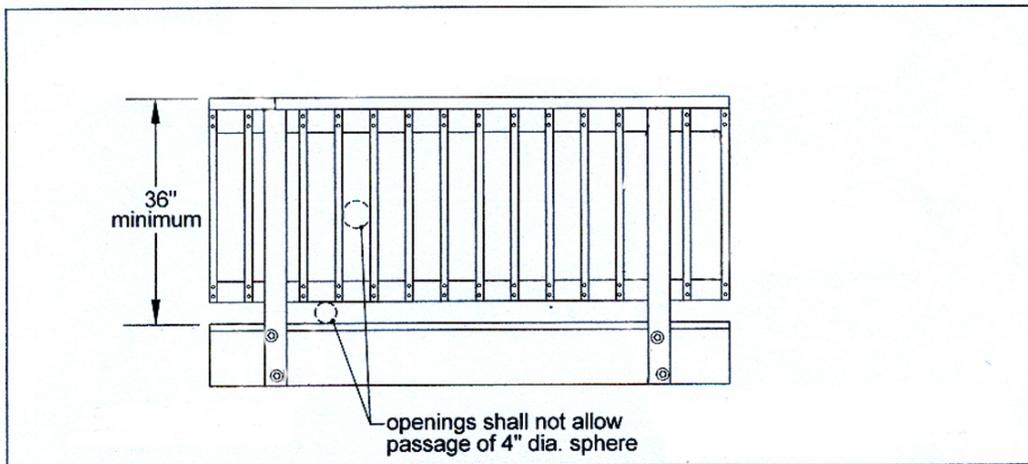




OTSEGO COUNTY CODE ENFORCEMENT

197 Main Street, Cooperstown, New York 13326
(607) 547-4214 - FAX (607) 547-7597

RESIDENTIAL STAIR, DECK, AND RAILING GUIDE

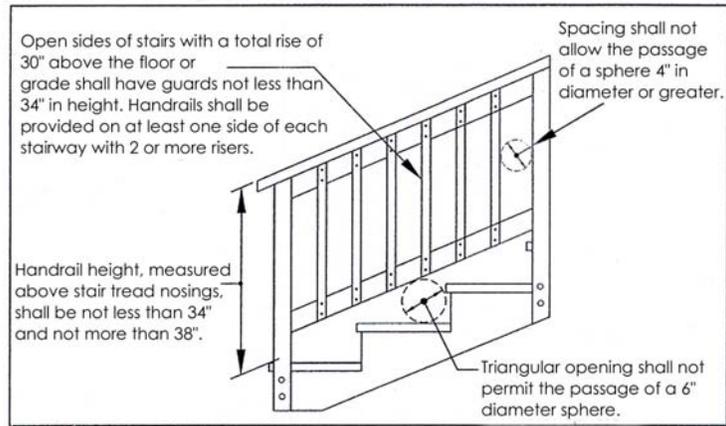
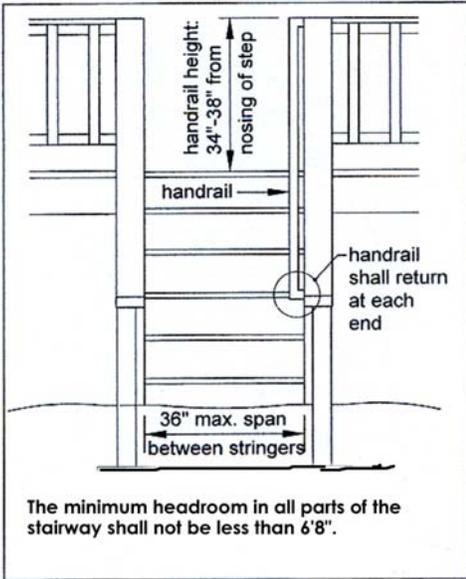


