

## AGENDA

### UBC COMMISSION STRUCTURAL ADVISORY COMMITTEE

May 1, 2025 3:00 pm

*This agenda is subject to change up to 24 hours prior to the meeting.*

#### [Anchor Location](#)

North Conference Room  
Heber M Wells Building  
160 E 300 S  
Salt Lake City, UT

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1. Roll call
2. Approve the minutes from the April 3, 2025, meeting
3. Do a final review of the structural portion of the 2024 IBC & IEBC
4. Review amendments for the structural portion of the 2024 IBC & IEBC
5. Make a recommendation to the UBC Commission

Next Scheduled Meeting: June 5, 2025

Please call Sharon at 530-6163 or email [ssmalley@utah.gov](mailto:ssmalley@utah.gov) if you do not plan on attending this meeting.



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MINUTES

UTAH  
UNIFORM BUILDING CODE COMMISSION  
STRUCTURAL ADVISORY COMMITTEE  
MEETING

April 3, 2025 3:00

CONVENED: 3:02

ADJOURNED 4:34

STAFF:

Steve Duncombe, Bureau Manager  
Sharon Smalley, Board Secretary

COMMITTEE MEMBERS:

Tim Strickland  
Patrick Tomasino  
John Saunders  
Brent Maxfield

Josh Blazzard, Commission Liaison  
Oliver Burt  
Tyler Wright

VISITORS:

Danny Currit, SEAU  
Scott Porter, SEAU

MINUTES

A motion was made by Patrick Tomasino to approve the minutes from the March 6, 2025, meeting as written. The motion was seconded by Oliver Burt and passed unanimously.

REVIEW PROPOSAL FROM SEAU  
CODE COMMITTEE ON THE SNOW  
LOAD AMENDMENT

The committee reviewed the snow load amendments submitted by the SEUA Code Committee. Questions were asked and answered in connection with the proposal. Scott Porter and Danny Currit summarized the development of the ASCE 7-22 snow loads. Brent Maxfield demonstrated how to use the ASCE Hazard Tool in determining the snow load based on location. This new proposal would remove the snow load table in the current amendments. Following further review and discussion, a motion was made by Brent Maxfield to approve the proposal as submitted by the SEAU Codes Committee. The motion was seconded by Oliver Burt and passed unanimously.

REVIEW IBC SECTION 3103

The Architectural Advisory Committee and

Unified Code Analysis Council asked this committee to review the structural portion for Temporary Structures. Following the review, the committee felt that this was a good addition, and they had no concerns.

REVIEW PROPOSED AMENDMENTS  
FOR IEBC SECTION 503.5, 503.11,  
906.2, 906.3

Brent Maxfield explained his proposal for these new amendments. These amendments would add a second criteria for non-structural components in risk category 4 buildings. Following the review, a motion was made by John Saunders to approve the proposals. The motion was seconded by Oliver Burt and passed unanimously.

CURRENT STATE AMENDMENT FOR  
IEBC SECTION 1006.3

Brent Maxfield explained the change for this current amendment. Following a review, a motion was made by Patrick Tomasino to approve the change as presented. The motion was seconded by John Saunders and passed unanimously.

Brent Maxfield pointed out that there is an additional new proposed seismic amendment for IBC Section 1613.1.2 in the proposals for the snow load. A motion was made by Brent Maxfield to approve the proposal for the new amendment. The motion was seconded by Oliver Burt and passed unanimously.

At the next meeting the committee will do a final review of all the recommended changes for the IBC and IEBC and make their recommendation to the Commission for the structural portion of the 2024 code.

The meeting adjourned at 4:34.

**15A-3-106 Amendments to Chapters 13 through 15 of IBC.**

IBC, Chapters 13, 14, and 15 are not amended. Amended by  
Chapter 249, 2016 General Session

**15A-3-107 Amendments to Chapter 16 of IBC.**

~~(1) In IBC, Table 1604.5, Risk Category III, in the sentence that begins "Group I-2 Condition 1," a new footnote c is added as follows: "c. Type II Assisted Living Facilities that are I-2 Condition 1 occupancy classifications in accordance with Section 308 shall be Risk Category II in this table."~~

~~(2)~~(1) In IBC, Section 1605.1, Exception 2 is deleted and replaced with the following:

"2. Where the allowable stress design load combinations of ASCE 7 Section 2.4 are used, flat roof snow loads of ~~30~~ 45 pounds per square foot (~~1.44~~2.15kN/m<sup>2</sup>) or less and roof live loads of ~~30~~ 45 pounds per square foot (~~1.44~~2.15kN/m<sup>2</sup>) or less need not be combined with seismic loads. Where flat roof snow loads exceed ~~30~~ 45 pounds per square foot (~~1.44~~2.15kN/m<sup>2</sup>), the snow loads may be reduced in accordance with the following in load combinations including both snow and seismic loads. S as calculated below, shall be combined with seismic loads.

