

SB 282 - AS INTRODUCED

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

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ANALYSIS

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

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Explanation:      Matter added to current law appears in ***bold italics***.  
Matter removed from current law appears [~~in brackets and struck through.~~]  
Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.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; Between Six and Four 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 area is less than 10,000 square feet per floor;

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

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

10       XIII. A residential building with between 6 and 4 floors above grade shall be permitted to  
11 have only one stairway if:

12           (a) The building area of the first 4 floors is less than 10,000 square feet per floor, and the  
13 building area of the fifth and sixth floors is less than 4,000 square feet per floor;

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

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

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

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

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

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

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

28       2 Effective Date. This act shall take effect 60 days after its passage.