



**City of Nashua**  
**Planning Department**  
 229 Main Street  
 Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090  
 WEB www.nashuanh.gov

**VARIANCE APPLICATION (ZBA)**

**PLEASE NOTE: INCOMPLETE OR ILLEGIBLE APPLICATIONS WILL NOT BE ACCEPTED**

This application must be completed and submitted to the Planning Department no later than the dates listed on the Zoning Board of Adjustment (ZBA) schedule sheet. Please print clearly or type.

**I. VARIANCE INFORMATION**

1. ADDRESS OF REQUEST 20 Hamilton Street

Zoning District R-C Sheet 100 Lot 148

2. VARIANCE(S) REQUESTED:

To allow three units on a lot with 5,050 sf of land area where 10,454.4 is required pursuant to Nashua Code Sections 190-16(b)(2) and 190-16(c)  
190-16, Table 16-3

**II. GENERAL INFORMATION**

1. APPLICANT / OPTIONEE (List both individual name and corporate name if applicable)

(Print Name): 20 Hamilton St LLC

Applicant's signature [Signature], Attorney + Agent Date 4/13/2021

Applicant's address 17 Marshall Street, Nashua NH 03060

Telephone number H: 603-880-9988 C:                      E-mail: corvsak@comcast.net

2. PROPERTY OWNER (Print Name): 20 Hamilton St LLC

\*Owner's signature [Signature], Attorney + Agent Date 4/13/2021

Owner's address 17 Marshall Street, Nashua, NH 03060

Telephone number H: 603-880-9988 C:                      E-mail:                     

\*Agents and/or option holders must supply written authorization to submit on behalf of owner(s).

<b>OFFICE USE ONLY</b>		Date Received <u>4/13/21</u>	Date of hearing <u>5/11/21</u>	Application checked for completeness: <u>CA</u>
A# <u>21-00100</u>	Board Action _____			
\$ _____	application fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
\$ _____	signage fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
\$ _____	certified mailing fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
Land Use Code Section(s) Requesting Variances From _____				

III. PURPOSE OF REQUEST

Answer all questions below. Provide as much information as available to give the ZBA the necessary facts to review your case. Attach additional sheets if necessary. See "Procedures for Filing a Variance" for further information.

- 1. Granting of the requested variance will not be contrary to the public interest, because: (The proposed use must not conflict with the explicit or implicit purpose of the ordinance, and it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

See Attached Sheet

- 2. The proposed use will observe the spirit of the ordinance, because: (The proposed use must not conflict with the explicit or implicit purpose of the ordinance and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

See Attached Sheet

- 3. Substantial justice would be done to the property-owner by granting the variance, because: (The benefits to the applicant must not be outweighed by harm to the general public or to other individuals.)

See Attached Sheet

- 4. The proposed use will not diminish the values of surrounding properties, because: (The Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

See Attached Sheet

5. Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship, because: (The applicant must establish that because of the special conditions of the property in question, the restriction applied to the property by the ordinance does not serve the purpose of the restriction in a "fair and reasonable" way. Also, you must establish that the special conditions of the property cause the proposed use to be reasonable. The use must not alter the essential character of the neighborhood. Alternatively, you can establish that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance. If there is any reasonable use (including an existing use) that is permitted under the ordinance, this alternative is not available.

See Attached Sheet


**IV. USE VARIANCE ADDITIONAL INFORMATION**

Please answer all questions below that are applicable. Your answers to these questions will allow staff to better understand your request.


- a. Total number of employees  Number of employees per shift
- b. Hours and days of operation
- c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors
- d. Number of daily and weekly commercial deliveries to the premises
- e. Number of parking spaces available
- f. Describe your general business operations:

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- g. Describe any proposed site renovations, including, but not limited to – landscaping, lighting, pavement, structural changes, signage, access and circulation:

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*I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the city ordinances and state laws regulating construction. I understand that only those points specifically mentioned are affected by action taken on this appeal.*

20 HAMILTON ST LLC  
 By:   
 Signature of Applicant

4/13/2021  
 Date

Kevin Corriveau, Member  
 Print Name

Date

The staff report for a Use Variance request will be available no later than Friday of the week before the ZBA meeting. If you would like a copy, please indicate below:

