



Miami Beach Fire Department
FIRE PREVENTION DIVISION
STANDARDS



TOPIC: **Apartments – Two Exit doors**

STANDARD NO: NEWC-S08

Revision 1

Many existing high-rise apartment occupancies were designed with two exit access doors leading to the corridor. Many of these buildings are under an Engineered Life Safety System, which include a partial sprinkler system, typically, with a sprinkler head over each of the doors.

The previous standard indicated specific requirements related to sprinkler system protection when the owner wanted to remove the second door from the apartment unit. On July 1, 2010, a new law for high-rise buildings allowed several exemptions for sprinkler requirements in high-rise buildings. Therefore, the previous requirement can no longer be enforced; hence, this FPS Revision 1 documents the current requirements.

If an owner wants to eliminate the second door from the apartment leading to the corridor, the owner will have to comply with the following:

Common path of travel and travel distances must be met without the second door as per NFPA 101. Smoke detectors must be hardwired and interconnected.

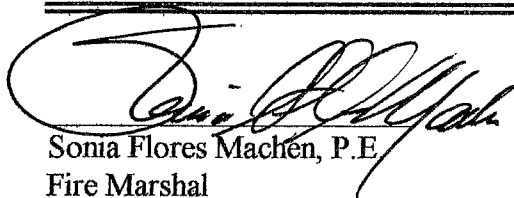
AND one of the following options:

1) Remove the door and frame and restore the opening with equal fire resistance rating as the wall construction. This is the preferred method to protect the opening.

OR

2) Leave the door and build a fire-rated wall behind the door assembly with equal rating as the corridor wall rating. Remove all the door hardware which would make it obvious that the door is no longer in use. There should also be a small sign on the door stating “door opening eliminated-wall behind this door panel”, or similar language. By removing the hardware, the firefighters will be able to identify that the door is not in use so that there is no delay in entry into the unit.

NOTE: If the building has a partial sprinkler system with a sprinkler head over the door, then the head can remain for additional coverage in the unit. The sprinkler head may be removed if the alteration (i.e., cabinets) would be creating an obstruction.


Sonia Flores Machén, P.E.
Fire Marshal

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