$S = (\del{0.20 + 0.025(A-5)}) (\del{0.15 + 0.016(A-5)})$  Proof, where S shall be greater than or equal to ~~0.20~~0.15 Proof.

Where:

S = Weight of snow to be used in combination with seismic loads.

A = Elevation above sea level at the location of the structure (ft/1,000)

Proof = Design roof snow loads, Pf or Ps, psf

For the purpose of this section, snow load shall be assumed uniform on the horizontal projection without including the effects of drift or sliding. The ~~Importance Factor, I,~~ Risk Category used in calculating Pf may be considered ~~1.0~~II."

~~(3)~~(2) In IBC, Section 1605.1 a new exception ~~4~~ 5 is added as follows:

"4. ASCE 7-~~16~~22 Section 2.3.6 Equation 6 shall be modified to  $1.2D + Ev + Eh + L + f_2S$  and  $1.2D + Ev + Emh + L + f_2S$  with  ~~$f_2 = (0.20 + 0.025(A-5))$~~   $f_2 = (\del{0.15 + 0.016(A-5)})$  where the roof snow load exceeds ~~30~~ 45 pounds per square foot (~~1.44~~2.16kN/m<sup>2</sup>). Where A = Elevation above sea level at the location of the structure (ft/1000).  $f_2 = 0$  for roof snow loads of ~~30~~ 45 pounds per square foot (~~1.44~~2.16kN/m<sup>2</sup>) or less."

~~(4) IBC, Section 1608.1, is deleted and replaced with the following: "1608.1 General". Except as modified in Sections 1608.1.1 and 1608.1.2, design snow loads shall be determined in accordance with Chapter 7 of ASCE 7, but the design roof load shall not be less than that determined by Section 1607. Where the minimum live load, in accordance with Section 1607, is greater than the design roof snow load, the live load shall be used for design, but it may not be reduced to a load lower than the design roof snow load. Drifting need not be considered for design roof snow loads, less than 20 psf."~~

~~(5) A new IBC, Section 1608.1.1, is added as follows: "1608.1.1 Ice dams and icicles along eaves. Section 7.4.5 of Chapter 7 of ASCE 7 referenced in IBC Section 1608.1 is deleted and replaced with the following: 7.4.5 Ice Dams and Icicles Along Eaves. Where ground snow loads exceed 75 psf, eaves shall be capable of sustaining a uniformly distributed load of 2pf on all overhanging portions. No other loads except dead loads shall be present on the roof when this uniformly~~

~~distributed load is applied. All building exits under down slope eaves shall be protected from sliding snow and ice."~~

~~(6)~~<sup>(3)</sup> A new IBC, Section 1608.1.2 is added as follows: "1608.1.2 Drifts on adjacent structures. Section 7.7.2 of ASCE 7 referenced in IBC, Section 1608.1, is deleted and replaced with the following: 7.7.2 Adjacent structures. At lower adjacent structures, the requirements of Section 7.7.1 shall be used to calculate windward and leeward drifts. The resulting drift is permitted to be truncated."

~~(7) A new IBC, Section 1608.2.1 is added as follows: "1608.2.1 Utah ground snow loads. Section 7.2 of ASCE 7 referenced in IBC, Section 1608.1 is modified as follows:~~

- ~~(a) In paragraph 1, 7.2-8 is deleted and replaced with 7.2-9.~~
- ~~(b) On Figure 7.2-1, remove CS and other ground snow load values in the state of Utah. Add red shaded region for the state of Utah with the following note: See note for Utah.~~
- ~~(c) The following is added to the Note on Figure 7.2.1: See Table 7.2-9 for Utah.~~
- ~~(d) Add Table 7.2-9 as follows:~~

