

## REPAIR NON-OPERABLE EXIT DOOR HARDWARE

Violation #7

### CODE SECTIONS

*International Fire Code 2012 Edition*

**1030.2 Reliability.** Required *exit accesses, exits* and *exit discharges* shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency when the building area served by the *means of egress* is occupied. An *exit* or *exit passageway* shall not be used for any purpose that interferes with a *means of egress*.

### EXPLANATION

“Maintained in an operable condition” means that every aspect of the exit door must be functioning properly and efficiently. Areas of concern include:

1. Does that door swing freely with no unnecessary resistance?
2. Does the door latch properly when closed?
3. Are the self-closures working properly?
4. Do the door release mechanisms (knobs, panic hardware, push-bars) function properly?
5. Are smoke seals and wire glass in place?
6. Do automatic hold-open devices work properly?
7. Is there a sufficient landing to step onto?

### RATIONALE

It is essential that all exit doors open and close properly. An exit door that cannot be opened is not an exit door at all, but rather a possible death trap. A fire-rated assembly door that does not close and latch properly will allow smoke and heat into those areas the assembly is designed to protect.

