

FSAE Survey Summary

Scope: In July 2019, the ICC MJC Steering Committee invited MJC members to complete a survey on fire service access elevators (FSAE) and the approved method of water protection for such elevators. Specifically, since IBC Section 3007.3 allows a performance based approach to preventing water infiltration resulting from the operation of sprinklers into the hoistway enclosure, there may be numerous variations in the “approved method” that would comply with this requirement. The survey is intended to determine if there are specific designs that jurisdictions already consider “approved method” and to compare how different jurisdictions are accepting such performance based designs.

Results: Twenty-one surveys were completed by the deadline, and sixteen of the respondents said that their jurisdictions had fire service access elevator installations. There were four respondents who indicated that they had requirements for FSAE but did not have requirements for water protection. These jurisdictions may have had applications under a prior code, which did not outline a requirement for water protection.

Those jurisdictions with water protection requirements indicated that trench drains and slope floors were the most common methods accepted. Most jurisdictions relied on coordinated notes on construction documents and certifications by the registered design professional as part of plan approval. Further, FSAE installations in most jurisdictions also required review by other agencies, such as the fire department and specific elevator reviews.

Conclusion: While the survey provided only a sample of jurisdictions, the results do indicate consistency in allowing performance based designs provided that the construction documents are coordinated between various trades and certified by registered design professionals.