I will pick it up at City Hall

Please email it to me at

Please mail it to me at

1. **Granting of the requested variance will not be contrary to the public interest.** The property has been occupied as a three unit building with one unit having been created illegally. The third unit located on the third floor has been removed by the applicant, leaving only the walls, electricity and plumbing. Granting the variance will not affect the character of the neighborhood as the neighborhood includes many other multi-family buildings with similar density calculations and the exterior will not change. In addition, a three unit building has existed on this property as part of the neighborhood. There is adequate parking for three units. Granting the variance will not threaten public health, safety or welfare as this third floor area is serviced by a front and rear stairway and is physically separated from the other two units on each floor and it has adequate infrastructure in place. Creating additional two smaller units rather than one larger unit where the number of people living in the unit will be greater is in the public interest and not contrary to the public interest.
2. **The proposed use will observe the spirit of the ordinance.** While the unit density is greater than permitted, it is similar to other properties in the area and the person density will be no different for two small units than one large unit. The general purpose and objective of the ordinance is to not allow creation of unnecessary density where it cannot reasonably be accommodated. In this case, there was previously an illegal third unit not constructed to code while this would be constructed to code. It will essentially be creating two small units instead of one larger unit. The character of the neighborhood will not be changed and there is no threat to public health, safety or welfare.
3. **Substantial justice would be done to the property owner by granting the variance.** The property was formerly a pre-existing illegal three-family dwelling unit. There is a new owner who has agreed to and has removed all elements of the illegal third family unit. All infrastructure for a third unit is in place and upgraded. Before tearing out all infrastructure and converting this former unit into a larger living area for the second floor unit, it only makes sense to apply for a variance for relief due to the uniqueness of the property and the uniqueness of the facts. If the variance is granted there will be no harm to the public as the public was used to having a three-family dwelling on this property. Denial of the variance will create harm to the owner which is not outweighed by any harm to the public.
4. **The proposed use will not diminish the values of surrounding properties.** Granting the variance will not cause any real change as to what has long been a three-family use of the property in the neighborhood. Adjacent properties will not be adversely affected as they will see no change to the exterior of the building nor any practical change from what has been in use for years.
5. **Special conditions exist such that literal enforcement of the original results in unnecessary hardship.** This property is unique in that it has long been a three-family home, illegal, yet pre-existing. It is a structure which contains the rare front stairway and back stairway combination leading to the third floor so it is essentially constructed for three units with safe access. Enforcing the density regulations against this property bears no fair and substantial relationship to the purpose of the ordinance of preventing

overcrowding in that this property has long been used for this density and requiring conversion to more living area will still result in greater per person density. By granting the variance a lawful third unit with all construction to code will be created enhancing the safety of the public. The proposed use to allow a third unit in an existing structure with no external visible changes is a reasonable use given that multi-family is allowed in the RC district. This reasonable use will allow an additional unit for a small family to be lawfully created in the City of Nashua.



# 20 Hamilton St





Image capture: Aug 2011 © 2021 Google

Nashua, New Hampshire



Street View





# GOTTESMAN & HOLLIS

PROFESSIONAL ASSOCIATION

Attorneys at Law

39 East Pearl Street • Nashua, New Hampshire 03060-3407

David M. Gottesman  
Morgan A. Hollis  
Paul M. DeCarolis  
Andrew C. Bauer, Jr.  
Elizabeth M. Hartigan

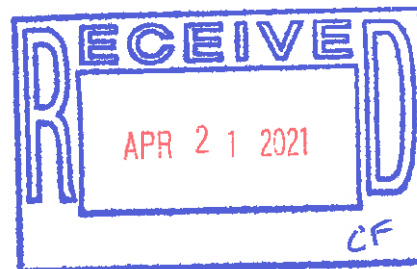
**Direct Dial: 603-318-0455**  
Assistant: 603-318-0456  
Fax: 603-886-0380  
Main Number: 603-889-5959  
Email: [mhollis@nh-lawyers.com](mailto:mhollis@nh-lawyers.com)  
<http://www.nh-lawyers.com>

April 21, 2021

*Via Email Only*

Carter W. Falk, AICP  
Deputy Planning Manager/Zoning  
Community Development Dept.  
229 Main Street, P.O. Box 2019  
Nashua, New Hampshire 03061-2019

Re: 20 Hamilton Street  
Our File No.: 21-101



Dear Carter:

Attached to this letter please find the following:

1. Exhibit A - Floor Plans for 1st and 2nd Floors
2. Exhibit B - Floor Plans for 3rd Floor
3. Exhibit C - ZBA Exhibit Plan
4. Exhibit D - Outside of Building Showing Partial Siding
5. Exhibit E - Third Floor Showing Dangling Electrical Boxes and Original Flooring
6. Exhibit F - Third Floor Showing Windows, Electrical Boxes and Original Flooring
7. Exhibit G - Rear Stairs Looking Down from 3rd Floor
8. Exhibit H - Rear Stairs Looking Up from 2nd Floor
9. Exhibit I - Rear Stairs Side View 1st Floor Landing

Carter W. Falk, AICP  
April 21, 2021  
Page 2

10. Exhibit J - Front Stairs 1st Floor Landing
11. Exhibit K - Front Stairs 2nd Floor Landing
12. Exhibit L - Front Stairs Looking Down from 3rd Floor
13. Exhibit M - Email from Adam Pouliot of Nashua Fire Department to Kevin Corriveau dated April 15, 2021 re: 2 means of escape from sleeping rooms

Would you kindly be sure that these matters are submitted to the Zoning Board of Adjustment in whatever package of information is forwarded to them in time for the night of the hearing and also would you be sure that the same is available to be put up on the screen at the time of the hearing.

Thank you.

Yours truly,

GOTTESMAN & HOLLIS P.A.