TABLE 7.2-9			
GROUND SNOW LOADS FOR SELECTED LOCATIONS IN UTAH			
City/Town	County	Ground Snow Load (lb/ft <sup>2</sup> )	Elevation (ft)
Beaver	Beaver	35	5886
Brigham City	Box Elder	42	4423
Castle Dale	Emery	32	5669
Coalville	Summit	57	5584
Duchesne	Duchesne	39	5508
Farmington	Davis	35	4318
Fillmore	Millard	30	5138
Heber City	Wasatch	60	5604
Junction	Piute	27	6030
Kanab	Kane	25	4964
Lea	Wayne	37	7060
Logan	Cache	43	4534
Manila	Daggett	26	6368
Manti	Sanpete	37	5620
Moab	Grand	21	4029
Monticello	San Juan	67	7064
Morgan	Morgan	52	5062
Nephi	Juab	39	5134

Ogden	Weber	37	4334
Panguitch	Garfield	41	6630
Parowan	Iron	32	6007
Price	Carbon	31	5558
Provo	Utah	31	4541
Randolph	Rich	50	6286
Richfield	Sevier	27	5338
St. George	Washington	21	2585
Salt Lake City	Salt Lake	28	4239
Tooele	Tooele	35	5029
Vernal	Uintah	39	5384

Note: To convert lb/ft<sup>2</sup> to kN/m<sup>2</sup>, multiply by 0.0479. To convert feet to meters, multiply by 0.3048.

1. Statutory requirements of the Authority Having Jurisdiction are not included in this state ground snow load table.
2. For locations where there is substantial change in altitude over the city/town, the load applies at and below the cited elevation, with a tolerance of 100 ft (30 m).
3. For other locations in Utah, see Bean, B., Maguire, M., Sun, Y. (2018), "The Utah Snow Load Study," Utah State University Civil and Environmental Engineering Faculty Publications, Paper 3589, <http://utahsnowload.usu.edu/>, for ground snow load values."

~~(8)~~(4) A new IBC, Section 1613.1.1, is added as follows: "1613.1.1 Effective Seismic Weight. In ASCE 7 12.7.2 and 12.14.8.1 as referenced in Section 1613.1, Definition of W, Item 4 is deleted and replaced with the following:

4. Where flat roof snow load, Pf, exceeds ~~30~~ 45 psf (~~1.44~~2.16kN/m<sup>2</sup>), the snow load included in the effective seismic weight shall be calculated, in accordance with the following equation:  ~~$W_s = (0.20 + 0.025(A-5))P_f \geq 0.20 P_f$~~   $W_s = (0.15 + 0.016(A-5))P_f \geq 0.15 P_f$ .

WHERE:

Ws = Weight of snow to be included as effective seismic weight

A = Elevation above sea level at the location of the structure (ft./1,000)

Pf = Design flat roof snow load, psf.

For the purposes of this section, snow load shall be assumed uniform on the horizontal projection without including the effects of drift or sliding. The ~~Importance Factor is~~, Risk Category used in calculating Pf may be considered ~~4.0~~ II for use in the formula for Ws."

(5) A new IBC, Section 1613.1.2 is added as follows: "1613.1.2 Equivalent Lateral Forces (ELF) Procedure. In ASCE 7 Section 12.8.1.1 the following paragraph is deleted and replaced with the following: "Where the design special acceleration parameter Sa determined in accordance with either Section 11.4.5.1 or Chapter 21 is available, Method 1 shall be used to determine the seismic response coefficient, Cs. Where Exception 2 of Section 11.4.5 applies, applies, Method 1 shall not be used. The lower bound for the seismic response coefficient, Cs, provided in Eq. 12.8-6 or 12.8-7 shall be applicable for both Method 1 and Method 2."

Amended by Chapter 209, 2023 General Session

**15A-3-108 Amendments to Chapters 17 through 19 of IBC.**

(1) A new IBC, Section 1807.1.6.4, is added as follows: "1807.1.6.4 Empirical concrete foundation design. Group R, Division 3 Occupancies three stories or less in height, and Group U Occupancies, which are constructed in accordance with Section 2308, or with other methods employing repetitive wood-frame construction or repetitive cold-formed steel structural member construction, shall be permitted to have concrete foundations constructed in accordance with Table 1807.1.6.4."

