

SECTION R311 MEANS OF EGRESS

R311.2 Exit door. At least one exit door shall be provided from each dwelling unit. The egress door shall be side-hinged and shall provide a minimum clear width of 32in. when measured between the face of the door, and the stop, with the door open 90 degrees. The minimum clear height of the door opening shall not be less than 78in. in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling unit without the use of a key, special knowledge, or effort.

R311.3 Floors and Landings at Exterior Doors There shall be a floor or landing on each side of each exterior door. The width of each landing shall not be less than the width of the door served. Every landing shall have a minimum dimension of 36in. measured in the direction of travel. Exterior landings shall be permitted to slope not to exceed ¼ unit vertical in 12 units horizontal (2%)

Exception:

1. Exterior balconies less than 60 sq. ft. and only accessible from a door are permitted to have a landing less than 36in. measured in the direction of travel.

R311.3.1 Floor Elevations at the Required Egress Door. Landings or finished floors at a required egress door shall not be more than 1 ½ inches lower than the top of the threshold.

Exception:

1. The landing or floor on the exterior side shall not be more than 8 ¼ inches below the top of the threshold provided that the door does not swing over the landing or floor.

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 8 ¼ in. below the top of the threshold.

Exception:

1. Other than the required exit door, where the vertical elevation measured between the interior finish floor and the exterior finish grade, patio, or deck does not exceed 30in., a landing is not required for the exterior side of the door; provided the door (other than a screen or storm door) does not swing over the stairs.

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

R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar exit facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Such attachment shall not be accomplished by use of toenails or nails subject to withdrawal.

R311.6 Hallways. The minimum width of a hallway shall be not less than 3 feet.