QUESTION: When will the Bureau of Development Services (BDS) require the addition of an elevator lobby in those buildings that were constructed before the code required separated elevator lobbies?

RESPONSE: BDS will require the addition of elevator lobbies in accordance with current Building Code requirements where any of the following conditions occur:

1. On any floor of a building where 51% or more of the floor area undergoes a change of occupancy; or
2. On any floor of a building where alteration or modification changes the configuration of the fire-resistance-rated corridor providing common access to the exits; or
3. Where a cumulative increase in the building occupant load of more than 33% or 149 persons occurs within any 24 month period, regardless of the number of permits involved.

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