

5           SECTION 1. Chapter 214, Local Government Code, is amended  
6 by adding Subchapter I to read as follows:

8           Sec. 214.301. PERMITTED REGULATION OF APARTMENT BUILDING  
9   STAIRWAY REQUIREMENTS. (a) A municipality may exercise the  
10 authority under this section regardless of whether the municipality  
11 has adopted local amendments to the International Building Code  
12 under Section 214.216(c).

15                   (1) does not have more than six stories above grade  
16 plane and is not a high-rise as defined by the International  
17 Building Code, as adopted under Section 214.216;

20           (3) has automatic sprinkler locations in each interior  
21 exit stairway, regardless of the type of stairway construction,  
22 that comply with the requirements prescribed by National Fire  
23 Protection Association Standard 13 for combustile stairways;

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- 1                   (A) an exterior stairway; or  
2                   (B) an interior exit stairway for which the  
3 doors:  
4                   (i) into the stairway from the interior of  
5 the building swing into the stairway regardless of the occupant  
6 load served; and  
7                   (ii) from the interior exit stairway to the  
8 building exterior swing in the direction of exit travel;  
9                   (5) has interior exit stairway enclosures that:  
10                   (A) have a fire resistance rating of not less  
11 than two hours; and  
12                   (B) do not contain an elevator opening;  
13                   (6) has on each floor a corridor from each dwelling  
14 unit entry or exit door to an interior exit stairway, including any  
15 related exit passageway, that has a fire resistance rating of at  
16 least one hour;  
17                   (7) does not have more than 20 feet between the entry  
18 or exit door of a dwelling unit and an exit stairway;  
19                   (8) does not have more than 125 feet of exit access  
20 travel distance;  
21                   (9) has an exit serving the portion of the building  
22 that contains two or more dwelling units that does not discharge  
23 through a portion of the building with a different occupancy  
24 category, including an accessory parking garage;  
25                   (10) has an exit that terminates in an egress court for  
26 which the court depth does not exceed the court width, unless it is  
27 possible to exit the egress court to the public way in either

1 direction;

2 (11) does not have an opening within 10 feet of an  
3 unprotected opening into an exit stairway other than a required  
4 exit door that has a fire resistance rating of at least one hour;

5 (12) has emergency escape and rescue openings that  
6 comply with Section 1031 of the International Building Code as  
7 adopted under Section 214.216 on each floor served by a single exit;

8 (13) does not have an electrical receptacle in an  
9 interior exit stairway; and

10 (14) has an automatic smoke and fire detection system  
11 that activates an occupant notification system that complies with  
12 Section 907.5 of the International Building Code as adopted under  
13 Section 214.216 installed in each:

14 (A) common space outside of a dwelling unit;

15 (B) laundry room, mechanical equipment room, and  
16 storage room;

17 (C) interior corridor serving a dwelling unit;

18 and

19 (D) main floor landing or interior or exterior  
20 exit stairway.

21 SECTION 2. This Act takes effect September 1, 2025.

\_\_\_\_\_  
President of the Senate

\_\_\_\_\_  
Speaker of the House

I hereby certify that S.B. No. 2835 passed the Senate on May 9, 2025, by the following vote: Yeas 29, Nays 2.

\_\_\_\_\_  
Secretary of the Senate

I hereby certify that S.B. No. 2835 passed the House on May 27, 2025, by the following vote: Yeas 81, Nays 57, two present not voting.

\_\_\_\_\_  
Chief Clerk of the House

Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Governor