

Concerns have been raised about how the vestibule requirement will be applied to existing buildings, where entrance doors are being replaced or a new entrance is installed in an existing building. The 2009 IECC has an exception that should address this concern nicely. When we reviewed this new building envelope requirement, the 2009 IECC was not available at that time.

Here is how we propose inserting this exception into this new requirement (red text):

1312.9.5 Vestibules. Building entrances that separate conditioned space from the exterior shall be protected with an enclosed vestibule, with all doors opening into and out of the vestibule with self-closing devices. Vestibules shall be designed so that in passing through the vestibule it is not necessary for the interior and exterior doors to be open at the same time. Interior and exterior door shall have a minimum distance between them of not less than 7 feet or a distance that will comply with accessibility requirements of Chapter 11 when in the closed position. Automatic door opening devices shall be required to operate independently; one control shall not operate both the interior and exterior doors simultaneously. The exterior envelope of conditioned vestibules shall comply with the requirements for a conditioned space.

Exceptions:

1. Doors not intended to be used as a building entrance.
2. Doors opening directly from a dwelling unit or guest room.
3. Building entrances in buildings located in Climate Zone 1 that are less than four stories above grade and less than 10,000 square feet in area.
4. Building entrances located in Climate Zone 2 that are less than 1,000 square feet in area.
5. Doors that open directly from a space that is less than 3,000 square feet in area and is separate from the building entrance.
5. Revolving doors are exempt. The hinged entrance doors adjacent to a revolving door are not exempt.
6. Replacement of existing that separate conditioned space from the exterior shall not require the installation of a vestibule or revolving door, provided, however, that an existing vestibule that separates a conditioned space from the exterior shall not be removed.