Morgan A. Hollis

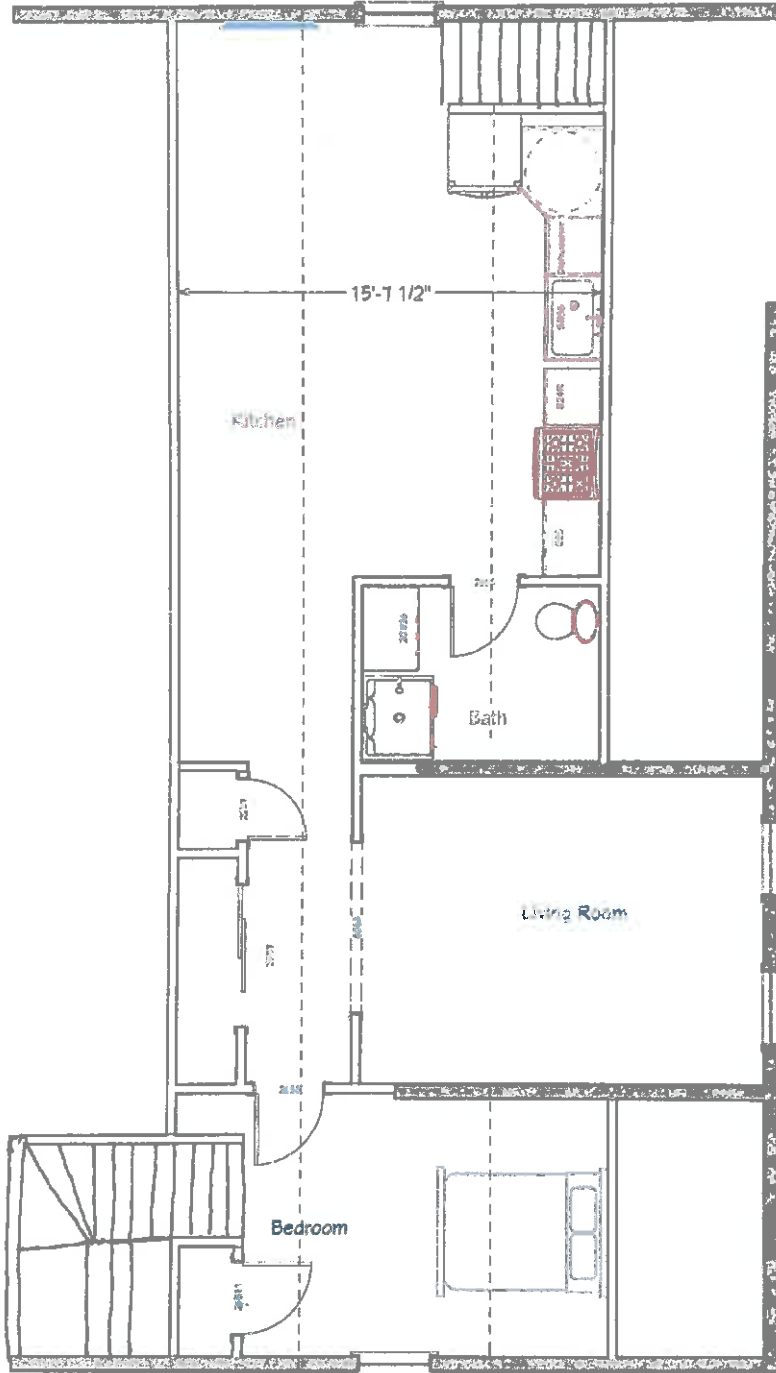
MAH:jlh  
Enclosures

cc: Kate Poirier



**EXHIBIT B - Floor Plan for 3rd Floor**

*20 Hamilton 3<sup>rd</sup> Floor*



*Equal size window Existing*

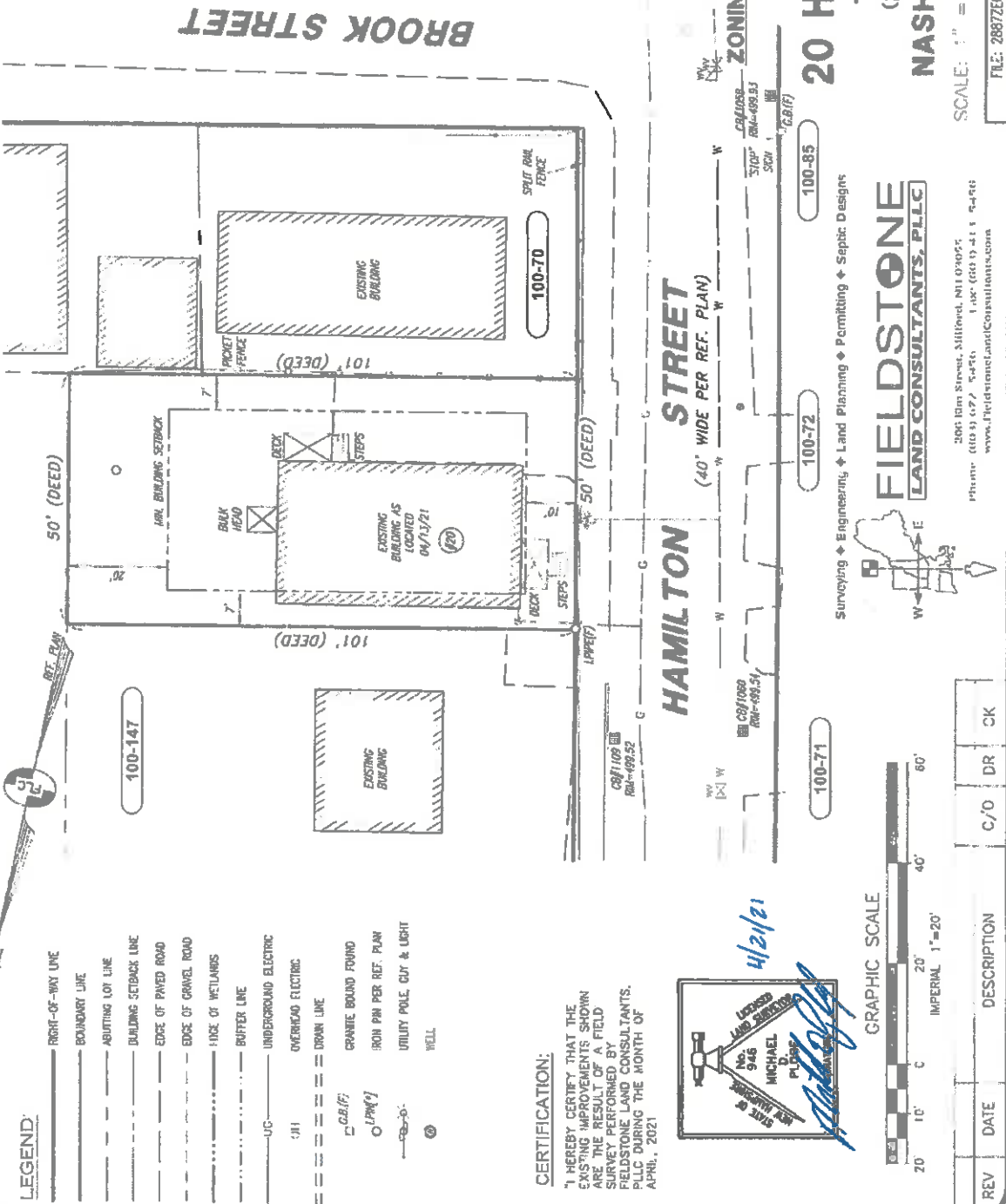
**EXHIBIT C - ZBA Exhibit Plan**

**NOTES:**

1. THE OWNER OF RECORD FOR TAX MAP LOT 100-148 IS 20 HAMILTON ST LLC - 17 MARSHALL STREET, NASHUA 03080. DEED REFERENCE TO LOT IS BK.9487 P.6,2975, DAIFU APRIL 8, 2021 IN THE H.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING SITE IMPROVEMENTS ON TAX MAP LO-100-148 AS SHOWN.
3. ZONING FOR THE ENTIRE LOT IS "RC". MINIMUM ZONING REQUIREMENTS INCLUDE:
  - MINIMUM LOT AREA 5,000 SQ.FT.
  - MINIMUM FRONTAGE: 50 FT
  - MINIMUM BUILDING SETBACKS:
    - 10 FT. FRONT, 7 FT. SIDE & 20 FT. REAR.
4. THE EXISTING IMPROVEMENTS AND MONUMENTS ARE THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF APRIL, 2021.
5. PERMETER INFORMATION SHOWN WAS COMPILED ENTIRELY FROM THE DEED AND IS NOT THE RESULT OF A PRECISE BOUNDARY SURVEY BY THIS OFFICE.

**REFERENCE PLAN:**

"LOT LINE RELOCATION PLAN - 14 & 12 BROOK ST., NASHUA, NH - PREPARED FOR: THE ESTATE OF MARGARET R. MERCIER C/O ROBERT WALSH . 7 MADRA ST FREMONT, NH 03044" - SCALE: 1"=20' - DATED 04/30/08 BY V.W. DINGHAM & SONS AND RECORDED IN THE H.C.R.D. AS PLAN #36068.

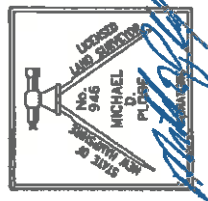


**LEGEND:**

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- - - ABUTTING LOT LINE
- - - BUILDING SETBACK LINE
- - - EDGE OF PAVED ROAD
- - - EDGE OF GRAVEL ROAD
- - - EDGE OF WETLANDS
- - - BUFFER LINE
- - - UNDERGROUND ELECTRIC
- - - OVERHEAD ELECTRIC
