



References (s): K.S.A. 31-133; 2012 IFC/Chapter 14; 2012 NFPA 101 4.6.10

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The Office of the State Fire Marshal recognizes that assuring safe exiting during construction can be challenging. It will be necessary to consult a licensed architect or engineer for guidance. Wherever exiting is found to be inadequate, K.S.A. 31-144 directs the Office of the State Fire Marshal to take all necessary steps to protect the lives of building occupants. This may include immediate evacuation of all or parts of the building. In these cases, buildings will remain unusable until the problem is corrected and appropriate planning for continuous safe exiting is shown.

TEMPORARY EXITING FROM ALL BUILDINGS

Architects and engineers determine the configuration of new buildings, new additions, and scope of remodeling projects. As the authority having jurisdiction in the matters of building exits, the Office of the State Fire Marshal will hold the licensed designers responsible during the construction process with the owner. The architects or engineers are expected to perform life safety evaluations at the outset of new work to assure that existing exiting will not be impaired or impeded by new construction.

TEMPORARY EXITING CONSIDERATIONS

- If the Building Code requires rated corridors, any temporary corridor construction shall not be less than the required rating.
- If the Building Code prohibits dead-end corridors over 20 feet long, the new addition, nor the construction process, shall create one.
- If the corridor passes through the area of construction, all features required in a permanent corridor shall be required in the temporary one, including the exit discharge to a public street or way. Furthermore, temporary corridors must not be open to any construction area.
- If the Building Code requires a fire rated stair enclosures to the exterior of the building, then extending the exit path during a construction project requires that certain levels of life safety must also be extended, even when the existing stairs are non-conforming. The reason is that the travel distance to the exterior exit discharge has been extended.
- If building occupants exit through a corridor to the exterior, it is not acceptable to exit through an intervening room.

The Office of the State Fire Marshal may permit, under certain conditions, the temporary use of a “fire watch” when an exit system is impaired. A “fire watch” is a short-term compensatory measure that will allow a facility to continue to operate under an increased, supervised level of life safety. When any exits are affected during construction, regardless of whether a fire watch is being performed, The Office of the State Fire Marshal strongly recommends a program where an assigned individual of the facility walks each entire exit path at least hourly to assure the safety of the building’s occupants.

FIRE FACT 045 – EXITING DURING CONSTRUCTION