



Informal Interpretation Report Number 5799



Date July 18, 2008

Edition 2004

Section R311.4.3

Question:

Is it the intent of the 2005 Revision to the "Landings at doors" exception to allow required exit doors to swing out over one or two steps?

Answer

This section of the code continues to generate requests for interpretations. This answer is predicated on the current version of the code, including 2005, 2006, and 2007 Supplements. The answer is yes, for SFDs the exit door may swing out over a step down. This was clarified by Declaratory Statement DCA06-DEC-068, overriding previous editions of the Code. This change had nothing to do with trip hazards. The prohibition in the foundation code is based on the potential build-up of ice or snow during the winter months in much of the country. Florida is more concerned with wind resistance and resisting wind driven rain. There are in-swing doors which meet impact resistant criteria, but it is easier to achieve when the door stop can be relied upon.

Commentary:

The current exception contained in the Code is being reproduced here to ensure all parties are working from the same (current) wording contained in the Florida Building Code - Residential, found at Section R311.4 Doors.

R311.4.1 Exit door required. Exception: Where a stairway of two or fewer risers is located on the exterior side of a door, a landing is not required for the exterior side of the door. The floor or landing at exterior doors 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. 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.

Notice:

The Building Officials Association of Florida, in cooperation with the Florida Building Commission, the Florida Department of Business & Professional Regulation, ICC, and industry and professional experts offer this interpretation of the Florida Building Code in the interest of consistency in their application statewide. This interpretation is informal, non-binding and subject to acceptance and approval by the local building official.