Railing or Guard Detail

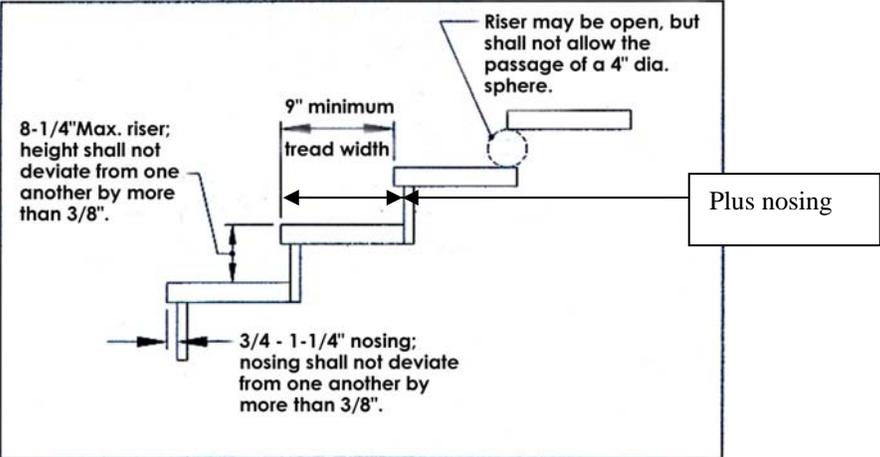
Porches, decks, balconies, or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height. Required guards on open sides of stairways, raised floor areas, decks, balconies, and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4 inches or more in diameter. *EXCEPTION: The triangular openings formed by the riser tread and bottom rail of a guard at the open side of a stairway are permitted to be of such size that a sphere of 6 inches or greater cannot pass through.* **NOTE: THIS IS NOT VALID FOR COMMERCIAL APPLICATIONS!**

LANDINGS: There shall be a floor or landing on each side of each exterior door. *Exception: At the top of an interior door flight of stairs, provided a door does NOT swing over the stairs.* There shall be a floor or landing on each side of each door. The floor or landing shall not be more than 1 ½ inches lower than the top of the threshold. Minimum landing dimensions are 36 inches by 36 inches.

Exception: Where a stairway of two or fewer risers is located on the exterior side of a door, other than the required exit door, a landing is not required for the exterior side of the door.

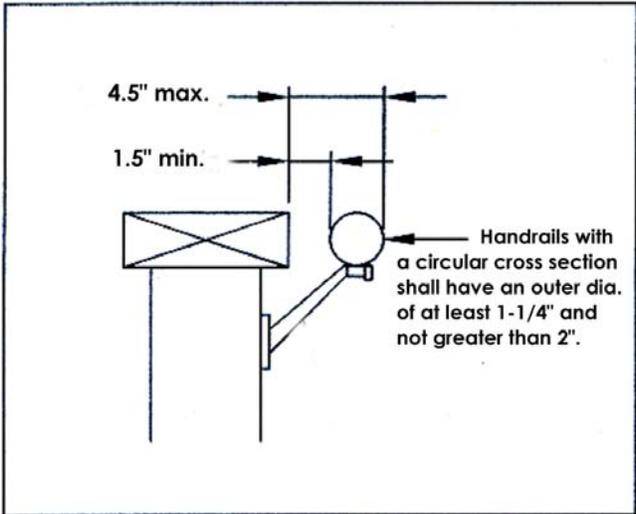


The maximum riser height shall be 8¼ inches and the minimum tread depth shall be 9 inches. The riser height shall be measured vertically between leading edges of the adjacent treads. The tread depth shall be measured horizontally between the vertical planes of the fore-most projection of adjacent treads and at right angle to the tread's leading edge. The walking surface of treads and landings shall be sloped no steeper than on unit vertical in 48 units horizontal (2%).



HEADROOM: The minimum headroom in all parts of the stairway shall not be less than 6 feet, 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or

You are free to use any design that meets or exceeds the specifications



Handrail Requirements