(2) A new IBC, Table 1807.1.6.4 is added as follows:

"TABLE 1807.1.6.4

EMPIRICAL FOUNDATION WALLS (1,7,8)

Max. Height	Top Edge Support	Min. Thickn ess	Vertic al Steel (2) (5)	Horizon tal Steel (3)	Steel at Openings (4)	Max. Lintel Length	Min. Lintel Length
2'(610 mm)	None	6"	(5)	2- #4 Bars	2- #4 Bars above 1- #4 Bar each side 1- #4 Bar below	2'(610 mm)	2" for each foot of opening width; min. 6"

3'(914 mm)	None	6"	#4@3 2"	3- #4 Bars	2- #4 Bars above 1- #4 Bar each side 1- #4 Bar below	2'(610 mm)	2" for each foot of opening width; min. 6"
4'(1,219 mm)	None	6"	#4@3 2"	4- #4 Bars	2- #4 Bars above 1- #4 Bar each side 1- #4 Bar below	3'(914 mm)	2" for each foot of opening width; min. 6"
6'(1,829 mm)	Floor or roof Diaphragm (6)	8"	#4@2 4"	5- #4 Bars	2- #4 Bars above 1- #4 Bar each side 1- #4 Bar below	6'(1,829 mm)	2" for each foot of opening width; min. 6"
8'(2,438 mm)	Floor or roof opening gm (6)	8" 4"	#4@2 Bars gm (6)	6- #4 above mm) each side	2- #4 Bars foot of Diaphragm width; 1- #4 Bar below	6'(1,829 mm) 1- #4 Bar	2" for each min. 6"
9'(2,743 mm)	Floor or roof opening gm (6)	8" 6"	#4@1 Bars gm (6)	7- #4 above mm) each side	2- #4 Bars foot of Diaphragm width; 1- #4 Bar below	6'(1,829 mm) 1- #4 Bar	2" for each min. 6"

w Over 9'(2,743 mm), Engineering required for each column

Footnotes:

- (1) Based on 3,000 psi (20.6 Mpa) concrete and 60,000 psi (414 Mpa) reinforcing steel.
- (2) To be placed in the center of the wall and extended from the footing to within three inches (76 mm) of the top of the wall; dowels of #4 bars to match vertical steel placement shall be provided in the footing, extending 24 inches (610 mm) into the foundation wall.
- (3) One bar shall be located in the top four inches (102 mm), one bar in the bottom four inches (102 mm) and the other bars equally spaced between. Such bar placement satisfies the requirements of Section 1808.8.6. Corner reinforcing shall be provided so as to lap 24 inches (610 mm).
- (4) Bars shall be placed within two inches (51 mm) of the openings and extend 24 inches (610 mm) beyond the edge of the opening; vertical bars may terminate three inches (76 mm) from the top of the concrete.

- (5) Dowels of #4 bar at 32 inches on center shall be provided in the footing, extending 18 inches (457 mm) into the foundation wall.
  - (6) Diaphragm shall conform to the requirements of Section 2308.
  - (7) Footing shall be a minimum of nine inches thick by 20 inches wide.
  - (8) Soil backfill shall be soil classification types GW, GP, SW, or SP, per Table 1610.1. Soil shall not be submerged or saturated in groundwater."
- (3) A new IBC, Section ~~1905.1.9~~1904.3, is added as follows: "~~1905.1.9~~1904.3 ACI 318, Section 19.3.1.1."Modify ACI 318, Table 19.3.1.1 to read as follows: In the portion of the table designated as "Conditions", the following Exposure category and class is deleted and replaced with the following:
- "F0: Concrete elements not exposed to freezing and thawing cycles including footing elements, such as footings, tie beams, piles, and pile caps, etc., that are completely buried in soil."

Amended by Chapter 209, 2023 General Session

**15A-3-109 Amendments to Chapters 20 through 22 of IBC.**

IBC, Chapters 20 through 22 are not amended.

Enacted by Chapter 14, 2011 General Session

**15A-3-110 Amendments to Chapters 23 through 25 of IBC.**

- (1) A new IBC, Section ~~2306.1~~2306.1.6, is added as follows: "~~2306.1~~2306.1.6 Load duration factors. The allowable stress increase of 1.15 for snow load, shown in Table 2.3.2, Frequently Used Load Duration Factors, Cd, of the National Design Specifications, shall not be utilized at elevations above 5,000 feet (1,524 M)."
- (2) In IBC, Section ~~2308.3.1~~2308.7.1, the words "6 feet (1829 mm)" and "4 feet (1219 mm)" are deleted and each replaced with the words "32 inches."

Amended by Chapter 20, 2019 General Session

**15A-3-111 Amendments to Chapters 26 through 28 of IBC**

IBC, Chapters 26 through 28 are not amended.

