

STATE OF OKLAHOMA

2nd Session of the 60th Legislature (2026)

HOUSE BILL 3913

By: Dollens

AS INTRODUCED

An Act relating to cities and towns; permitting municipalities to exercise authority under act; permitting municipalities to authorize single-stairway apartment buildings that meet provided criteria; providing for codification; and providing an effective date.

BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA:

SECTION 1. NEW LAW A new section of law to be codified in the Oklahoma Statutes as Section 43-117 of Title 11, unless there is created a duplication in numbering, reads as follows:

A. A municipality may exercise the authority under this act regardless of whether the municipality has adopted local amendments to the International Building Code.

B. A municipality may authorize an apartment building to have a single stairway only if the building:

1. Does not have more than six stories above grade plane and is not a high-rise as defined by the International Building code, as adopted by the Oklahoma Uniform Building Code Commission;

2. Does not have more than four dwelling units on any floor;

1 3. Has automatic sprinkler locations in each interior exit
2 stairway, regardless of the type of stairway construction, that
3 comply with the requirements prescribed by National Fire Protection
4 Association Standard 13 for combustible stairways;

5 4. Has:

6 a. an exterior stairway, or

7 b. an interior exit stairway for which the doors:

8 (1) into the stairway from the interior of the
9 building swing into the stairway regardless of
10 the occupant load served, and

11 (2) from the interior exit stairway to the building
12 exterior swing in the direction of exit travel;

13 5. Has interior exit stairway enclosures that:

14 a. have a fire resistance rating of not less than two (2)
15 hours, and

16 b. do not contain an elevator opening;

17 6. Has on each floor a corridor from each dwelling unit entry
18 or exit door to an interior exit stairway, including any related
19 exit passageway, that has a fire resistance rating of at least one
20 (1) hour;

21 7. Does not have more than twenty (20) feet between the entry
22 or exit door of a dwelling unit and an exit stairway;

23 8. Does not have more than one hundred twenty-five (125) feet
24 of exit access travel distance;

1 9. Has an exit serving the portion of the building that
2 contains two or more dwelling units that does not discharge through
3 a portion of the building with a different occupancy category,
4 including an accessory parking garage;

5 10. Has an exit that terminates in an egress court for which
6 the court depth does not exceed the court width, unless it is
7 possible to exit the egress court to the public way in either
8 direction;

9 11. Does not have an opening within ten (10) feet of an
10 unprotected opening into an exit stairway other than a required exit
11 door that has a fire resistance rating of at least one (1) hour;

12 12. Has emergency escape and rescue openings that comply with
13 Section 1031 of the International Building Code, as adopted by the
14 Oklahoma Uniform Building Code Commission, on each floor served by a
15 single exit;

16 13. Does not have an electrical receptacle in an interior exit
17 stairway; and

18 14. Has an automatic smoke and fire detection system that
19 activates an occupant notification system that complies with Section
20 907.5 of the International Building Code as adopted under Section
21 214.216 installed in each:

22 a. common space outside of a dwelling unit,

23 b. laundry room, mechanical equipment room, and storage
24 room,

- c. interior corridor serving a dwelling unit, and
- d. main floor landing or interior or exterior exit stairway.

SECTION 2. This act shall become effective November 1, 2026.

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