

OFFICE OF CODE ENFORCEMENT & FIRE MARSHAL

BOROUGH OF BELLEVUE
537 Bayne Avenue Pittsburgh, PA 15202
Phone: (412) 766-7453
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PERMIT REQUIREMENTS – Fire Escapes

APPLICATION:

A completed Building Permit application and construction drawings shall be submitted along with a survey of the property for all fire escapes, regardless of size. Construction drawings shall be done by a certified professional. It is the responsibility of the property owner or owner's agent to submit the construction drawings to Bellevue Borough BCO.

SURVEY:

Survey plan of property needs to have the porch location drawn on it as well as the setbacks from the rear and side property lines noted. The minimum setbacks, which must be adhered to, are:

R-L Zoning District: Rear No more than 6' into rear yard.
 Side No more than 6' into side yard.
 Front Not permitted.

R-M Zoning District: Rear No more than 6' into rear yard.
 Side No more than 6' into side yard.
 Front Not permitted.

R-H Zoning District: Rear No more than 6' into rear yard.
 Side No more than 6' into side yard.
 Front Not permitted.

FEE:

There is a \$20 application fee plus a permit fee of 1.5% of the estimated cost of construction. Fees can be paid by credit card over the phone or by check. Checks should be made payable to Bellevue Borough. All fees must be paid prior to the permit being issued.

CERTIFICATE OF INSURANCE:

If using a builder, a Certificate of Insurance must be submitted from their insurance carrier verifying their coverage for workers' compensation. The builder's insurance carrier and policy number as well as Federal/State I.D. No. is also required for the application.

REVIEW PROCESS:

Borough shall review your construction drawings to ensure the fire escape meets applicable codes. The Building Code Official (BCO) shall review the application and survey to determine compliance with all zoning regulations. Upon satisfaction of the BCO that all requirements have been met, a permit will be issued, and the applicant notified. After the drawings are approved, it can take up to 10 days to complete the permit process.

2015 International Fire Code

1104.16 Fire escape stairways. Fire escape stairways shall comply with Sections 1104.16.1 through 1104.16.7.

1104.16.1 Existing means of egress. Fire escape stairways shall be permitted in existing buildings but shall not constitute more than 50 percent of the required exit capacity.

1104.16.2 Protection of openings. Openings within 10 feet (3048 mm) of fire escape stairways shall be protected by opening protectives having a minimum 3/4-hour fire protection rating.
Exception: In buildings equipped throughout with an approved automatic sprinkler system, opening protection is not required.

1104.16.3 Dimensions. Fire escape stairways shall meet the minimum width, capacity, riser height and tread depth as specified in Section 1104.10.

1104.10 Stair dimensions for existing stairways. Existing stairways in buildings shall be permitted to remain if the rise does not exceed 8 1/4 inches (210 mm) and the run is not less than 9 inches (229 mm).

1104.16.4 Access. Access to a fire escape stairway from a corridor shall not be through an intervening room. Access to a fire escape stairway shall be from a door or window meeting the criteria of Section 1005.1. Access to a fire escape stairway shall be directly to a balcony, landing or platform. These shall not be higher than the floor or windowsill level and not lower than 8 inches (203 mm) below the floor level or 18 inches (457 mm) below the windowsill.

1104.16.5 Materials and strength. Components of fire escape stairways shall be constructed of noncombustible materials. Fire escape stairways and balconies shall support the dead load plus a live load of not less than 100 pounds per square foot (4.78 kN/m²). Fire escape stairways and balconies shall be provided with a top and intermediate handrail on each side.

1104.16.5.1 Examination. Fire escape stairways and balconies shall be examined for structural adequacy and safety in accordance with Section 1104.16.5 by a registered design professional or others acceptable to the fire code official every 5 years, or as required by the fire code official. An inspection report shall be submitted to the fire code official after such examination.

1104.16.6 Termination. The lowest balcony shall not be more than 18 feet (5486 mm) from the ground. Fire escape stairways shall extend to the ground or be provided with counterbalanced stairs reaching the ground.