

CITY OF BATH, MAINE

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CODES ENFORCEMENT OFFICE

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**STAIRS
1 & 2 FAMILY BUILDINGS**

1. Below are summarized stair specifications for 1 & 2 family buildings that are not required to be handicapped accessible.

Minimum width clear of all obstructions, except projections not exceeding 3 1/2 " at or below handrail height on each side	36"
Maximum height of risers	7 3/4"
Minimum tread depth	10"
Minimum headroom	6' 8"
Maximum height between landings	12'

2. Stairs and landings must be substantially level. Surfaces can be pitched up to 1:48 to facilitate drainage. There can be no more than 3/16" variation between adjacent treads and risers, and no more than 3/8" variation between the largest and smallest tread and riser dimensions. Treads and landings must be slip resistant (wood usually meets this.) Risers must be such that a 4" sphere cannot pass through them. If solid, the treads must have a nosing, between 3/4" and 1 1/4" in depth. Solid risers can be vertical or pitched no more than 30 degrees from vertical.
3. Stairs with more than two risers must have a handrail, located 34" to 38" above the tread nosing. Handrails can be 30" high if the open side of the stairs (if any) is less than 30" above the adjacent surface. On open sides of stairs over 30" above the adjacent surface, the handrail/guardrail must be at least 34" high, and must have intermediate railings or balusters so that a 4" sphere cannot pass through the railing, except that the triangular opening formed by the tread, riser, and bottom of the railing can be such that a 6" sphere cannot pass through it. Railings must be continuous for the full length of the stairs, except that they can terminate at a post at turns. Railing ends must terminate against a wall or post so as not to catch clothing. Handrails must have at least 1.5" clear space behind them so they can be grasped. Handrails must have a minimum perimeter dimension of 4" and a maximum of 13".

4. Open sided landings and platforms over 30" above adjacent ground or surface below must have guard rails at least 36" high, with intermediate railings such that a 4" sphere cannot pass through them.
5. Stairs must have lighting. The lighting can be automatically or manually controlled.
6. Stairs must be of sound construction and built in a workmanlike manner.

These are the basic requirements for conventional stairs. There are specific code requirements for circular and other types of stairs. If you have any questions, don't hesitate to contact us at 443-8334.