

Nov 16, 2020

Dear Knoxville Mayor and City Council Members,

I am writing this letter to express the concerns of many rental property owners within the City of Knoxville regarding the recently passed Rental Housing Inspection program.

The company that Knoxville has contracted to conduct the program inspections (Iowa Inspections LLC) and its owner Jason Van Ausdall have developed a City of Knoxville Inspection Checklist. On October 27th a meeting was held in the Knoxville Library and Mr. Van Ausdall explained the list to landlords what his requirements would be to meet each item.

It would appear, at first glance, most of the items make sense from a safety and community beautification perspective. Although it is obvious a lot of the requirements are based off building codes for new construction that go above and beyond the building codes that were in place at the time of construction. When Mr. Van Ausdall was asked about some of these items (types of sleeping room egress, bathroom ventilation, additional fire escapes, etc.) he stated the unit would have to be "re-configured", "remodeled" or "use the living room for a bedroom". This goes way beyond just adding a few GFCI's and additional smoke detectors and CO2 detectors as I believe most of the council was led to believe when the program was first presented.

This type of requirement to conform would be very expensive and likely could not be completed in a safe manner while a tenant is living in the unit. This would displace families, possibly into homelessness. Knoxville already has a shortage of affordable housing. Forced remodeling and updates to current new construction codes for rental units would also increase the rent rates and push some families out of a place to live.

According to the city's website, Knoxville's adoption of Building Code is the provisions of the state code, the International Building Code, 2009 edition. Chapter 34 of that code is for Existing Structures. Paragraph 3401.2 states Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed.

Many of us also provide some housing for the Knoxville Housing Choice voucher Program which is a Federal government funded program through HUD. To participate in that program and insure safe habitable housing they require annual inspections to be performed on our rental units. They recognize International Building codes for compliance with the code edition under which installed.

Many of us attended the Knoxville City Council meeting discussion of rental inspections that was held in July 2020. During that meeting a handout was provided summarizing the discussions and sales pitch from Mr. Van Ausdall from a March 10 Planning and Zoning Commission work Session. That handout included statements stating "Benefits" as "it can attract a better pool of renters". I am not sure what that means but it could be considered discriminatory to some. It also stated as a "Need": "Poorly maintained rental properties have created unsafe conditions and have led to dangerous fires that have destroyed homes" When asked what data indicated that, the council had no answer or supporting data. Councilwoman Megan Suhr stated: research from the past three years shows 77% of landlords pass rental inspections on the first round, and 91% pass on the second round. "We have to have a code to actually have some of those details worked out," says Suhr. "But it looks like it's worked really well in other communities." In reality, a 2018 Audit report published by the City of Oskaloosa regarding their Program, also ran by Mr. Van Ausdall, stated "approximately one-third of properties passed their first inspection". Oskaloosa also experienced an increase of sales of rental properties with many being sold on contract from landlord to tenant.

Mr. Van Ausdall has successfully expanded his company (brought his son in) and sold his services to Oskaloosa, Newton, Colfax and Mitchellville also. An article from the Newton Daily News (July 12, 2018) reported That Jason Van Ausdall was employed by Veenstra and Kim Inc. and was contracted as a building inspector for Prairie City, Iowa. Mr. Van Ausdall resigned. Excerpt from an article in The Newton Dailey News states: VanAusdall and three members of Prairie

City's last city council frequently butted heads — VanAusdall disagreeing with council's direction to do away with certain building permits and the council members claiming the inspector was too harsh and unfriendly to Prairie City residents.

When discussion of implementing a Rental Inspection program in Knoxville was first brought up, The Planning and Zoning Commission assured us our concerns and input would be considered in development of the program. That never happened. It appears Mr. Van Ausdall's presentation convinced them he could "clean up the town". However, his program puts undue hardship on Property owners (Landlords) and tenants. The checklists do not recognize IBC codes for existing structures and it relies too heavily on his opinion of whatever he deems. I believe the current arrangement between the City and Mr. Van Ausdall gives him too much power in developing his own interpretation of codes and how they should apply.

