

**DCA04-DEC-074 by Gil Hyatt, Gil Hyatt Construction**

No action is needed. Deferred to local appeal board and recommended for dismissal.

**DCA04-DEC-077 FBC SECTION 1012.1.3, Exception 2: Doors (2003 Rev.)**

Petitioner: Charles W. Edwards, Building Code Solutions, Inc., Ft. Myers

**BACKGROUND:** The petitioner is requesting a declaratory statement for uniformity of application throughout the state on threshold height of the sliding glass doors to the lanais/balconies in high-rise condominiums built in different parts of the state.

**PROJECT DESCRIPTION:** The project is Navona at Colony, Lee County. It is a 22 story luxury residential building within a wind bourn debris region.

**Q1.** Does F.B.C. section 1012.1.3 apply to doors that are not egress doors used as an exit such as sliding glass doors or side hinged doors opening onto a lanai when lanai does not exit to grade?

A. Yes.

**Q2.** When considering doors onto lanai, does F.B.C. section 1012.1.3 exception#2 address the height of thresholds that are not in the HVHZ as well as those that are in HVHZ?

A. Yes.

**Q3.** If the answer to Q#2 is no, are thresholds for doors in areas that are not in the HVHZ limited to ½”?

A. See answer to Q2.

**Q4.** Does F.B.C. section 1012.1.3 limit the method of designing waterproofing to the tested thresholds or providing a difference of floor surface levels as outlined in the chart only?

A. Section 1012.1.3, exception 2, provide for two options: (1) Threshold height is as per water resistance test, or (2) Providing a differential of floor surface levels as outlined in the chart.

**Q5.** If section 1012.1.3 is applicable to doors serving lanai’s that are not exit doors, would an appeal to a local Building Official or Appeals Board for acceptance for the curb design as an alternate method of construction be appropriate according to F.B.C. 103.7?

A. Yes. The door to the lanai is a secondary exterior exit door. Section 103.7 alternate method of construction is always available provided equal or better performance can be demonstrated.