

Division Opinion

Inquiry :# 2012-03

Subject: Elevator Lobbies

Code: 2006 IBC, 707.14.1

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Question (re-phrased)

In our multifamily, multi-story, housing projects we routinely provide enclosed elevator lobbies as required by IBC 707.14.1. On some projects, we have used exception 1 to this section to delete the enclosed elevator lobby on the street floor of a building provided with an automatic sprinkler system in accordance with NFPA 13. Some jurisdictions will not permit the exception to be used.

1. We can find no other lobby requirements in the building or elevator code, so how can lobbies be required in spite of this exception?
2. Who is the responsible municipal official to determine the elevator lobby enclosure requirements?

Answer 1: The 2007 Minnesota Building Code 2006IBC section 707 addresses shaft enclosures and 707.14.1 addresses elevator lobbies as a component of shaft enclosures. Section 707 does not contain provisions related to corridors. Section 715.4.3, Door assemblies in corridors and smoke barriers, lists exceptions for the rated door requirement; elevator doors are not listed as one of these exceptions. Therefore, what are being enforced are the corridor provisions. This is the strongest code argument. ICC has issued interpretations that call this both ways: corridor supersedes or the lobby exception supersedes; it is the call of the authority having jurisdiction.

Answer 2: The designated certified building official of the municipality is responsible interpreting and enforcing of this building code provision.