Considering the current pandemic and lack of access to city council members (zoom meetings don't offer equal input to those affected) I ask you to re-evaluate the Rental Inspection implementation and requirements. The rental inspections should not be held to a code that did not exist when constructed and subject to one person's opinion of what is acceptable or not. Landlord input needs to be included in the inspection requirements and checklist development to be effective and reasonable for all stakeholders impacted in a Rental Inspection Program.

Respectfully,

Randy + Diane Cartwright

Diane + Betty Schmas

Kathy Caviness

Randy + Sheryl Chambers / Rsc Properties LLC

Mark Van Dusen

Jimmy McHenry

Jason Palmer - Cushman Enterprises

Alise Leppert

A.J. Mottett

Elaine + John Jordan

Sally - Crystal Clear Properties

HP

Joseph + Wayne
Charles Warden

Paul Cartwright

PH

Dave Duggins

See attached code references:

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Randy & Diane Cartwright *in duplicate*

Diane & Betty Schenck

** Kathy Caviness*

Randy & Sheryl Chambers / RSC Properties LLC

** Jessie & Diane Ross*

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Respectfully,

Randy + Diane Cartwright duplicate

* *Theresa Hansen*

See attached code references:

CHAPTER 34

EXISTING STRUCTURES

SECTION 3401 GENERAL

3401.1 Scope. The provisions of this chapter shall control the *alteration*, repair, *addition* and change of occupancy of existing structures.

Exception: Existing *bleachers*, grandstands and folding and telescopic seating shall comply with ICC 300-02.

3401.2 Maintenance. Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the *building official* shall have the authority to require a building or structure to be reinspected. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.

3401.3 Compliance. Alterations, repairs, additions and changes of occupancy to existing structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy in the *International Fire Code*, *International Fuel Gas Code*, *International Mechanical Code*, *International Plumbing Code*, *International Property Maintenance Code*, *International Private Sewage Disposal Code*, *International Residential Code* and NFPA 70.

3401.4 Building materials. Building materials shall comply with the requirements of this section.

3401.4.1 Existing materials. Materials already in use in a building in compliance with requirements or approvals in effect at the time of their erection or installation shall be permitted to remain in use unless determined by the building code official to be dangerous to life, health or safety. Where such conditions are determined to be dangerous to life, health or safety, they shall be mitigated or made safe.

3401.4.2 New and replacement materials. Except as otherwise required or permitted by this code, materials permitted by the applicable code for new construction shall be used. Like materials shall be permitted for repairs and alterations, provided no hazard to life, health or property is created. Hazardous materials shall not be used where the code for new construction would not permit their use in buildings of similar occupancy, purpose and location.

3401.4 Alternative compliance. Work performed in accordance with the *International Existing Building Code* shall be deemed to comply with the provisions of this chapter.

SECTION 3402 DEFINITIONS

3402.1 Definitions. The following words and terms shall, for the purposes of this chapter and as used elsewhere in the code, have the meanings shown herein.

DANGEROUS. Any building or structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

1. The building or structure has collapsed, partially collapsed, moved off its foundation or lacks the support of ground necessary to support it.
2. There exists a significant risk of collapse, detachment or dislodgment of any portion, member, appurtenance or ornamentation of the building or structure under service loads.

EXISTING STRUCTURE. A structure erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued.

PRIMARY FUNCTION. A *primary function* is a major activity for which the facility is intended. Areas that contain a *primary function* include, but are not limited to, the customer service lobby of a bank, the dining area of a cafeteria, the meeting rooms in a conference center, as well as offices and other work areas in which the activities of the public accommodation or other private entity using the facility are carried out. Mechanical rooms, boiler rooms, supply storage rooms, employee lounges or locker rooms, janitorial closets, entrances, corridors and restrooms are not areas containing a *primary function*.

SUBSTANTIAL STRUCTURAL DAMAGE. A condition where:

1. In any *story*, the vertical elements of the lateral force-resisting system have suffered damage such that the lateral load-carrying capacity of the structure in any horizontal direction has been reduced by more than 20 percent from its pre-damage condition; or
2. The capacity of any vertical gravity load-carrying component or any group of such components, that supports more than 30 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 percent from its pre-damage condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by this code for new buildings of similar structure, purpose and location.