- - - DRAIN LINE
- - - GRANITE BOUND FOUND
- - - IRON PIN PER REF. PLAN
- - - UTILITY POLE, COY & LIGHT
- - - WELL

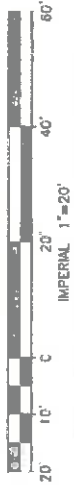
**CERTIFICATION:**

"I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF A FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF APRIL, 2021



4/21/21

**GRAPHIC SCALE**



Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Design

**FIELDSTONE**  
LAND CONSULTANTS, PLLC

200 Elm Street, Milford, NH 03055  
Phone: (603) 677-6476 Fax: (603) 411-6498  
www.FieldstoneLandConsultants.com

REV	DATE	DESCRIPTION

**ZONING BOARD OF ADJUSTMENT**  
**EXHIBIT PLAN**  
**PREPARED FOR:**  
**20 HAMILTON ST LLC**

**TAX MAP 100 LOT 148**  
**(20 HAMILTON STREET)**  
**NASHUA, NEW HAMPSHIRE**

SCALE: 1" = 20'  
APRIL 12, 2021  
PROJ. NO. 28872E00.dwg  
SHEET NO. 1 OF 1

**EXHIBIT D - Outside of Building Showing Partial Siding**



**EXHIBIT E - 3rd Floor Showing Dangling Electrical Boxes and Original Flooring**





**EXHIBIT F - 3rd Floor Showing Windows, Electrical Boxes and Original Flooring**



Sent from my iPhone



**EXHIBIT G - Rear Stairs Looking Down from 3rd Floor**



**EXHIBIT H - Rear Stairs Looking Up from 2nd Floor**



**EXHIBIT I - Rear Stairs Side View 1st Floor Landing**



Sent from my iPhone

**EXHIBIT J - Front Stairs 1st Floor Landing**





**EXHIBIT K - Front Stairs 2nd Floor Landing**



**EXHIBIT L - Front Stairs Looking Down from 3rd Floor**



Sent from my iPhone

**EXHIBIT M - Email from Adam Pouliot of Nashua Fire Department to Kevin Corriveau dated 4/15/2021 re: Two Means of Escape from Sleeping Rooms**

