

ROUTT COUNTY REGIONAL BUILDING DEPARTMENT

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Policy Statement

From: Mark Marchus, CBO

Re: Floor level at exterior doors in R-3, and U occupancies, (UBC Section 1003.3.1.6). Interpretation based on 2002 IRC R12.1.2

Effective Date: February 11, 2003

Every dwelling unit shall have access directly to the outside or to an approved means of egress system complying with UBC Chapter 10. Exit doors serving the means of egress system shall comply with 1003.3.1. This is in the current language from the UBC. The problem appears to be how it applies to the secondary doors. The 2002 supplement to the IRC seems to give some good insight to the question.

The IRC in section R12.1.2 Landings at doors states there shall be floor or landing at each side of exterior doors. There are exceptions. The exceptions are limited to doors "other than the required exit door". The exception allows stairs of two or fewer risers to be located on the exterior side of the door. In this application we shall also use the section from the UBC which does not allow the door to swing over the stair. The two steps may go down to grade or an outside deck or landing. If it's more than two steps or if it's the main required means of egress a floor or landing will be required at both sides of the door.

The section goes on to say "the floor or landing shall not be more than $1\frac{1}{2}$ inches below the top of the threshold." Measuring from the threshold is a change for us. Again this requirement has exceptions. The exception allows the landing at a non-required or secondary means of egress doors to be $7\frac{3}{4}$ inches below the top of the threshold. Interesting note here is that there is no minimum diminution of the landing below the threshold. (It appears that less than 4" is allowed.)

In the past we have allowed for no landing or stairs at the secondary means of egress if the grade was less than 30" below the floor level at the door. After receiving your input I agree that this is a less than desirable application of the code. The application from this date on will be this: At all secondary means of egress there shall be a landing, deck, stair, as described above, or grade within $7\frac{3}{4}$ " below the threshold of the door or the door shall be made inoperable or a complying guardrail shall be placed at the door opening. The primary means of egress shall comply with Chapter 10 of UBC.