TECHNICALLY INFEASIBLE. An *alteration* of a building or a facility that has little likelihood of being accomplished because the existing structural conditions require the removal or *alteration* of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

CHAPTER 10

MEANS OF EGRESS

SECTION 1001 ADMINISTRATION

1001.1 General. Buildings or portions thereof shall be provided with a *means of egress* system as required by this chapter. The provisions of this chapter shall control the design, construction and arrangement of *means of egress* components required to provide an *approved means of egress* from structures and portions thereof.

1001.2 Minimum requirements. It shall be unlawful to alter a building or structure in a manner that will reduce the number of *exits* or the capacity of the *means of egress* to less than required by this code.

[F] 1001.3 Maintenance. *Means of egress* shall be maintained in accordance with the *International Fire Code*.

SECTION 1002 DEFINITIONS

1002.1 Definitions. The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

ACCESSIBLE MEANS OF EGRESS. A continuous and unobstructed way of egress travel from any *accessible* point in a building or facility to a *public way*.

AISLE. An unenclosed *exit access* component that defines and provides a path of egress travel.

AISLE ACCESSWAY. That portion of an *exit access* that leads to an *aisle*.

ALTERNATING TREAD DEVICE. A device that has a series of steps between 50 and 70 degrees (0.87 and 1.22 rad) from horizontal, usually attached to a center support rail in an alternating manner so that the user does not have both feet on the same level at the same time.

AREA OF REFUGE. An area where persons unable to use *stairways* can remain temporarily to await instructions or assistance during emergency evacuation.

BLEACHERS. Tiered seating supported on a dedicated structural system and two or more rows high and is not a building element (see "Grandstands").

COMMON PATH OF EGRESS TRAVEL. That portion of *exit access* which the occupants are required to traverse before two separate and distinct paths of egress travel to two *exits* are available. Paths that merge are common paths of travel. Common paths of egress travel shall be included within the permitted travel distance.

CORRIDOR. An enclosed *exit access* component that defines and provides a path of egress travel to an *exit*.

DOOR, BALANCED. A door equipped with double-pivoted hardware so designed as to cause a semicounter balanced swing action when opening.

EGRESS COURT. A court or *yard* which provides access to a *public way* for one or more *exits*.

EMERGENCY ESCAPE AND RESCUE OPENING. An operable window, door or other similar device that provides for a means of escape and access for rescue in the event of an emergency.

EXIT. That portion of a *means of egress* system which is separated from other interior spaces of a building or structure by fire-resistance-rated construction and opening protectives as required to provide a protected path of egress travel between the *exit access* and the *exit discharge*. Exits include exterior exit doors at the level of *exit discharge*, vertical *exit enclosures*, *exit passageways*, exterior *exit stairways*, exterior *exit ramps* and horizontal *exits*.

EXIT ACCESS. That portion of a *means of egress* system that leads from any occupied portion of a building or structure to an *exit*.

EXIT ACCESS DOORWAY. A door or access point along the path of egress travel from an occupied room, area or space where the path of egress enters an intervening room, corridor, unenclosed *exit access stair* or unenclosed *exit access ramp*.

EXIT DISCHARGE. That portion of a *means of egress* system between the termination of an *exit* and a *public way*.

EXIT DISCHARGE, LEVEL OF. The *story* at the point at which an *exit* terminates and an *exit discharge* begins.

EXIT ENCLOSURE. An *exit* component that is separated from other interior spaces of a building or structure by fire-resistance-rated construction and opening protectives, and provides for a protected path of egress travel in a vertical or horizontal direction to the *exit discharge* or the *public way*.

EXIT, HORIZONTAL. A path of egress travel from one building to an area in another building on approximately the same level, or a path of egress travel through or around a wall or partition to an area on approximately the same level in the same building, which affords safety from fire and smoke from the area of incidence and areas communicating therewith.

EXIT PASSAGEWAY. An *exit* component that is separated from other interior spaces of a building or structure by fire-resistance-rated construction and opening protectives, and provides for a protected path of egress travel in a horizontal direction to the *exit discharge* or the *public way*.

