

SECTION 27 50 00
AREA OF REFUGE
Design Standard

PART 1 GENERAL

1.1 PURPOSE

An Area of Rescue is defined by the Americans with Disabilities Act as an area, which has direct access to an exit, where people who are unable to use stairs may remain temporarily in safety to await further instructions or assistance during emergency evacuation.

The ADA requires these special emergency gathering areas for disabled persons. This part of the Act applies to new multi-story buildings at San Mateo County Community College District (CBC 2007, Section 1007.3). Its ultimate purpose is to provide a way to locate and communicate with those persons who need emergency assistance because they are unable to safely negotiate emergency stairways alone.

This design standard describes the District's standard equipment and protocols to achieve compliance with the Area of Rescue requirement. Design teams shall incorporate this equipment into capital construction projects, as required by code.

PART 2 PRODUCTS

2.1 Two Way Communication with Visible Communication Method

CBC 1007.6.3 requires that areas of refuge be provided with a two-way communication system between the area of refuge and a central control point. The two-way communication system shall include both audible and visible signals.

CBC 1007.6.3.1 requires a visible communication method. A button complying with Section 1117B.6 in the area of refuge shall activate both a light in the area of refuge indicating that rescue has been requested and a light at the central control point indicating that rescue is being requested. A button at the central control point shall activate both a light at the central control point and a light in the area of refuge indicating that the request has been received.

A. SMCCCD has standardized on the TalkAPhone VOIP-600ECK Emergency Phone. This provides a standard system installed in all areas of refuge, which gives emergency responders as well as SMCCCD operating and maintenance personnel a consistent life safety system component, which is commercially available and UL Listed, meets ADA requirements, is an economical solution, is simple to use and understand. It operates on SMCCCD's VOIP phone system.

2.2 Central Control Point CBC 1007.6.3 requires that the central control point be constantly attended, and the location of that central control point shall be approved by the fire department.

A. SMCCCD's central control point is each College's Public Safety Office, which is staffed 24/7/365.

2.3 Instructions

CBC 1007.6.4 requires that in areas of refuge that have a two-way emergency communications system, instructions on the use of the area under emergency conditions shall be posted adjoining the communications system. The instructions shall include all of the following and shall comply with Section 1117B.5.I, Item 2:

A. Directions to find other means of egress.

- B. 2. Persons able to use the exit stairway do so as soon as possible, unless they are assisting others.
- C. 3. Information on planned availability of assistance in the use of stairs or supervised operation of elevators and how to summon such assistance.
- D. 4. Directions for use of the emergency communications system.

CBC 1007.6.5 requires that each door providing access to an area of refuge from an adjacent floor area shall be identified by a sign complying with Section 1117B.5.1, Item 2, stating:

AREA OF REFUGE, and including the International Symbol of Accessibility. Where exit sign illumination is required by Section 1011.2, the area of refuge sign shall be illuminated.

Additionally, tactile signage complying with Section 1117B.5.1, Item 1 shall be located at each door to an area of refuge.

2.4 SMCCCD Standard Area of Refuge Communication Device and Instructions

- A. Design consultants should specify Talk-A-Phone VOIP-600ECK



- B. Refer to SMCCCD's Section 10 14 16 Interior Building Informational Signage Design Standard for detailed information about associated Area of Refuge signage.
- C. Specify the installation of the emergency phone and the instructional signage to achieve a unified and cohesive appearance, as follows:



2.5 APPROVED MANUFACTURERS

- A. TalkAPhone VOIP-600ECK Emergency Phone

PART 3 EXECUTION

3.1 SUBSTITUTES ALLOWED?

Yes, if planned location proves to have a physical impediment. If then, substitute with performance and quality equivalency can be evidenced.

Must consult with stakeholders prior to final sign off.

3.2 ASSOCIATED CONSTRUCTION SPECIFICATIONS

Not applicable

END OF SECTION