

## REPAIR NON-OPERABLE EXIT DOOR HARDWARE

### CODE SECTIONS

*International Fire Code 2006 Edition*

**1028.2 Reliability.** Required exit accesses, exits or exit discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency. Security devices affecting means of egress shall be subject to approval of the fire code official.

### 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.