

SB 282 - AS AMENDED BY THE SENATE

03/20/2025 0905s

2025 SESSION

25-1083

06/08

SENATE BILL **282**

AN ACT relative to stairway requirements in certain residential buildings.

SPONSORS: Sen. Murphy, Dist 16; Sen. Pearl, Dist 17; Sen. Innis, Dist 7; Rep. Osborne, Rock. 2; Rep. Alexander Jr., Hills. 29

COMMITTEE: Commerce

ANALYSIS

This bill allows residential buildings between 6 and 4 floors above grade to have only one stairway under certain conditions.

Explanation: Matter added to current law appears in ***bold italics***.
Matter removed from current law appears ~~[in brackets and struckthrough.]~~
Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

STATE OF NEW HAMPSHIRE

In the Year of Our Lord Two Thousand Twenty Five

AN ACT relative to stairway requirements in certain residential buildings.

Be it Enacted by the Senate and House of Representatives in General Court convened:

1 1 New Paragraphs; Buildings With Certain Floors Above Grade. Amend RSA 155-A:2 by
2 inserting after paragraph XI the following new paragraphs:

3 XII. A residential building with 4 or fewer floors above grade shall be permitted to have only
4 one stairway if:

5 (a) The building is equipped with a sprinkler system compliant with the state fire code;
6 and

7 (b) The stairway complies with state fire code requirements, including fire-rated doors at
8 each floor, and is constructed of fireproof material.

9 XIII. A residential building with 5 or 6 floors above grade shall be permitted to have only
10 one stairway if:

11 (a) The building area is no more than 4,000 square feet per floor;

12 (b) The maximum exit access travel distance shall not exceed 125 feet;

13 (c) The building is equipped with a sprinkler system compliant with the state fire code;

14 (d) A manual fire alarm system and automatic smoke detection system that activates
15 the occupant notification system in accordance with the state building and fire code is provided, with
16 smoke detectors located in common spaces outside of dwelling units, including but not limited to
17 gathering areas, laundry rooms, mechanical equipment rooms, storage rooms, interior corridors,
18 interior stairways, and exit passageways;

19 (e) Openings to the interior exit stairway enclosure are limited to those required for exit
20 access into the enclosure from normally occupied spaces, those required for egress from the
21 enclosure, and openings to the exterior;

22 (f) Elevators do not open into the interior exit stairway enclosure;

23 (g) Electrical receptacles are not installed in an interior exit stairway; and

24 (h) The stairway complies with state fire code requirements, including fire-rated doors
25 at each floor, and is constructed of fireproof material.

26 2 Effective Date. This act shall take effect 60 days after its passage.