



Department of Regulatory and Economic Resources
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MEMO

TO: All Building Officials in Miami-Dade County

FROM: *W. Lopez* Secretary of the Board
Board of Rules and Appeals (BORA)

DATE: November 26th, 2014

SUBJECT: BORA Interpretation – Residential Egress Door

At their meeting of November 20, 2014, the Board was asked to interpret Section R311.2 of the Florida Building Code, Residential volume. Specifically, the Board was asked to determine if the intent of this Section is to require the main entrance portal to a residence be considered the egress door or can any door leading to the exterior be considered the egress door. The subject Section is shown, below:

R311.2 Egress door.

At least one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a minimum clear width of 32 inches (813 mm) when measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The minimum clear height of the door opening shall not be less than 78 inches (1981 mm) 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 without the use of a key or special knowledge or effort.

The Board concluded that the Code does not establish the main entrance as the only location for the required egress door. This assessment is supported by Section R311.1. In this Section, the Code indicates access to the egress door may not be through the garage. The Board inferred this clarification would not be necessary if the main entrance was the only location for the egress door.

Consequently, the Board established that the Code does not require the dwelling unit egress door to be the main entrance. It can be any door in the dwelling unit that is side hinged, meets the size requirements and provides a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the exterior of the dwelling at the required egress door without requiring travel through a garage.

Should you have any questions, please contact Mr. Eduardo Fernandez, Training and Certification Officer, at (786) 315-2556 for additional information.

MG

cc: Michael Goolsby, Director, Board and Code Administration Division