FIRE EXIT HARDWARE. Panic hardware that is *listed* for use on *fire door assemblies*.

FLIGHT. A continuous run of rectangular treads, *winders* or combination thereof from one landing to another.

FLOOR AREA, GROSS. The floor area within the inside perimeter of the *exterior walls* of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors' stairways, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding *exterior walls* shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

FLOOR AREA, NET. The actual occupied area not including unoccupied accessory areas such as corridors, stairways, toilet rooms, mechanical rooms and closets.

FOLDING AND TELESCOPIC SEATING. Tiered seating having an overall shape and size that is capable of being reduced for purposes of moving or storing and is not a building element.

GRANDSTAND. Tiered seating supported on a dedicated structural system and two or more rows high and is not a building element (see "Bleachers").

GUARD. A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.

HANDRAIL. A horizontal or sloping rail intended for grasping by the hand for guidance or support.

MEANS OF EGRESS. A continuous and unobstructed path of vertical and horizontal egress travel from any occupied portion of a building or structure to a public way. A means of egress consists of three separate and distinct parts: the *exit access*, the *exit* and the *exit discharge*.

MERCHANDISE PAD. A merchandise pad is an area for display of merchandise surrounded by *aisles*, permanent fixtures or walls. Merchandise pads contain elements such as nonfixed and moveable fixtures, cases, racks, counters and partitions as indicated in Section 105.2 from which customers browse or shop.

NOSING. The leading edge of treads of *stairs* and of landings at the top of *stairway flights*.

OCCUPANT LOAD. The number of persons for which the *means of egress* of a building or portion thereof is designed.

PANIC HARDWARE. A door-latching assembly incorporating a device that releases the latch upon the application of a force in the direction of egress travel.

PHOTOLUMINESCENT. Having the property of emitting light that continues for a length of time after excitation by visible or invisible light has been removed.

PUBLIC WAY. A street, alley or other parcel of land open to the outside air leading to a street, that has been deeded, dedicated or otherwise permanently appropriated to the public for public use and which has a clear width and height of not less than 10 feet (3048 mm).

RAMP. A walking surface that has a running slope steeper than one unit vertical in 20 units horizontal (5-percent slope).

SCISSOR STAIR. Two interlocking *stairways* providing two separate paths of egress located within one stairwell enclosure.

SELF-LUMINOUS. Illuminated by a self-contained power source, other than batteries, and operated independently of external power sources.

SMOKE-PROTECTED ASSEMBLY SEATING. Seating served by *means of egress* that is not subject to smoke accumulation within or under a structure.

STAIR. A change in elevation, consisting of one or more risers.

STAIRWAY. One or more *flights of stairs*, either exterior or interior, with the necessary landings and platforms connecting them, to form a continuous and uninterrupted passage from one level to another.

STAIRWAY, EXTERIOR. A *stairway* that is open on at least one side, except for required structural columns, beams, *handrails* and *guards*. The adjoining open areas shall be either *yards*, *courts* or *public ways*. The other sides of the exterior *stairway* need not be open.

STAIRWAY, INTERIOR. A *stairway* not meeting the definition of an *exterior stairway*.

STAIRWAY, SPIRAL. A *stairway* having a closed circular form in its plan view with uniform section-shaped treads attached to and radiating from a minimum-diameter supporting column.

SUITE. A group of patient treatment rooms or patient sleeping rooms within Group I-2 occupancies where staff are in attendance within the *suite*, for supervision of all patients within the suite and the suite is in compliance with the requirements of Sections 1014.2.2 through 1014.2.7.

WINDER. A tread with nonparallel edges.

SECTION 1003 GENERAL MEANS OF EGRESS

1003.1 Applicability. The general requirements specified in Sections 1003 through 1013 shall apply to all three elements of the *means of egress* system, in addition to those specific requirements for the *exit access*, the *exit* and the *exit discharge* detailed elsewhere in this chapter.

