

1 AN ACT concerning fire 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 at 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, 2005.

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

29 (c) Building owners that select the option under paragraph
30 (2) of subsection (a) must comply with the following
31 requirements during the time necessary to install a lock
32 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 provided 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, shall be
16 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.