



INFORMATIONAL BULLETIN

Bulletin No. 243
Page 1 of 3
Effective: 8/1/94
Revised: 2/20/96

Approved: *Bob L...*
Building Official
Approved: *Patrick L. Walsh*
Fire Marshal

ELEVATOR LOBBY SPECIAL EGRESS-CONTROL SYSTEM ALTERNATE MATERIALS AND METHODS CALIFORNIA BUILDING CODE - SECTION 1004.5

When approved by the Chief Building official and the Fire Marshal, an elevator lobby special egress-control system may be installed in Group B Occupancies when the entire building is protected throughout by an approved automatic sprinkler system and an approved automatic smoke-detection system approved by Orange County Fire Authority. Such a system shall meet the following minimum requirements:

1. Elevator Lobby Doors. Each elevator lobby door or set of doors shall be equipped with the following:
 - A. A UL and CSFM listed electrified mortise lock.
 - B. A fire authority approved door status switch.
 - C. A cardkey reader on the lobby side of the door(s).
2. Elevator Lobby Door Lock Device. The door lock shall meet the following minimum requirements:
 - A. Electrically activated twenty-four (24) hours a day.
 - B. The lock device shall be designed to release under the following conditions:
 - 1) Electrical power failure to the egress-control lock device or exit illumination.
 - 2) Activation of either the automatic sprinkler system or the smoke-detection system.
 - 3) At any time form a listed control switch at the fire alarm panel.



INFORMATIONAL BULLETIN

Bulletin No. 243

Page 2 of 3

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Building Official

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Fire Marshal

- 4) At any time from a fire authority approved or UL listed and continuously staffed central station.
 - 5) At any time from a designated location on the floor staffed during regular business hours.
- C. Regardless of the means of deactivation, relocking of the egress-control device shall be by manual means only at the door.
3. Elevator Lobby Communication. Each elevator lobby equipped with an approved egress-control system shall be provided with the following communication capabilities installed in a fire department approved location adjacent to the elevator lobby exit door(s):
- A. Fire authority approved direct two-way communication ability between the elevator lobby and the central station [See item 2B(4) above].
 - B. Fire authority approved direct two-way communication ability between the elevator lobby and the building Central Control Station or other approved location within the building.
 - C. Fire authority approved direct two-way communication ability between the elevator lobby and a designated location on the floor staffed during regular business hours [See item 2B(5) above].
 - D. An emergency alarm button located adjacent to the elevator lobby communication system appliance, which, when activated, shall sound an approved alarm signal in the building fire alarm panel, at the designated staffed location on the floor [See item 2B(5) above, and at the central station [See item 2B(4) above]. Such alarm shall indicate location of activation.
 - E. Communication devices shall be clearly identified.



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Page 3 of 3
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4. Signage. Fire authority approved signage shall be provided adjacent to the elevator lobby communication system as follows:
- A. Letters shall be white on a red background. Letter size shall be a minimum of one (1) inch in height and shall have a stroke of not less than one-eighth (1/8) inch.
 - B. Sign to clearly give directions on how to operate the elevator lobby communication system.
 - C. Sign to incorporate the following language "IN THE EVENT COMMUNICATION CAN NOT BE ESTABLISHED, OR IF AN EMERGENCY EXISTS, PUSH THE EMERGENCY ALARM BUTTON."
 - D. An "EMERGENCY ALARM BUTTON" sign shall be provided above the button.
5. Acceptance and Annual Certification: A copy of the acceptance certification test and the annual tests by a State licensed fire alarm system contractor shall be provided to the Fire Authority.

Plans for a proposed elevator lobby special egress-control system shall be submitted and approved by the building department and fire authority prior to installation. Such plans shall be at the scale of one-eighth (1/8), one-quarter (1/4) or one-half (1/2) inch equals one (1) foot.