1003.2 Ceiling height. The *means of egress* shall have a ceiling height of not less than 7 feet 6 inches (2286 mm).

Exceptions:

1. Sloped ceilings in accordance with Section 1208.2.
2. Ceilings of dwelling units and sleeping units within residential occupancies in accordance with Section 1208.2.
3. Allowable projections in accordance with Section 1003.3.
4. Stair headroom in accordance with Section 1009.2.
5. Door height in accordance with Section 1008.1.1.

1010.6.1 Slope. Landings shall have a slope not steeper than one unit vertical in 48 units horizontal (2-percent slope) in any direction. Changes in level are not permitted.

1010.6.2 Width. The landing shall be at least as wide as the widest *ramp* run adjoining the landing.

1010.6.3 Length. The landing length shall be 60 inches (1525 mm) minimum.

Exceptions:

1. In Group R-2 and R-3 individual dwelling and sleeping units that are not required to be *Accessible units*, *Type A units* or *Type B units* in accordance with Section 1107, landings are permitted to be 36 inches (914 mm) minimum.
2. Where the *ramp* is not a part of an *accessible route*, the length of the landing shall not be required to be more than 48 inches (1220 mm) in the direction of travel.

1010.6.4 Change in direction. Where changes in direction of travel occur at landings provided between *ramp* runs, the landing shall be 60 inches by 60 inches (1524 mm by 1524 mm) minimum.

Exception: In Group R-2 and R-3 individual dwelling or sleeping units that are not required to be *Accessible units*, *Type A units* or *Type B units* in accordance with Section 1107, landings are permitted to be 36 inches by 36 inches (914 mm by 914 mm) minimum.

1010.6.5 Doorways. Where doorways are located adjacent to a *ramp* landing, maneuvering clearances required by ICC A117.1 are permitted to overlap the required landing area.

1010.7 Ramp construction. All *ramps* shall be built of materials consistent with the types permitted for the type of construction of the building, except that wood *handrails* shall be permitted for all types of construction. *Ramps* used as an *exit* shall conform to the applicable requirements of Sections 1022.1 through 1022.6 for *exit enclosures*.

1010.7.1 Ramp surface. The surface of *ramps* shall be of slip-resistant materials that are securely attached.

1010.7.2 Outdoor conditions. Outdoor *ramps* and outdoor approaches to *ramps* shall be designed so that water will not accumulate on walking surfaces.

1010.8 Handrails. *Ramps* with a rise greater than 6 inches (152 mm) shall have handrails on both sides. *Handrails* shall comply with Section 1012.

Exception: *Handrails* for ramped *aisles* are not required where permitted by Section 1028.13.

1010.9 Edge protection. Edge protection complying with Section 1010.9.1 or 1010.9.2 shall be provided on each side of *ramp* runs and at each side of *ramp* landings.

Exceptions:

1. Edge protection is not required on *ramps* that are not required to have *handrails*, provided they have flared sides that comply with the ICC A117.1 curb ramp provisions.

2. Edge protection is not required on the sides of *ramp* landings serving an adjoining *ramp* run or *stairway*.

3. Edge protection is not required on the sides of *ramp* landings having a vertical drop off of not more than 1/2 inch (12.7 mm) within 10 inches (254 mm) horizontally of the required landing area.

4. In assembly spaces with fixed seating, edge protection is not required on the sides of *ramps* where the *ramps* provide access to the adjacent seating and *aisle accessways*.

1010.9.1 Curb, rail, wall or barrier. A curb, rail, wall or barrier shall be provided to serve as edge protection. A curb must be a minimum of 4 inches (102 mm) in height. Barriers must be constructed so that the barrier prevents the passage of a 4-inch-diameter (102 mm) sphere, where any portion of the sphere is within 4 inches (102 mm) of the floor or ground surface.

1010.9.2 Extended floor or ground surface. The floor or ground surface of the *ramp* run or landing shall extend 12 inches (305 mm) minimum beyond the inside face of a *handrail* complying with Section 1012.

1010.10 Guards. *Guards* shall be provided where required by Section 1013 and shall be constructed in accordance with Section 1013.

