

Subcommittee members and interested parties,

We have a two-hour conference call Wednesday, September 20 at 1:00 pm. Last conference call, we became more knowledgeable about each issue. This call, I would like to vote on each in preparation for the Full Committee meeting in October.

AGENDA:

1. Adjustments to the Agenda (5 minutes)
2. Review Minutes of April 14, 2011 Conference Call (5 minutes)
3. Log #3: Increasing exterior swinging door width (15 minutes)
4. Log #11: Increasing the clear opening of exterior sliding door width (15 minutes)
5. Log #2: Increasing the hallway width (15 minutes)
6. Log #10: Requiring a minimum ceiling height to 7'-0" (5 minutes)
7. Statements/Thoughts of each Subcommittee member (25 minutes)

ADJOURN

3280HUD- Log #2
(3280.112)

Final Action:

Submitter: Earl A. Gilson, Rep. Olympic Area Agency on Aging

Recommendation: Revise text to read as follows:

Hallways shall have a minimum horizontal dimension of ~~28 inches~~ 30 inches (762 mm) measured from the interior finished surface to the opposite wall.

Substantiation: Hallways provide access to bedrooms, bath and utility areas. Narrow hallways make access for elderly, handicapped persons using walkers or wheelchairs very difficult.

Cost Benefit: Cost is negligible, in-factory assembly requires no additional man-hours.

3280HUD- Log #3
(3280.105.2(b))

Final Action:

Submitter: Earl A. Gilson, Rep. Olympic Area Agency on Aging

Recommendation: Revise text to read as follows:

All exterior ~~doors~~ swinging doors shall provide a minimum ~~28 inch wide by 74 inch high clear opening~~ 32 inch wide (788 mm) by 74 inch high clear opening. All exterior sliding glass doors shall provide a minimum ~~28 inch wide by 72 inch high clear opening~~ 32 inch wide (788 mm) by 72 inch high clear opening.

Substantiation: There are several million manufactured homes in the United States today. More than 60 percent are owned/occupied by senior citizens (60 years or older). Thousands of these persons have restricted mobility due to strokes, accidents, or other injury or infirmity.

Cost Benefit: Cost of installing larger doors will not exceed \$15.00 (fifteen dollars) per door, if installed at time of in-factory assembly.

Committee Statement: The changes proposed by the MHCC align the requirements for manufactured homes to be more consistent with the 2009 edition on ICC/ANSI A117 for accessible spaces.

3280HUD- Log #10
(3280.104 Ceiling Heights)

Final Action:

Submitter: Earl A. Gilson, O3A Advisory Committee

Recommendation: Revise text to read as follows:

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

Substantiation: Room, bathroom utility room, hallway, and egress door hallway on ground level shall have a minimum ceiling height not less than 7 ft. 6 in. (2.25 m).

3280HUD- Log #11
(3280.105.B(2))

Final Action:

Submitter: Earl A. Gilson, O3A Advisory Committee

Recommendation: Revise text as follows:

~~...minimum 28 in. wide by 74 in. high clear opening.~~ All exterior sliding glass doors shall provide a minimum ~~28 in. wide~~ by 72 in. high clear opening.

Add text to read as follows:

~~...minimum 28 in. wide~~ by 74 in. high clear opening. All exterior sliding glass doors shall provide a minimum 32 in. wide by 72 in. high clear opening.

Substantiation: 28 in. doors interfere with entrance of persons and equipment, i.e., furniture, handicapped gear, wheel chairs and walkers.

Wider doors allow greater ease of entry and exit for persons and equipment. Quicker egress is possible in a crisis or emergency. The Older Americans Act and Americans with disabilities Act speak to this issue.

Committee Statement: The changes proposed by the MHCC align the requirements for manufactured homes to be more consistent with the 2009 edition on ICC/ANSI A117 for accessible spaces.