

## ADVISORY COMMITTEE COMMENT FORM FOR PROPOSED CODE CHANGES (This form must be submitted electronically)

IRC-21, MR 1309.0311 (REV 12-29-2011 FINAL)

Author/requestor: Rick Davidson

Email address: rdavidson@ci.maple-grove.mn.us

Telephone number: 763-494-6061

Firm/Association affiliation, if any: Self

---

### Proposed Code Change - Language

#### 1309.0311 SECTION R311, MEANS OF EGRESS.

**R311.4.3 Landings at doors.** Except as provided in this section, there shall be a floor or landing on each side of each exterior door. The width of the landing shall not be less than the door served. The landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel.

**R311.4.3.1 Landings at the exterior exit door required by Section R311.4.1.**

1. The floor or landing at the exit door required by Section R311.4.1 shall not be more than 1.5 inches (38 mm) below the top of the threshold, regardless of door swing.
2. The exterior landing shall be up to 7<sup>3</sup>/<sub>4</sub> 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 exterior landing.

**R311.4.3.2 Landings or floors at exterior doors other than those required by Section R311.4.1.**

1. The exterior landing or floors shall be permitted to be no greater than 7<sup>3</sup>/<sub>4</sub> 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 exterior landing.
2. Landings in this subsection are not required for the exterior side of a door when a stairway that is less than 30 inches (762 mm) in height is located on the exterior side of the door. The stairway height shall be measured vertically from the interior floor surface to the finished grade.
3. An exterior landing is not required at a doorway when only a storm or screen door is installed which does not swing over the exterior landing.

### Proposed Code Change – Need and Reason

This proposal deletes a Rule. This language was placed in the 2007 Minnesota Residential Code to reflect changes that were known to occur in the 2009 IRC. That process has occurred making this amendment unnecessary. Also, it is necessary to delete the rule because the numbering of the sections has changed which will lead to confusion and duplication of the rules. The language in the 2012 IRC addresses the concerns that were posed when the rule was adopted. It is reasonable to use the language in the model code to address the issues of landings at doors because it better addresses the issues and there is nothing unique to Minnesota regarding landings at doors.

Following is the current IRC text (for information only)

**R311.3 Floors and landings at exterior doors.** There shall be a landing or floor on each side of each exterior door. 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. Exterior landings shall be permitted to have a slope not to exceed  $\frac{1}{4}$  unit vertical in 12 units horizontal (2-percent).

**Exception:** Exterior balconies less than 60 square feet (5.6 m<sup>2</sup>) and only accessible from a door are permitted to have a landing less than 36 inches (914 mm) measured in the direction of travel.

**R311.3.1 Floor elevations at the required egress doors.** Landings or finished floors at the required egress door shall not be more than  $1\frac{1}{2}$  inches (38 mm) lower than the top of the threshold.

**Exception:** The landing or floor on the exterior side shall not be more than  $7\frac{3}{4}$  inches (196 mm) below the top of the threshold provided the door does not swing over the landing or floor.

Where exterior landings or floors serving the required egress door are not at *grade*, they shall be provided with access to *grade* by means of a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7.

**R311.3.2 Floor elevations for other exterior doors.** Doors other than the required egress door shall be provided with landings or floors not more than  $7\frac{3}{4}$  inches (196 mm) below the top of the threshold.

**Exception:** A landing is not required where a stairway of two or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway.

**R311.3.3 Storm and screen doors.** Storm and screen doors shall be permitted to swing over all exterior stairs and landings.

### **Proposed Code Change – Cost/Benefit Analysis**

This proposal will have no impact on the cost of construction.

## Other Factors to Consider Related to Proposed Code Change

1. Is this proposed code change meant to:

change language contained in a published code book? If so, list section(s).

change language contained in an existing amendment in Minnesota Rule? If so, list Rule part(s).

delete language contained in a published code book? If so, list section(s).

delete language contained in an existing amendment in Minnesota Rule? If so, list Rule part(s).

**1309.0311 SECTION R311, MEANS OF EGRESS.**

neither; this language will be new language, not found in the code book or in Minnesota Rule.

2. Is this proposed code change required by a Minnesota Statute or new legislation? If so, please provide the citation to the Statute or legislation.

No

3. Will this proposed code change impact other sections of a published code book or of an amendment in Minnesota Rule? If so, please list the affected sections or rule parts.

No

4. Will this proposed code change impact other parts of the Minnesota State Building Code? If so, please list the affected parts of the Minnesota State Building Code.

No

5. Who are the parties affected or segments of industry affected by this proposed code change?

Code officials, building designers, contractors, building owners

6. Can you think of other means or methods to achieve the purpose of the proposed code change? If so, please explain what they are and why your proposed change is the preferred method or means to achieve the desired result.

No

7. Are you aware of any federal requirement or regulation related to this proposed code change? If so, please list the regulation or requirement.

No