SECTION 1011 EXIT SIGNS

1011.1 Where required. *Exits* and *exit access* doors shall be marked by an *approved exit sign* readily visible from any direction of egress travel. The path of egress travel to *exits* and within *exits* shall be marked by readily visible *exit signs* to clearly indicate the direction of egress travel in cases where the *exit* or the path of egress travel is not immediately visible to the occupants. Intervening *means of egress* doors within *exits* shall be marked by *exit signs*. *Exit sign* placement shall be such that no point in an *exit access corridor* or *exit passageway* is more than 100 feet (30 480 mm) or the *listed* viewing distance for the sign, whichever is less, from the nearest visible *exit sign*.

Exceptions:

1. *Exit signs* are not required in rooms or areas that require only one *exit* or *exit access*.
2. Main exterior *exit* doors or gates that are obviously and clearly identifiable as *exits* need not have *exit signs* where approved by the building official.
3. *Exit signs* are not required in occupancies in Group U and individual sleeping units or dwelling units in Group R-1, R-2 or R-3.
4. *Exit signs* are not required in dayrooms, sleeping rooms or dormitories in occupancies in Group 1-3.
5. In occupancies in Groups A-4 and A-5, *exit signs* are not required on the seating side of vomitories or openings into seating areas where *exit signs* are provided in the concourse that are readily apparent from the vomitories. Egress lighting is provided to identify

NFPA codes

7.10.1.2.1* Exits, other than main exterior exit doors that obviously and clearly are identifiable as exits, shall be marked by an approved sign that is readily visible from any direction of exit access.

A.7.10.1.2.1 Where a main entrance also serves as an exit, it will usually be sufficiently obvious to occupants so that no exit sign is needed.

The character of the occupancy has a practical effect on the need for signs. In any assembly occupancy, hotel, department store, or other building subject to transient occupancy, the need for signs will be greater than in a building subject to permanent or semipermanent occupancy by the same people, such as an apartment house where the residents are presumed to be familiar with exit facilities by reason of regular use thereof. Even in a permanent residence-type building, however, there is a need for signs to identify exit facilities such as outside stairs that are not subject to regular use during the normal occupancy of the building.

There are many types of situations where the actual need for signs is debatable. In cases of doubt, however, it is desirable to be on the safe side by providing signs, particularly because posting signs does not ordinarily involve any material expense or inconvenience.

The requirement for the locations of exit signs visible from any direction of exit access is illustrated in Figure A.7.10.1.2.1.

7.10.1.3 Exit Door Tactile Signage. Tactile signage shall be provided to meet the following criteria, unless otherwise provided in 7.10.1.4:

- (1) Tactile signage shall be located at each exit door requiring an exit sign.
- (2) Tactile signage shall read as follows: EXIT.
- (3) Tactile signage shall comply with ICC/ANSI A117.1, *American National Standard for Accessible and Usable Buildings and Facilities*.

7.10.1.4 Existing Exemption. The requirements of 7.10.1.3 shall not apply to existing buildings, provided that the occupancy classification does not change.

7.10.1.5 Exit Access.

7.10.1.5.1 Access to exits shall be marked by approved, readily visible signs in all cases where the exit or way to reach the exit is not readily apparent to the occupants.

SECTION 1011

EXIT SIGNS

1011.1 Where required. *Exits* and *exit access* doors shall be marked by an *approved exitsign* readily visible from any direction of egress travel. The path of egress travel to *exits* and within *exits* shall be marked by readily visible *exit* signs to clearly indicate the direction of egress travel in cases where the *exit* or the path of egress travel is not immediately visible to the occupants. Intervening *means of egress* doors within *exits* shall be marked by *exit* signs. *Exit* sign placement shall be such that no point in an *exit access corridor* or *exit passageway* is more than 100 feet (30 480 mm) or the *listed* viewing distance for the sign, whichever is less, from the nearest visible *exit* sign.

Exceptions:

1. *Exit* signs are not required in rooms or areas that require only one *exit* or *exit access*.
2. Main exterior *exit* doors or gates that are obviously and clearly identifiable as *exits* need not have *exit* signs where *approved* by the *building official*.
3. *Exitsigns* are not required in occupancies in Group U and individual sleeping units or dwelling units in Group R-1, R-2 or R-3.
4. *Exit* signs are not required in dayrooms, sleeping