

Issue: DCA06-DEC-068. The Petitioner is requesting clarification regarding the intent of the Florida Building Code, Residential requirements for landing without a step at any exterior door of a single dwelling contained in section R311.4.3.

Background:

- (1) Project description: Construction of 2 single - family dwellings located in New Smyrna Beach, FL.

Lot 279 Venetian Bay, a 2579 square foot dwelling with 3 exterior doors, where the front door is 3'0" out swing landing 3 ¾ inches below finished floor elevation and a pair of rear doors measuring 2'8" with a landing 3 ½" below the finished floor.

Lot 280 Venetian Bay, a 2579 square foot dwelling with 3 exterior doors, where the front door is 3'0" out swing with landing 4 inches below finished floor elevation and a pair of rear doors measuring 2'8" with a landing 3 ½" below the finished floor.

- (2) **R311.4.3 Landings at doors.** There shall be a floor or landing on each side of each exterior door.

Exception: Where a stairway of two or fewer risers is located on the exterior side of a door, other than the required exit door, a landing is not required for the exterior side of the door.

~~The floor or landing at the exit door required by Section R311.4.1 shall not be more than 1.5 inches (38 mm) lower than the top of the threshold. The floor or landing at exterior doors other than the exit door required by Section R311.4.1 shall not be required to comply with this requirement but shall have a rise no greater than that permitted in Section R311.5.3.~~

Exception: The landing at an exterior doorway shall not be more than 7¾ inches (196 mm) below the top of the threshold, provided the door, other than an exterior storm or screen door does not swing over the landing.

The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel.

- (3) R311.4.1 Exit door required.
Not less than one exit door conforming to this section shall be provided for each dwelling unit. The required exit door shall provide for direct access from the habitable portions of the dwelling to the exterior without requiring travel through a garage. Access to habitable levels not having an exit in accordance with this section shall be by a ramp in accordance with Section R311.6 or a stairway in accordance with Section R311.5.

- (4) R311.4.2 Door type and size.
The required exit door shall be a side-hinged door not less than 3 feet (914 mm) in width and 6 feet 8 inches (2032 mm) in height. Other doors shall not be required to comply with these minimum dimensions.

(5) Definitions:

STAIR. A change in elevation, consisting of one or more risers.

STAIRWAY. One or more flights of stairs, either exterior or interior, with the necessary landings and platforms connecting them, to form a continuous and uninterrupted passage from one level to another.

- (6) R613.3.1 Testing and Labeling.
Exterior windows and glass doors shall be tested by an approved independent testing laboratory, and shall be labeled with an approved label identifying the manufacturer, performance characteristics and approved product certification agency, testing laboratory, evaluation entity or Miami-Dade notice of acceptance to indicate compliance with the requirements of one of the following specifications:

ANSI/AAMA/NWDA 101/I.S. 2-97 or 101/I.S. 2/NAFS or TAS 202 (HVHZ shall comply with TAS 202 utilizing ASTM E 1300-98 or ASTM E 1300-02).

Glass Strength: Determination of load resistance of glass for specified loads of products tested and certified in accordance with s. R613.3.1 shall be designed to comply with ASTM E 1300.

R613.3.2 Supplemental label.

A supplemental temporary label conforming to AAMA 203, Procedural Guide for the Window Inspection and Notification System, shall be acceptable for establishing calculated allowable design pressures higher than indicated on the label required by R613.3.1 for window sizes smaller than that required by the ANSI/AAMA/NWDA 101/IS2 test requirements. This supplemental label shall remain on the window until final approval by the building official.

R613.4 Exterior door assemblies.

Exterior door assemblies not covered by R613.3 or R613.4.1 shall be tested for structural integrity in accordance with ASTM E 330 Procedure A at a load of 1.5 times the required design pressure load. The load shall be sustained for 10 seconds with no permanent deformation of any main frame or panel member in excess of 0.4 percent of its span after the load is removed. HVHZ shall comply with TAS 202. After each specified loading, there shall be no glass breakage, permanent damage to fasteners, hardware parts, or any other damage which causes the door to be inoperable.

- (7) FBC, Building, Section 1008.1.6 Thresholds.
Thresholds at doorways shall not exceed 0.75 inch (19.1 mm) in height for sliding doors serving dwelling units or 0.5 inch (12.7 mm) for other doors. Raised thresholds and floor level changes greater than 0.25 inch (6.4 mm) at doorways

shall be beveled with a slope not greater than one unit vertical in two units horizontal (50-percent slope).

Exceptions:

1. The threshold height shall be limited to 7¾ inches (197 mm) where the occupancy is Group R-2 or R-3 as applicable in Section 101.2, the door is an exterior door that is not a component of the required means of egress and the doorway is not on an accessible route.
2. For exterior doors serving dwelling units, thresholds at doorways shall not exceed the height required to pass the water resistance test of ANSI/AAMA/WDMA 101/I.S.2, or TAS 202 for high-velocity hurricane zones, or the maximum allowable height difference between interior floor level. Exterior floor level shall comply with the following:

LEVEL DIFFERENCE (inches)	AT PRIMARY DOOR
0	Pervious construction (e.g., wood decking with spaces)
½	Impervious construction (e.g., concrete, brick or flag stone)
LEVEL DIFFERENCE (inches)	AT SECONDARY DOOR
½	Pervious construction
4	Impervious construction

Staff Recommendations:

Option #1:

Question #1: Does a single step down constitute a stairway? If there is step down at the door way must the door be in swing.

Answer: according to the definition of the terms “Stair” and “Stairway”, the answer is “Yes”. With regard to the second part of the question, the answer is as follows:

With regard to an exterior door other than the exit door, the answer is “No”. Exterior doors other than exit doors are not required to have exterior landing where stairways of two or fewer risers are located on the exterior side of the doors. The Code does not provide provisions with regard to the landing in question.

With regard to the exit door, the answer is also “No”.

(Note: Due to the change which was made to R 311.4.3 under the 2005 Supplement “ see above”, the second exception is no longer valid or applicable and should have been deleted. It is an exception to no requirement.)