**From:** Morgan Hollis  
**Sent:** Thursday, April 15, 2021 10:10 AM  
**To:** Julia Hefferan  
**Subject:** FW: 20 Hamilton  
**Attachments:** img-415095809-0001.pdf

Morgan A. Hollis, Esquire  
Gottesman & Hollis P.A.  
39 East Pearl Street  
Nashua, NH 03060-3407  
Direct Dial: 603-318-0455  
Main Number: 603-889-5959 ext. 203  
Facsimile: 603-886-0380  
Email: [mhollis@nh-lawyers.com](mailto:mhollis@nh-lawyers.com)

\*\*\*\*\*  
\*\*\*\*\*

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**From:** Kevin Corriveau <[corvsak@comcast.net](mailto:corvsak@comcast.net)>  
**Sent:** Thursday, April 15, 2021 10:06 AM  
**To:** Morgan Hollis <[mhollis@nh-lawyers.com](mailto:mhollis@nh-lawyers.com)>  
**Subject:** Fwd: 20 Hamilton

From Adam the fire Marshall. I need to give you a slightly redesigned plan. I will forward to you later.

Sent from my iPhone

Begin forwarded message:

**From:** "Pouliot, Adam" <[AdamP@nashuanh.gov](mailto:AdamP@nashuanh.gov)>  
**Date:** April 15, 2021 at 8:33:58 AM EDT  
**To:** Kevin Corriveau <[corvsak@comcast.net](mailto:corvsak@comcast.net)>  
**Subject:** RE: 20 Hamilton

Good morning Kevin,

I have attached the section of the life safety code that requires 2 means of escape from sleeping rooms. Based on section section 24.2.2.3.1 it appears the design you sent me will meet the requirement for 2 means of escape and an egress window and fire escape would not be needed. Let me know if you have any other questions.

Adam Pouliot

**24.1.1.2\*** One- and two-family dwellings shall be limited to buildings containing not more than two dwelling units in which each dwelling unit is occupied by members of a single family with not more than three outsiders, if any, accommodated in rented rooms.

**24.1.1.3** The requirements of this chapter shall apply to new buildings and to existing or modified buildings used as a one- or two-family dwelling according to the provisions of 1.3.1.

**24.1.1.4 Administration.** The provisions of Chapter 1 shall apply.

**24.1.1.5 General.** The provisions of Chapter 4 shall apply.

**24.1.2 Classification of Occupancy.** See 6.1.8 and 24.1.1.1.

**24.1.3 Multiple Occupancies.**

**24.1.3.1** Multiple occupancies shall be in accordance with 6.1.14.

**24.1.3.2** No dwelling unit of a residential occupancy shall have its sole means of egress pass through any nonresidential occupancy in the same building, unless otherwise permitted by 24.1.3.2.1 or 24.1.3.2.2.

**24.1.3.2.1** In buildings that are protected by an automatic sprinkler system in accordance with Section 9.7, dwelling units of a residential occupancy shall be permitted to have their sole means of egress pass through a nonresidential occupancy in the same building, provided that all of the following criteria are met:

- (1) The dwelling unit of the residential occupancy shall comply with Chapter 24.
- (2) The sole means of egress from the dwelling unit of the residential occupancy shall not pass through a high hazard contents area, as defined in 6.2.2.4.

**24.1.3.2.2** In buildings that are not protected by an automatic sprinkler system in accordance with Section 9.7, dwelling units of a residential occupancy shall be permitted to have their sole means of egress pass through a nonresidential occupancy in the same building, provided that all of the following criteria are met:

- (1) The sole means of egress from the dwelling unit of the residential occupancy to the exterior shall be separated from the remainder of the building by fire barriers having a minimum 1-hour fire resistance rating.
- (2) The dwelling unit of the residential occupancy shall comply with Chapter 24.
- (3) The sole means of egress from the dwelling unit of the residential occupancy shall not pass through a high hazard contents area, as defined in 6.2.2.4.

**24.1.3.3** Multiple dwelling units of a residential occupancy shall be permitted to be located above a nonresidential occupancy only where one of the following conditions exists:

- (1) Where the dwelling unit of the residential occupancy and exits therefrom are separated from the nonresidential occupancy by construction having a minimum 1-hour fire resistance rating
- (2) Where the nonresidential occupancy is protected throughout by an approved, supervised automatic sprinkler system in accordance with Section 9.7
- (3) Where the nonresidential occupancy is protected by an automatic fire detection system in accordance with Section 9.6

**24.1.3.4** Atrium walls in accordance with 6.1.14.4.6 shall be permitted to serve as part of the separation required by 6.1.14.4.1 for creating separated occupancies on a story-by-story basis.

