



**TOPIC: Elevator Lobbies – IBC/4/#4**

**CODE: Structural Specialty Code: 2010 Edition**

**REVISED: January 16, 2013 [Paul L. Scarlett], Director**

**REFERENCE: Structural Specialty Code, Chapters 4, 7 and 34**

**SUBJECT: Elevator Lobbies - Acceptable Alternatives**

**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.

---

Updates August 23, 2007 edition  
Updates July 14, 2006 edition  
Updates January 1, 2004 edition  
New: January 1, 2004