

DWELLING UNIT DOORS

PRIMARY ENTRY DOOR

The exterior of the primary entry door of covered dwelling units is part of public and common use spaces, therefore, it must be on an accessible route and be accessible, i.e., meet the ANSI requirements of 4.13 Doors. This is true both of entry doors opening off interior corridors internal to a building containing multiple dwelling units, and of separate exterior ground floor dwelling unit entrances.

Because primary entry doors to covered units must be on an accessible route, thresholds at these doors must be no higher than 3/4 inch and must be beveled with a slope no greater than 1:2. See additional discussion of thresholds and accessible route at dwelling units on page 4.12.

SECONDARY EXTERIOR DOORS

All secondary exterior doors from the same or different rooms that provide passage onto exterior decks, patios, or balconies must be usable. For example, if a deck is served by French doors or other double-leaf doors, and if only one leaf is active, that leaf must be usable, i.e., provide a nominal 32-inch clear opening. If both leaves are active, one leaf would not have to provide a nominal 32-inch clear opening as long as both leaves, when open, do provide the nominal 32-inch clear opening.

Since an accessible route must be provided throughout the unit, thresholds at secondary exterior doors also are limited to a maximum height of 3/4 inch. However, secondary doors that exit onto exterior decks, patios, or balcony surfaces are allowed to have a 4-inch maximum step (or more if required by local building code) to prevent

water infiltration at door sills only if the exterior surface is constructed of an impervious material such as concrete, brick, or flagstone. If the exterior surface is a pervious material such as a wood deck that will drain adequately, the decking must be maintained to within 1/2 inch of the interior floor level. See Chapter Four: "Accessible Route Into and Through the Covered Dwelling Unit."

Sliding glass doors are often installed as secondary exterior doors. The Guidelines state that "the nominal 32-inch clear opening provided by a standard 6-foot sliding patio door assembly is acceptable." Unfortunately, many of the standard 6-foot sliding glass door assemblies yield only a 28-1/2-inch maximum clear opening in the full open position. Note: 28-1/2 inches is not an acceptable 32-inch nominal dimension. Builders and product specifiers must carefully select door assemblies that yield the 32-inch nominal clear opening (a clear opening from 31-5/8 to 32 inches or more). Some economy suppliers have 6-foot sliding glass doors that will meet the required width. Other assemblies on the market larger than 6 feet also provide the required width. See Product Resource List, Appendix A.