

LIFE SAFETY INFORMATION FOR RESIDENTIAL CONSTRUCTION

(2006 International Residential Code with local amendments)

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EMERGENCY EGRESS

Every sleeping room shall have at least one open able window or exterior door approved for emergency egress or rescue. The window shall have a net clear opening of 5.0 square feet for windows with a sill height to ground level of 44" or less and 5.7 square feet for windows with a sill height to ground level greater than 44". Minimum clear height is 24 inches. Minimum clear width is 20 inches. Bars, grills, screen or other obstructions placed on these windows shall be releasable or removable from the inside without the use of a key or tool.

EXITS

All egress doors shall be openable from the side from which egress is to be made without the use of a key.

STAIRS

Minimum width of stairways is 3 feet. Handrails may extend 4 ½ inches into the stairway and shall be 34 inches to 38 inches above the nose of the treads.

Maximum riser height is 8 inches and minimum tread is 9 inches. When risers are closed, all treads shall have a uniform projection (nosing) between ¾ inch and 1-¼ inches.

Winders are permitted, provided the width of the tread at a point no more than 12 inches from the narrow side is not less than 9 inches, the minimum width of the tread is 4 inches minimum and the average width of any tread is not less than 9 inches.

Spiral stairs are permitted provided the minimum width shall be 26 inches with each tread having a 7 ½ inches minimum tread width at 12 inches from the narrow edge. All treads shall be identical and the rise shall be no more than 9 1/2 inches. Minimum headroom shall be 6'-6".

SMOKE DETECTORS

R313.2 Location. Smoke alarms shall be installed in the following

Locations: 1. in each sleeping room. 2. Outside each separate sleeping area in the immediate vicinity of the bedrooms. 3. On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split

levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. All detectors shall be approved and listed and shall be installed in accordance with the manufacturer's instructions.

R313.2.1 Alterations, repairs and additions. When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings; the smoke alarms shall be interconnected and hard wired.

Exceptions:

1. Inter connection and hard-wiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for hard wiring and interconnection without the removal of interior finishes.

2. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, are exempt from the requirements of this section.

R313.3 Power source. In new construction, the required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power or in buildings that undergo alterations, repairs or additions regulated by Section R313.2.1.