

## Contact Us

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City of Hagerstown



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# Means of Egress

Requirements

# Means Of Egress

## Definitions

**Means of Egress** is a continuous and unobstructed path of vertical and horizontal egress travel from any occupied portion of a building or structure to a public way.

**Public Way** is a street, alley or other parcel of land open to the outside air leading to a street.

## Code Administration Requirements for Means of Egress

A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way.

Where more than one exit is required, all occupants shall have access to at least two exits.

## Residential Buildings

Every story exceeding two stories above grade shall be provided with not less than two independent exits.

## Non-Residential Buildings

Every occupied story more than six stories above grade shall be provided with not less than two independent exits.

## Third Story Single Family Home

The third floor of a single family home may not need another means of egress.

## Apartment Buildings Three stories or more

Each residential apartment unit does not require its own fire escape but it must have access to two means of egress that can be shared by the other apartments on that floor as long as the means of egress does not travel through another apartment.

## Means of Egress vs. Emergency Escape windows

Emergency escape windows do not meet the requirements for a means of egress.

## Locks on Means of Egress Doors

All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort.

## Storing Items in a Means of Egress

Rubbish, garbage or other materials shall not be stored or allowed to accumulate in stairways, passageways, doors, windows, fire escapes or other means of egress.

## Lighting a Means of Egress

Means of egress stairways shall be adequately illuminated at all times the building is occupied.

## Permits

All work except minor repairs must be done under permit. All electrical, heating, and plumbing work should be done by licensed contractors under permit. Applications for permits may be obtained through the Code Administration Division Permits Office on the third floor of City Hall. Call 301.739.8577 x127 for complete information.

## Disclaimer

This publication is intended to be a guide to assist in answering general inquiries. This publication does **Not** include all aspects of the relevant code. Code requirements vary depending on numerous factors. For specific questions, please contact Code Administration.