**24.1.4 Definitions.**

**24.1.4.1 General.** For definitions, see Chapter 3, Definitions.

**24.1.4.2 Special Definitions.** Special terms applicable to this chapter are defined in Chapter 3 of this Code. Where necessary, other terms are defined in the text.

**24.1.5 Classification of Hazard of Contents.** The contents of residential occupancies shall be classified as ordinary hazard in accordance with 6.2.2.

**24.1.6 Minimum Construction Requirements. (Reserved)**

**24.1.7 Occupant Load. (Reserved)**

**24.2\* Means of Escape Requirements.**

**24.2.1 General.** The provisions of Chapter 7 shall not apply to means of escape, unless specifically referenced in this chapter.

**24.2.2 Number and Types of Means of Escape.**

**24.2.2.1 Number of Means of Escape.**

**24.2.2.1.1** In dwellings or dwelling units of two rooms or more, every sleeping room and every living area shall have not less than one primary means of escape and one secondary means of escape.

**24.2.2.1.2** A secondary means of escape shall not be required where one of the following conditions is met:

- (1) The bedroom or living area has a door leading directly to the outside of the building at or to the finished ground level.
- (2) The dwelling unit is protected throughout by an approved automatic sprinkler system in accordance with 24.3.5.

**24.2.2.2 Primary Means of Escape.** The primary means of escape shall be a door, stairway, or ramp providing a means of unobstructed travel to the outside of the dwelling unit at street or the finished ground level.

**24.2.2.3 Secondary Means of Escape.** The secondary means of escape, other than an existing approved means of escape, shall be one of the means specified in 24.2.2.3.1 through 24.2.2.3.4.

**24.2.2.3.1** It shall be a door, stairway, passage, or hall providing a way of unobstructed travel to the outside of the dwelling at street or the finished ground level that is independent of and remote from the primary means of escape.

**24.2.2.3.2** It shall be a passage through an adjacent nonlockable space, independent of and remote from the primary means of escape, to any approved means of escape.

**24.2.2.3.3\*** It shall be an outside window or door operable from the inside without the use of tools, keys, or special effort and shall provide a clear opening of not less than 5.7 ft<sup>2</sup> (0.53 m<sup>2</sup>). The width shall be not less than 20 in. (510 mm), and the height shall be not less than 24 in. (610 mm). The bottom of the opening shall be not more than 44 in. (1120 mm) above the floor. Such means of escape shall be acceptable where one of the following criteria is met:

- (1) The window shall be within 20 ft (6100 mm) of the finished ground level.



- (2) The window shall be directly accessible to fire department rescue apparatus as approved by the authority having jurisdiction.
- (3) The window or door shall open onto an exterior balcony.
- (4) Windows having a sill height below the adjacent finished ground level shall be provided with a window well meeting all of the following criteria:
  - (a) The window well shall have horizontal dimensions that allow the window to be fully opened.
  - (b) The window well shall have an accessible net clear opening of not less than 9 ft<sup>2</sup> (0.82 m<sup>2</sup>) with a length and width of not less than 36 in. (915 mm).
  - (c) A window well with a vertical depth of more than 44 in. (1120 mm) shall be equipped with an approved permanently affixed ladder or with steps meeting both of the following criteria:
    - i. The ladder or steps shall not encroach more than 6 in. (150 mm) into the required dimensions of the window well.
    - ii. The ladder or steps shall not be obstructed by the window.

**24.2.2.3.4** It shall be a bulkhead complying with 24.2.7 and meeting the minimum area requirements of 24.2.2.3.

**24.2.2.3.5** Ladders or steps that comply with the requirements of 24.2.2.3.3(4)(c) shall be exempt from the requirements of 7.2.2.

**24.2.2.4 Two Primary Means of Escape.** In buildings, other than existing buildings and other than those protected throughout by an approved, supervised automatic sprinkler system in accordance with 24.3.5, every story more than 2000 ft<sup>2</sup> (185 m<sup>2</sup>) in area within the dwelling unit shall be provided with two primary means of escape remotely located from each other.

