



# OKLAHOMA

## Uniform Building Code Commission Technical Code Review Committee

### Code Change Proposal Form

**NOTE:** This form and any attachments hereto are subject to the Oklahoma Open Records Act and may be disbursed, upon request, without further notice to the submitter.

**INSTRUCTIONS:**

1. Please type or print clearly.
2. Form must be signed. Any forms that are not signed or filled out completely, may not be considered.
3. Each requested change must be on a separate form.
4. If the space to show the proposed change or supporting information is not big enough to show the entire change, write the words "See Attached" in the space provided and submit the change on a separate page or document.

**Contact Information:**

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**Financial Impacts:**

***Please provide the following information:***

Who will be impacted by this change, (i.e. contractors, business or homeowners, specific trades, etc.)?

Building Occupants, Owners, Developers, Architects and all other building subcontractors will benefit from this new and approved IBC - International Building Code Proposal - E24-24 which provides clear guidance to provide Single Stairways in Residential Buildings.

What is the financial impact of this change?

Increase cost  Decrease costs  Keep Costs the Same

What is the expected amount of the increase or decrease? Unsure See last page for financial data

If this change increases the cost of construction, will it exceed \$1,000,000 over the course of five years?

Yes  No

Explain the method used to determine the economic impact. Please provide the sources used to determine the impact, in the explanation.

**Code Change Information:**

Which code needs to be revised? IBC

Which part of the code needs to be revised?

Section Egress Table 1006.3.4.2 Figure \_\_\_\_\_ Page \_\_\_\_\_

**Proposed Change:**

Show the proposed new, revised, or deleted text in Legislative format. Line through text to be deleted and underline text to be added or revised.

TABLE 1006.3.4(1)  
STORIES AND OCCUPIABLE ROOFS WITH ONE EXIT OR ACCESS TO ONE EXIT  
FOR R-2 OCCUPANCIES

**Supporting Information:**

Please provide justification for the proposed change and clarify if it impacts life safety.

"See Attachment"

Signature: 

Date: 4/30/26

**Send completed form to:**  
Oklahoma Uniform Building Code Commission  
2401 N.W. 23 St, Ste 82, Oklahoma City, OK 73107  
Or email to: [permitreporting@oubcc.ok.gov](mailto:permitreporting@oubcc.ok.gov)

# OUBCC AHCDTC PROPOSAL

## SINGLE STAIRWAYS – IBC CODE PROPOSAL E24-24

The International Building Code (IBC) has approved new language addressing **Single Stairway design provisions**, following action at the ICC Code Hearings held last week. The approved proposal, below: **E24-24** (attached), will next proceed to **Online Governmental Consensus Voting**, where approval is anticipated.

The **Oklahoma Fire Sprinkler Association (OFSA)** and the **Oklahoma Burglar and Fire Alarm Association** strongly support the adoption of **E24-24** and respectfully urge the **Oklahoma Uniform Building Code Commission (OUBCC)** to include this provision in its **2027 Affordable Housing Code Recommendations**.

## IBC Code Proposal E24-24

### 2024 International Building Code

Revise as follows:

TABLE 1006.3.4(1)

**STORIES AND OCCUPIABLE ROOFS WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES**

STORY	OCCUPANCY	MAXIMUM NUMBER OF DWELLING UNITS	MAXIMUM EXIT ACCESS TRAVEL DISTANCE
Basement, first, second, <del>or</del> third, <del>or</del> fourth story above grade plane and occupiable roofs over the first, <del>or</del> second, <del>or</del> third story above grade plane	R-2 <sup>a, b, c, d</sup>	4 dwelling units	125 feet
<del>Fourth-Fifth</del> story above grade plane and higher	NP	NA	NA

d. 4-story buildings and 3-story buildings with an occupiable roof above the third story shall also comply with Section 1006.3.4.2.

Add new text as follows:

**1006.3.4.2 Single exit four-story buildings with Group R-2 dwelling units.** Four-story buildings with a single exit for Group R-2 dwelling units shall comply with Table 1006.3.4(1) and all of the following:

1. The net floor area of each floor shall not exceed 4,000 square feet (418.5 m<sup>2</sup>).
2. Openings to the interior exit stairway enclosure shall be limited to those required for exit access into the enclosure from normally occupied spaces, those required for egress from the enclosure, and openings to the exterior. Elevators shall not open into the interior exit stairway enclosure.
3. A manual fire alarm system and automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be provided. Smoke detectors shall be located in common spaces outside of dwelling units, including but not limited to gathering areas, laundry rooms, mechanical equipment rooms, storage rooms, interior corridors, interior exit stairways, and exit passageways.
4. Regardless of the stairway construction type, automatic sprinkler locations in interior exit stairways shall comply with the requirements of NFPA 13 for combustible stairways.
5. Electrical receptacles shall be prohibited in an interior exit stairway.

## Justification and Supporting Information

Affordable and “connected” housing—whether constructed above, below, or adjacent to other dwelling units—presents unique life-safety challenges due to **increased occupant density and varied occupant behaviors**. These conditions elevate risk and demand proven, reliable life-safety strategies.

The attached proposal represents **newly approved IBC language** that permits the use of **Single Stairways in R-2 occupancies** while incorporating **best-practice safety measures**, including:

- **Automatic fire sprinkler systems**
- **Enhanced fire alarm and notification systems**
- **Two-hour fire-rated exit enclosures**

These coordinated protections significantly enhance occupant safety while supporting innovative and cost-effective housing solutions. Adoption of this provision will allow Oklahoma to align with the latest national safety standards while advancing the development of safe, affordable housing statewide.

From Pew report (numbers are reference citations):

#### Dollar cost estimate

The dollar cost of an additional stairway can be difficult to estimate, given that it is not included as a distinct line item (such as an elevator or air conditioning system) built by a specific trade. Still, various sources have made estimates of its cost. On the most basic level, a second stairway requires a number of different items: The stairway itself, railings, an enclosure (assuming the stairway is indoors, which is usually the case), doors to the corridor on each landing, lighting and electrical connections, and fire sprinklers are typical elements included in hard costs. (There would also be soft costs like the architect's fee and construction financing, and potentially land costs to accommodate the second stairway, depending on the site. These costs may scale with hard costs but are beyond the scope of this analysis. Soft costs—which do not include land—generally total about 15% to 25% of hard costs.)<sup>53</sup>

In preparing this report, researchers from The Pew Charitable Trusts and the Center for Building North America obtained estimates of stairway costs from contractors and independent construction cost estimators. Estimates for building an interior stairway for a six-story multifamily apartment building in the southeastern United States ranged from \$190,000 to \$380,000; a quote for a four-story building came in at \$228,000.<sup>54</sup> This six-figure cost might be a minor expense in a large building where a single-stair configuration would not be appropriate anyway. But for small buildings, it may matter a great deal. Consider a hypothetical six-story building with 2,000 square feet of area per floor, which would cost about \$250 per square foot to build (or \$3 million total).<sup>55</sup> The cost of the second staircase for this building amounts to a meaningful 6% to 13% of total hard costs.<sup>56</sup>