

**§ 3280.104**

of the home. A separate toilet compartment may be provided with 1.5 square feet of openable glazed area in place of mechanical ventilation, except in Uo value Zone 3.

[58 FR 55003, Oct. 25, 1993]

**§ 3280.104 Ceiling heights.**

(a) Every habitable room and bathroom shall have a minimum ceiling height of not less than 7 feet, 0 inches for a minimum of 50 percent of the room's floor area. The remaining area may have a ceiling with a minimum height of 5 feet, 0 inches. Minimum height under dropped ducts, beams, etc. shall be 6 feet, 4 inches.

(b) Hallways and foyers shall have a minimum ceiling height of 6 feet, 6 inches.

**§ 3280.105 Exit facilities; exterior doors.**

(a) *Number and location of exterior doors.* Manufactured homes shall have a minimum of two exterior doors located remote from each other.

(1) Required egress doors shall not be located in rooms where a lockable interior door must be used in order to exit.

(2) In order for exit doors to be considered *remote* from each other, they must comply with all of the following:

(i) Both of the required doors must not be in the same room or in a group of rooms which are not defined by fixed walls.

(ii) *Single wide units.* Doors may not be less than 12 ft. c-c from each other as measured in any straight line direction regardless of the length of path of travel between doors.

(iii) *Double wide units.* Doors may not be less than 20 ft. c-c from each other as measured in any straight line direction regardless of the length of path of travel between doors.

(iv) One of the required exit doors must be accessible from the doorway of each bedroom without traveling more than 35 ft.

(b) *Door design and construction.* (1) Exterior swinging doors shall be constructed in accordance with §3280.405 the "Standard for Swinging Exterior Passage Doors for Use in Manufactured Homes". Exterior sliding glass doors shall be constructed in accordance with §3280.403 the "Standard for Windows

**24 CFR Ch. XX (4-1-04 Edition)**

and Sliding Glass Doors Used in Manufactured Homes".

(2) All exterior swinging doors shall provide a minimum 28 inch wide by 74 inch high clear opening. All exterior sliding glass doors shall provide a minimum 28 inch wide by 72 inch high clear opening.

(3) Each swinging exterior door other than screen or storm doors shall have a key-operated lock that has a deadlocking latch or a key-operated dead bolt with a passage latch. Locks shall not require the use of a key for operation from the inside.

(4) All exterior doors, including storm and screen doors, opening outward shall be provided with a safety door check.

[40 FR 58752, Dec. 18, 1975. Redesignated at 44 FR 20679, Apr. 6, 1979, as amended at 50 FR 9269, Mar. 7, 1985]

**§ 3280.106 Exit facilities; egress windows and devices.**

(a) Every room designed expressly for sleeping purposes, unless it has an exit door (*see* §3280.105), shall have at least one outside window or approved exit device which meets the requirements of §3280.404, the "Standard for Egress Windows and Devices for Use in Manufactured Homes."

(b) The bottom of the window opening shall not be more than 36 inches above the floor.

(c) Locks, latches, operating handles, tabs, and any other window screen or storm window devices which need to be operated in order to permit exiting, shall not be located in excess of 54 inches from the finished floor.

(d) Integral rolled-in screens shall not be permitted in an egress window unless the window is of the hinged-type.

[49 FR 58752, Dec. 18, 1975. Redesignated at 44 FR 20679, Apr. 6, 1979, as amended at 49 FR 36086, Sept. 14, 1984; 52 FR 4581, Feb. 12, 1987]

**§ 3280.107 Interior privacy.**

Bathroom and toilet compartment doors shall be equipped with a privacy lock.

**§ 3280.108 Interior passage.**

(a) Interior doors having passage hardware without a privacy lock, or with a privacy lock not engaged, shall