**24.2.3 Arrangement of Means of Escape.** Any required path of travel in a means of escape from any room to the outside shall not pass through another room or apartment not under the immediate control of the occupant of the first room or through a bathroom or other space subject to locking.

#### **24.2.4 Doors.**

**24.2.4.1** Doors in the path of travel of a means of escape, other than bathroom doors in accordance with 24.2.4.2 and doors serving a room not exceeding 70 ft<sup>2</sup> (6.5 m<sup>2</sup>), shall be not less than 28 in. (710 mm) wide.

**24.2.4.2** Bathroom doors and doors serving a room not exceeding 70 ft<sup>2</sup> (6.5 m<sup>2</sup>) shall be not less than 24 in. (610 mm) wide.

**24.2.4.3** Doors shall be not less than 6 ft 6 in. (1980 mm) in nominal height.

**24.2.4.4** Every closet door latch shall be such that children can open the door from inside the closet.

**24.2.4.5** Every bathroom door shall be designed to allow opening from the outside during an emergency when locked.

**24.2.4.6** Doors shall be swinging or sliding.

**24.2.4.7\*** No door in any means of escape shall be locked against egress when the building is occupied. All locking devices that impede or prohibit egress or that cannot be easily disengaged shall be prohibited.

**24.2.4.8** Floor levels at doors in the primary means of escape shall comply with 7.2.1.3, unless otherwise permitted by any of the following:

- (1) In existing buildings, where the door discharges to the outside or to an exterior balcony or exterior exit access, the floor level outside the door shall be permitted to be one step lower than the inside, but shall not be in excess of 8 in. (205 mm).
- (2) In new buildings, where the door discharges to the outside or to an exterior exit access, an exterior landing with not more than a 7 in. (180 mm) drop below the door threshold and a minimum dimension of 36 in. (915 mm) or the width of the door leaf, whichever is smaller, shall be permitted.
- (3) A door at the top of an interior stair shall be permitted to open directly onto a stair, provided that the door does not swing over the stair and the door serves an area with an occupant load of fewer than 50 persons.

**24.2.4.9** Forces to open doors shall comply with 7.2.1.4.5.

**24.2.4.10** Latching devices for doors shall comply with 7.2.1.5.10.

#### **24.2.5 Stairs, Ramps, Guards, and Handrails.**

**24.2.5.1** Stairs, ramps, guards, and handrails shall be in accordance with 7.2.2 for stairs, 7.2.5 for ramps, and 7.2.2.4 for guards and handrails, as modified by 24.2.5.1.1 through 24.2.5.1.3.

**24.2.5.1.1** The provisions of 7.2.2.5, 7.2.5.5, and 7.7.3 shall not apply to stairs and ramps.

**24.2.5.1.2** If serving as a secondary means of escape, stairs complying with the fire escape requirements of Table 7.2.8.4(a) or Table 7.2.8.4(b) shall be permitted.

**24.2.5.1.3** If serving as a secondary means of escape, ramps complying with the existing ramp requirements of Table 7.2.5.3(b) shall be permitted.

**24.2.5.2** Interior stairways shall be provided with means capable of providing artificial light at the minimum level specified by 7.8.1.3 for exit stairs, measured at the center of treads and on landing surfaces within 24 in. (610 mm) of step nosings.

**24.2.5.3** For interior stairways, manual lighting controls shall be reachable and operable without traversing any step of the stair.

**24.2.5.4** The clear width of stairs, landings, ramps, balconies, and porches shall be not less than 36 in. (915 mm), measured in accordance with 7.3.2.

**24.2.5.5** Spiral stairs and winders in accordance with 7.2.2.2.3 and 7.2.2.2.4 shall be permitted within a single dwelling unit.

**24.2.5.6** No sleeping rooms or living areas shall be accessible only by a ladder, a stair ladder, an alternating tread device or folding stairs, or through a trap door.

#### **24.2.6 Hallways.**

**24.2.6.1** The width of hallways, other than existing approved hallways, which shall be permitted to continue to be used, shall be not less than 36 in. (915 mm).

**24.2.6.2** The height of hallways, other than existing approved hallways, which shall be permitted to continue to be used, shall be not less than 7 ft (2135 mm) nominal, with clearance below projections from the ceiling of not less than 6 ft 8 in. (2030 mm) nominal.

#### **24.2.7 Bulkheads.**

**24.2.7.1 Bulkhead Enclosures.** Where provided, bulkhead enclosures shall provide direct access to the basement from the exterior.