Enacted by Chapter 14, 2011 General Session

**15A-3-112 Amendments to Chapters 29 through 31 of IBC.**

- (1) In IBC [P] Table 2902.1 the following changes are made:
  - (a) In the row for "E" occupancy in the field for "OTHER" a new footnote i is added.
  - (b) In the row for "I-4" occupancy in the field for "OTHER" a new footnote i is added.
  - (c) A new footnote g is added as follows: "FOOTNOTE: g. When provided, subject to footnote l, in public toilet facilities there shall be an equal number of diaper changing facilities in male toilet rooms and female toilet rooms."
  - (d) A new footnote h is added to the table as follows: "FOOTNOTE h: Non-residential childcare facilities shall comply with additional sink requirements of Utah

factors in Table 4.4.4.1(1). If the type of equipment is not determined, the conversion shall default to the Ducted Split System factors. All calculations, including Equation 4.1-1a shall use HSPF or SEER values as made available by the Manufacturer or converted as specified in this section. Table 4.4.4.1(1) SEER2 and HSPF2 Conversion"

Equipment Type	SEER2/SEER	EER2/EER4	HSPF2/HSPF
Ductless Systems	1.00	1.00	0.90
Ducted Split System	0.95	0.95	0.85
Ducted Packaged System	0.95	0.95	0.84
Small Duct High Velocity System	1.00	Not Applicable	0.85
Ducted Space Constrained Air Conditioner	0.97	Not Applicable	Not Applicable
Ducted Space-Constrained Heat Pump	0.99	Not Applicable	0.85"

Amended by Chapter 505, 2024 General Session

## Part 8

### Statewide Amendments to International Existing Building Code

#### 15A-3-801 General provisions.

The following are adopted as amendments to the IEBC and are applicable statewide:

- (1) In IEBC, Section [202201](#), the definition for "Approved" is modified by adding the words "or independent third-party licensed engineer or architect and submitted to the building official" after the word official.
- (2) In Section [202201](#), the following definition is added: "BUILDING OFFICIAL. See Code official."
- (3) In Section [202201](#), the definition for "Code official" is deleted and replaced with the following: "CODE OFFICIAL. The officer or other designated authority having jurisdiction (AHJ) charged with the administration and enforcement of this code."
- (4) In Section [202201](#), the definition for "Existing buildings" is deleted and replaced with the following: "EXISTING BUILDING. A building that is not a dangerous building and that was either lawfully erected under a prior adopted code, or deemed a legal non-conforming building by the code official."
- (5) In IEBC, Section 302.3, the following is added after the words "code official" in the last sentence: "or independent third-party licensed engineer or architect and submitted to the building official."
- (6) In Section 301.3, the exception is deleted.
- (7) In Section [503.5](#) the following is added after the words "BSE-1E earthquake hazard level" in

the last sentence: “and using an objective of Life Safety Nonstructural Performance with the BSE-2E earthquake hazard level.”

~~(7)~~(8) Section 503.6 is deleted and replaced with the following:

"503.6 Bracing for unreinforced masonry parapets and other appendages upon reroofing. Where the intended alteration requires a permit for reroofing and involves removal of roofing materials from more than 25% of the roof area of a building assigned to Seismic Design Category D, E, or F that has parapets constructed of unreinforced masonry or appendages such as cornices, spires, towers, tanks, signs, statuary, etc., the work shall include installation of bracing to resist out-of-plane seismic forces, unless an evaluation demonstrates compliance of such items. Reduced seismic ~~forces are permitted for design purposes.~~ criteria of IEBC Section 304.3.2 is permitted."

(9) In Section 503.11 the following is added after the words “BSE-1E earthquake hazard level” in the last sentence: “and using an objective of Life Safety Nonstructural Performance with the BSE-2E earthquake hazard level.”

~~(8)~~(10) Section 706.3.1 is deleted and replaced with the following:

"706.3.1 Bracing for unreinforced masonry bearing wall parapets and other appendages. Where a permit is issued for reroofing more than 25 percent of the roof area of a building assigned to Seismic Design Category D, E, or F that has parapets constructed of unreinforced masonry or appendages such as cornices, spires, towers, tanks, signs, statuary, etc., the work shall include installation of bracing to resist the reduced International Building Code level seismic forces as specified in Section ~~303~~304.3.2 of this code unless an evaluation demonstrates compliance of such items."

