that may be used by designers faced with this challenge.

### **Alternate Method of Construction**

#### **Full-Floor Tenant and Multi-Tenant Floors With a Rated Public Corridor Serving the Elevator Lobby**

For full-floor tenants and multi-tenant floors that utilize a rated public corridor to serve the elevator lobby, controlled access may be utilized on doors leading from the elevator lobby into the tenant spaces without the need for a fully sprinklered building or automated smoke-detection system as required in California Building Code Section 1003.3.1.10, provided:

1. The doors equipped with ingress-controlled devices are not used as required exits but are only used for security control devices.
2. Only the doors (or exit path) leading into the rated corridor are provided with exit signs. No exit signs shall be posted at the doors equipped with ingress-controlled devices.

#### **Full-Floor Tenant Without a Rated Public Corridor Serving the Elevator Lobby**

For a full-floor tenant space, security from the elevator lobby into the tenant space may be provided by use of a special egress-controlled device (delayed access door) meeting the requirements of California Building Code 1003.3.1.10, subject to the following conditions and alternative construction:

1. The building Fire Alarm/Life Safety System shall be connected to the special egress-controlled device(s) and provided with smoke detectors in all common areas of the entire floor that the tenant space is located. It is not necessary to install smoke detectors in private offices that are not associated with the exit path leading from the elevator lobby to the exits.

2. To mitigate the reduction in smoke detectors from that otherwise required by the California Building Code section 1003.3.1.10, the sprinkler system that serves the entire floor shall utilize quick response sprinkler heads.
3. At least one of the doors or pair of doors within the lobby shall have a special egress-controlled device or devices (delayed access door). It is not necessary for all the lobby doors or both pair of doors be provided with the special egress-controlled device.
4. An exit sign shall be installed at the door or pair of doors containing the special egress-controlled device(s).

***Multi Tenant Floors Without a Rated Public Corridor Serving the Elevator Lobby***

For a multi-tenant floor that does not utilize a standard rated corridor to serve the elevator lobby, security from the elevator lobby into the tenant spaces may be provided by use of special egress-controlled device (delayed access door) meeting the requirements of California Building Code 1003.3.1.10, subject to the following conditions and alternative construction:

1. Each tenant space shall provide independent exiting to two exits within their exit access system.
2. All tenants utilizing the elevator lobby for access shall utilize special egress-controlled devices.
3. The building Fire Alarm/Life Safety System shall be connected to the special egress-controlled device(s) and provided with smoke detectors in all common areas of the entire floor that the tenant spaces are located. It is not necessary to install smoke detectors in private offices that are not associated with the exit paths leading from the elevator lobby to the exits. The building Fire Alarm/Life Safety System shall release all the doors with special egress-controlled devices simultaneously upon the activation of any life safety device.
4. To mitigate the reduction in smoke detectors from that otherwise required by the California Building Code section 1003.3.1.10, the sprinkler system that serves the entire floor shall utilize quick response sprinkler heads.
5. All the doors within the lobby shall be equipped with special egress-controlled devices (delayed access door).
6. An exit sign shall be installed at each door or pair of doors containing a special egress-controlled device.
7. Cooperation and agreement by all tenants on the floor is required. The plans submitted for permit must specifically address the other tenant spaces as part of the overall scope of work.