CODE GUIDE

BUREAU OF DEVELOPMENT SERVICES

TOPIC: **Corridor Alcoves - UBC/10/#9**

CODE: **Structural Specialty Code: 1998 Edition**

APPROVED: **January 1, 2004** ***[Ray Kerridge]***

REFERENCE: **Section 1004.2.2 – Structural Specialty Code**

SUBJECT: **Amenity Allowances in Corridors**

QUESTION: The provisions in this section of the building code outline limitations on the number of intervening rooms that an individual can travel through to get to an exit. Under current practice, there is a tendency to place furnished spaces adjacent to and open to corridors. The spaces can be large or small, and can include furniture, telephones or vending machines. Are these corridor spaces, or interruptions, allowed under the provisions of the code, and if so, what amenities are allowed to be located in the spaces?

RESPONSE: The application of this guide is intended to apply to corridor alcoves where vending and furnishings are provided for use by the building occupants. The following corridor interruptions (alcoves) will be allowed to be open to the corridor under the conditions listed below. Proposed corridor alcoves that contain more square footage or is of greater depth than allowed under the provisions of this guide will be addressed by the Bureau of Development Services (BDS) on a case by case basis through the appeals process.

The alcoves allowed in this guide have been placed into three categories, Level I alcoves, Level 2 alcoves and Special Amenity alcoves.

Level 1 corridor alcoves.

1. Level 1 alcoves are 500 square feet or less.
2. Level 1 alcoves are allowed in buildings that are sprinkled throughout by an automatic sprinkler system meeting the requirements of NFPA 13 R.

Level 2 corridor alcoves.

1. Level 2 alcoves are 750 square feet or less.
2. Level 2 alcoves are allowed in buildings that are sprinkled throughout by an automatic sprinkler system meeting the requirements of NFPA 13.

Special Amenity alcoves.

1. Special Amenity alcoves are shallow recessed alcoves open to the corridor to house drinking fountains, telephone booths, vending machines and other similar amenities for the exclusive use of the occupants of the building. See below for a complete list of amenities permitted and sizing requirements for these alcoves.
2. Special amenity alcoves are allowed in buildings that are sprinkled throughout by an automatic sprinkler system meeting the requirements of at least NFPA 13R.

A. Level 1 and Level 2 Alcoves.

The following allowances & requirements apply to all Level 1 and Level 2 corridor alcoves.

1. **Maximum number allowed**. A maximum of two alcoves are allowed per floor level. Where the floor level has been divided into separate areas by the use of walls meeting the construction of a two-hour horizontal exit wall, two alcove areas are allowed for each divided area.

2. **Physical separation**. Where more than one alcove is provided per floor or floor area as described in item one, the alcove areas must

be separated from one another by physical space or, if located immediately adjacent to each other, by a physical barrier resistant to the passage of smoke.

3. **Egress Path**. The egress path must meet the following conditions:

   a. The egress path must be shown on the submitted plans;
   b. The egress path for the primary occupancy must be free of any amenities and furniture;
   c. The required exit width shall be maintained outside of the established alcove area;
   d. In other than dwelling units, one enclosed room may have its egress path pass through an alcove to the corridor or egress path for the primary occupancy. Where more than one means of egress is required from an enclosed room only one of the means of egress may pass through an alcove area. The required exit width shall be free of any amenities and furniture.
   e. The egress plan shall be approved by the City of Portland Fire Marshal's Office.

1. **Furniture and amenities**
   a. **Amenities.** Amenities allowed in Level 1 and Level 2 alcoves are limited to the following:
      1) Vending machines
      2) Telephones
      3) Automated Teller Machines
      4) Water fountains or water coolers
      5) Ice machines
      6) Entertainment and recreational equipment such as television, VCR/DVD player, pool table, video games, or computers.

7) Enclosed non-solid fuel burning fireplaces meeting ANSI Standard Z21.11.1, Gas Fired Room Heaters, vented.

b. **Furniture.** Furniture located in the alcoves is limited to tables, chairs, sofas, and lamps. All furniture located in the alcoves must meet the California flame spread standard established in Technical Bulletin #133.

B. Special Amenity Alcoves. The following allowances & requirements apply to all Special Amenity corridor alcoves.

1. **Size of Alcoves.** Special Amenity alcoves shall be not more than four (4) feet in depth from the face of the corridor wall. Length shall be as determined by the amenities placed in the alcove.

2. **Amenities**. Amenities allowed in Special Amenity alcoves are limited to the following:

   a. Vending machines
   b. Telephones
   c. Automated Teller Machines
   d. Water fountains or water coolers
   e. Ice machines

3. **Placement of Amenities.** The amenity is to be placed within the alcove so that it does not protrude more than 4 inches into the corridor width or the façade of the amenity is not recessed into the alcove more than 4 inches from the face of the corridor wall.

4. **Egress Path**. The egress path must meet the all the following conditions:

   a. The egress path must be shown on the submitted plans;
   b. The egress path for the primary occupancy must be free of any amenities;
   c. The required exit width shall be maintained outside of the established alcove area;
   d. In other than dwelling units, one enclosed room may have its egress path pass through an alcove to the corridor/egress path for the primary occupancy. Where more than one means of egress is required from an enclosed room, only one of the means of egress may pass through an alcove area. The required exit width shall be free of any amenities and furniture;
   e. The egress plan shall be approved by the City of Portland Fire Marshal's Office.

5. **Maximum number allowed**. A maximum of five special amenity alcoves are allowed per floor level. Where the floor level has been divided into separate areas by the use of walls meeting the construction of a two-hour horizontal exit wall, five alcove areas are allowed for each divided area.

For other special use alcoves allowed in hospitals and nursing homes see BDS Code Guide UBC/10/#5

New January 1, 2004