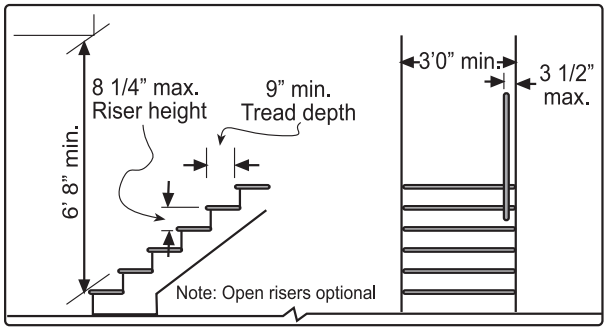
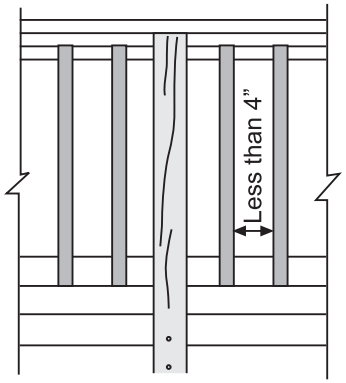


Stairways

Stairways shall not be less than 3 feet in clear width, and the headroom rise and run shall conform to R311.5.1. Handrails may project from each side of a stairway a distance of 3 1/2 inches into the required width.



Guardrails

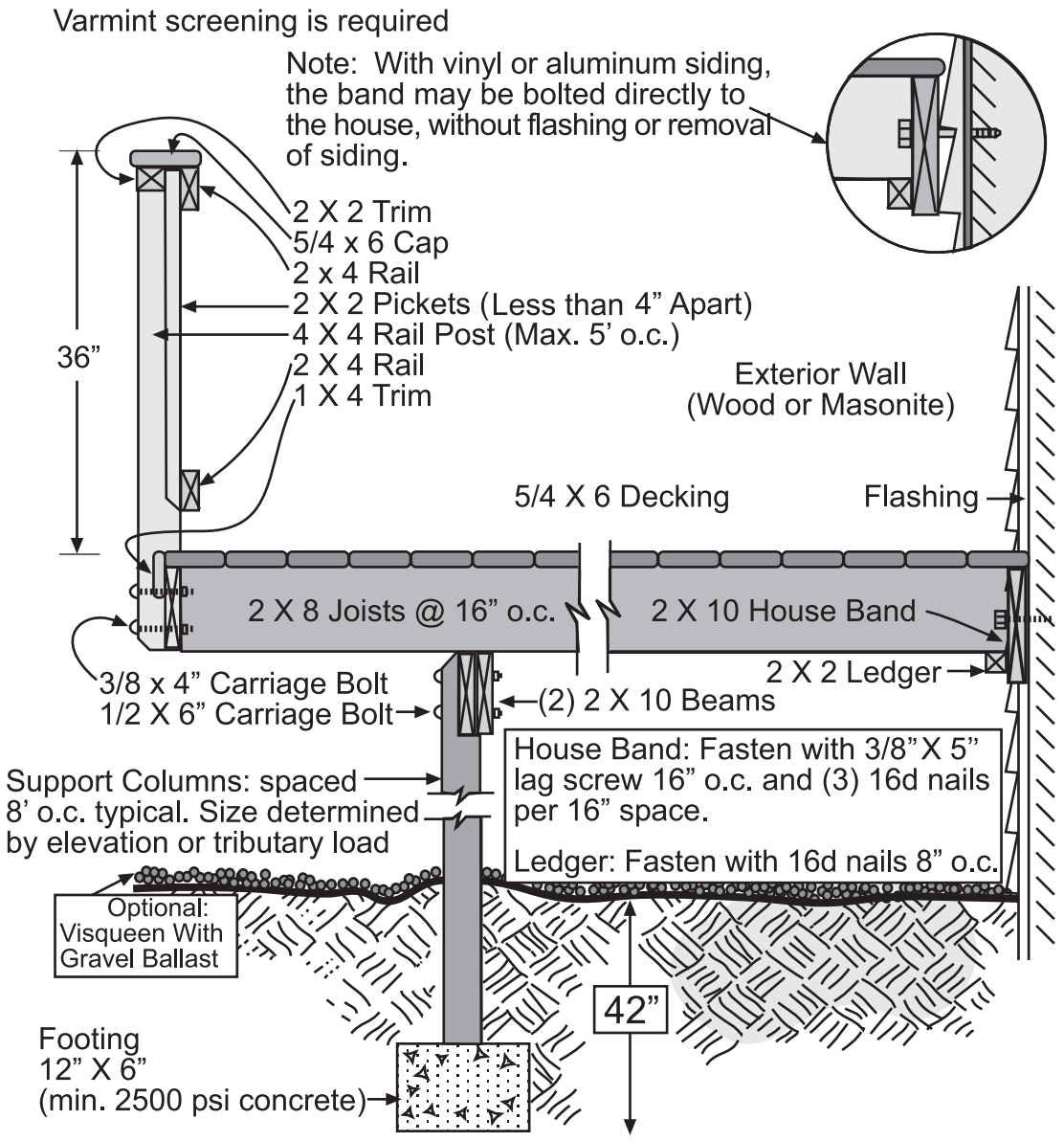
R312.1 Guardrails: Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guardrails not less than 36 inches in height.

Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guardrails not less than 36 inches in height measured vertically from the nosing of the treads.

Required guardrails on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which will not allow passage of an object 6 inches or more in diameter. Horizontal spacing between the vertical members in required guardrails shall be a maximum of 4 inches at the nearest point between the members.

Exception: The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway may be such a size that a sphere 6 inches in diameter cannot pass through.

University Heights
Sample Typical Deck



University Heights Deck Requirements

Provide 2 sets of plans.

Submit a legal survey indicating all property line boundaries.

Site plan drawn to scale showing all existing structures as well as proposed deck, complete with dimensions.

Location and height of any overhead electrical conductors.

Photographs of area where deck is proposed.

Structural details including size and spacing of framing lumber and method of connection of joints.

Elevation detail showing height from grade.

Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches (102 mm) or more in diameter.

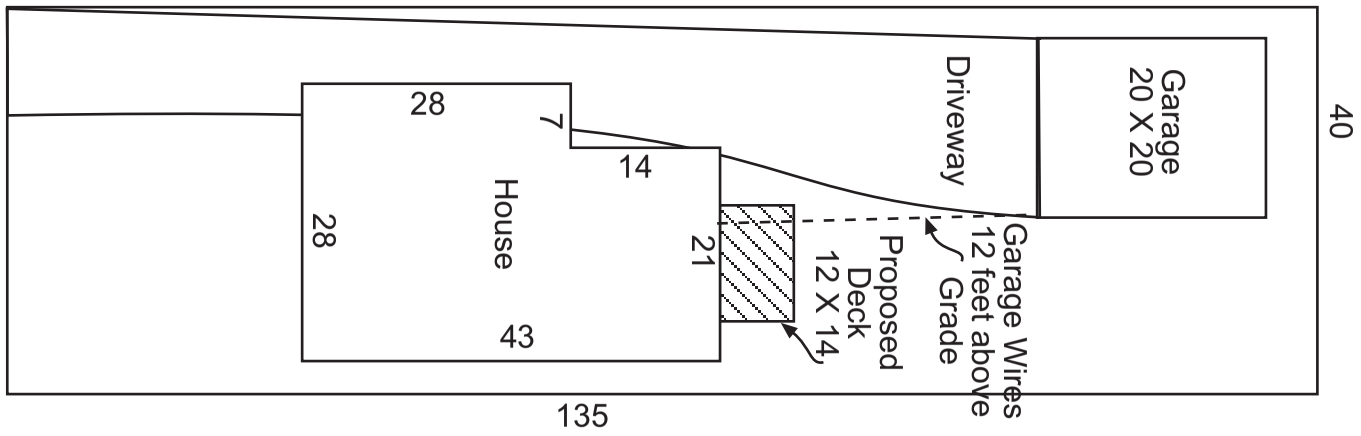
300 square feet exempt from land cover calculations.

Electrical service must be 10 ft-0 inches., or more, above decks. If also over driveway, minimum is 12 ft-0 inches.

Railings are required when deck is 30 inches or more above grade.

Minimum width of steps is 3 ft-0 inches, Maximum riser height is 8 1/4 inches. Minimum tread depth is 9 inches.

Stairway handrails required when there are more than three steps.

Gas grills must be placed in accordance with manufacturer specifications, clearances in particular.

Sample Site Plan