

Definitions

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

A **public way** is a street, alley, or other parcel of land open to the outside air leading to a street.

Emergency Escape Window vs. Means of Egress

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

Operational Constraints

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.

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 codes. Code requirements vary depending on numerous factors. For specific questions, please contact Code Administration.

Permits

All work expect 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 Permits office on the 3rd floor of City Hall.

Phone: 301-739-8577, Ext. 103

Fax: 301-791-2650

Email: codecompliance@hagerstownmd.org

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Planning and Code Administration Department
One East Franklin Street, Suite 300
Hagerstown, Maryland 21740

Means of Egress



Requirements



1 E. Franklin St. Suite 300
Hagerstown, MD 21740
301-790-4163

Means of Egress

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 Use Buildings

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

Non-Residential Use 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.

Arrangement

Exits from dwelling units, rooming units, guestrooms and dormitory units shall not lead through other such units, or through toilet rooms or bathrooms.

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.

Exit Signs

All required means of egress in multiple unit residential structures with more than three stories above grade shall be indicated with approved EXIT SIGNS. All exit signs shall remain visible.

Locked doors

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