(11) In Section 906.2 the following is added after the words “BSE-1E earthquake hazard level” in the last sentence: “and using an objective of Life Safety Nonstructural Performance with the BSE-2E earthquake hazard level.”

(12) In Section 906.3 the following is added after the words “BSE-1E earthquake hazard level” in the last sentence: “and using an objective of Life Safety Nonstructural Performance with the BSE-2E earthquake hazard level”

~~(9)~~(13) Section 906.6 is deleted and replaced with the following:

"906.6 Bracing for unreinforced masonry parapets and other appendages upon reroofing. Where the intended alteration requires a permit for reroofing and involves removal of roofing materials from more than 25% of the roof area of a building assigned to Seismic Design Category D, E, or F that has parapets constructed of unreinforced masonry or appendages such as cornices, spires, towers, tanks, signs, statuary, etc., the work shall include installation of bracing to resist out-of-plane seismic forces, unless an evaluation demonstrates compliance with such items. Reduced seismic ~~forces are permitted for design purposes.~~ criteria of IEBC Section 304.3.2 is permitted"

~~(10)~~(14) (a) ~~Section 1006.3 is deleted and replaced with the following:~~

~~"1006.3 Seismic loads. Where a change of occupancy results in a building being assigned to a higher risk category, or when a change of occupancy results in a design occupant load increase of 100% or more, the building shall satisfy the requirements of Section 1613 of the International Building Code using full seismic forces."~~ In Section 1006.3 Seismic Loads, following the words, “higher risk category”, in the first sentence add the following: “or when a change of occupancy results in a design occupant load increase of 100% or more.”

(b) In Section 1006.3, exceptions 1 through 4 remain unchanged.

(c) In Section 1006.3, add a new exception 5 as follows:

"5. Where the design occupant load increase is less than 25 occupants and the

~~(14)~~(15) In Section 1011.7.3, exception 2 is deleted.

Amended by Chapter 505, 2024 General Session

## Part 9

### Installation and Safety Requirements for Mobile Homes Built Before June 15, 1976

#### 15A-3-901 General provisions.

Mobile homes built before June 15, 1976, that are subject to relocation, building alteration, remodeling, or rehabilitation shall comply with the following:

(1) Related to exits and egress windows:

- (a) Egress windows. The home has at least one egress window in each bedroom, or a window that meets the minimum specifications of the United States Department of Housing and Urban Development's (HUD) Manufactured Homes Construction and Safety Standards (MHCSS) program as set forth in 24 C.F.R. Parts 3280 and 3282, MHCSS 3280.106 and 3280.404 for manufactured homes. These standards require the window to be at least 22 inches in the horizontal or vertical position in its least dimension and at least five square feet in area. The bottom of the window opening shall be no more than 36 inches above the floor, and the locks and latches and any window screen or storm window devices that need to be operated to permit exiting shall not be located more than 54 inches above the finished floor.
- (b) Exits. The home is required to have two exterior exit doors, located remotely from each other, as required in MHCSS 3280.105. This standard requires that a single-section home have the doors no less than 12 feet, center-to-center, from each other, and a multisection home have the doors no less than 20 feet, center-to-center, from each other, when measured in a straight line, regardless of the length of the path of travel between the doors. One of the required exit doors must be accessible from the doorway of each bedroom and no more than 35 feet away from any bedroom doorway. An exterior swing door shall have a 28-inch-wide by 74-inch-high clear opening and sliding glass doors shall have a 28-inch-wide by 72-inch-high clear opening. Each exterior door other than screen/storm doors shall have a key-operated lock that has a passage latch; locks shall not require the use of a key or special tool for operation from the inside of the home.

(2) Related to flame spread:

- (a) Walls, ceilings, and doors. Walls and ceilings adjacent to or enclosing a furnace or water heater shall have an interior finish with a flame-spread rating not exceeding 25. Sealants and other trim materials two inches or less in width used to finish adjacent surfaces within these spaces are exempt from this provision, provided all joints are supported by framing members or materials with a flame spread rating of 25 or less. Combustible doors providing interior or exterior access to furnace and water heater spaces shall be covered with materials of limited combustibility (i.e., 5/16-inch gypsum board, etc.), with the surface allowed to be interrupted for louvers ventilating the space. However, the louvers shall not be of materials of greater combustibility than the door itself (i.e., plastic louvers on a wooden door). Reference MHCSS 3280.203.