



## 94TH GENERAL ASSEMBLY

### State of Illinois

2005 and 2006

SB0046

Introduced 1/26/2005, by Sen. Ira I. Silverstein

#### SYNOPSIS AS INTRODUCED:

425 ILCS 55/1.5 new

Amends the Public Building Egress Act. Provides that stairwell enclosures in buildings greater than 4 stories shall comply with one of the following requirements: (1) no stairwell enclosure door shall be locked at any time; or (2) stairwell enclosure doors that are locked shall be equipped with an electronic lock release system that is activated upon loss of power. Provides that stairwell enclosure doors at the main egress level of the building shall remain unlocked from the stairwell enclosure side at all times. Provides that building owners who lock stairwell enclosure doors shall comply with specific requirements during the time necessary to install a lock release system and two-way communication system. Limits the concurrent exercise of home rule powers.

LRB094 04081 RXD 34101 b

HOME RULE NOTE  
ACT MAY APPLY

A BILL FOR

1 AN ACT concerning safety.

2 **Be it enacted by the People of the State of Illinois,**  
3 **represented in the General Assembly:**

4 Section 5. The Public Building Egress Act is amended by  
5 adding Section 1.5 as follows:

6 (425 ILCS 55/1.5 new)

7 Sec. 1.5. Stairwell door access.

8 (a) Stairwell enclosures in buildings greater than 4  
9 stories shall comply with one of the following requirements:

10 (1) No stairwell enclosure door shall be locked at any  
11 time in order to provide re-entry from the stair enclosure  
12 to the interior of the building; or

13 (2) Stairwell enclosure doors that are locked shall be  
14 equipped with an electronic lock release system that is  
15 activated upon loss of power, manually by a single switch  
16 accessible to building management or firefighting  
17 personnel, and automatically by activation of the  
18 building's fire alarm system.

19 A telephone or other two-way communications system  
20 connected to an approved constantly attended location shall be  
21 provided on not less than every fifth floor in each stairway  
22 where the doors to the stairway are locked. If this option is  
23 selected, the building must comply with these requirements by  
24 January 1, 2006.

25 (b) Regardless of which option is selected under subsection  
26 (a) of this Section, stairwell enclosure doors at the main  
27 egress level of the building shall remain unlocked from the  
28 stairwell enclosure side at all times.

29 (c) Building owners that select the option under paragraph  
30 (2) of subsection (a) of this Section must comply with the  
31 following requirements during the time necessary to install a  
32 lock release system and the two-way communication system:

1           (1) Re-entry into the building interior shall be  
2           possible at all times on the highest story or second  
3           highest story, whichever allows access to another exit  
4           stair;

5           (2) There shall not be more than 4 stories intervening  
6           between stairwell enclosure doors that provides access to  
7           another exit stair;

8           (3) Doors allowing re-entry shall be identified as such  
9           on the stair side of the door;

10           (4) Doors not allowing re-entry shall be provided with  
11           a sign on the stair side indicating the location of the  
12           nearest exit, in each direction of travel that allows  
13           re-entry; and

14           (5) The information required to be posted on the door  
15           under paragraphs (3) and (4) of this subsection (c), shall  
16           be posted at eye level and at the bottom of the door.

17           (d) A home rule unit may not regulate stairwell door access  
18           in a manner less restrictive than the regulation by the State  
19           of stairwell door access under this Act. This subsection (d) is  
20           a limitation under subsection (i) of Section 6 of Article VII  
21           of the Illinois Constitution on the concurrent exercise by home  
22           rule units of powers and functions exercised by the State.