The City of Longview Washington

One and Two Family Residential Stairs, Exits and Guardrails

Community Development Department ♦ 1525 Broadway, **P.O. Box 128** ♦ **Longview, WA   98632** ♦   **360.442.5086/Fax 360.442.5953**

STAIRWAY REQUIREMENTS

Minimum tread length 10"

10"

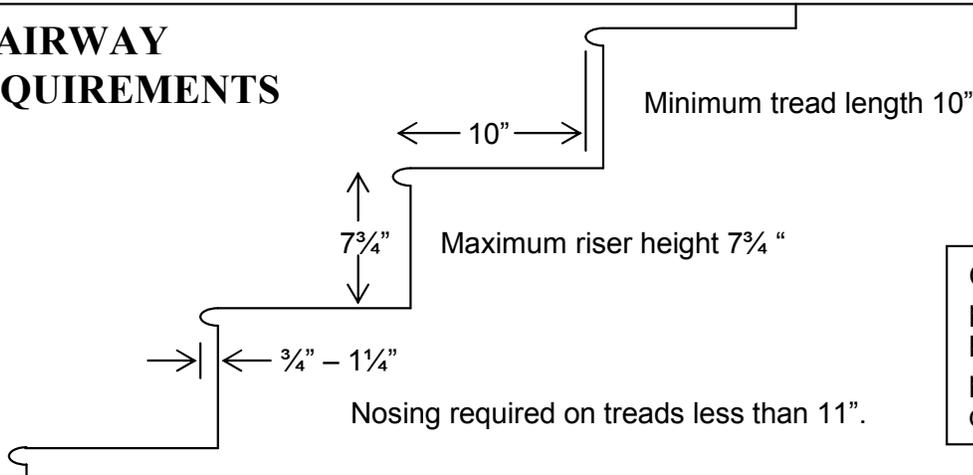7¾" Maximum riser height 7¾ "

¾" – 1¼"

Nosing required on treads less than 11".

The largest riser or tread in any flight of stairs shall not exceed the smallest riser or tread by more than 3/8 of an inch.

Open risers are permitted, provided that the openings between the treads do not permit the passage of a 4" diameter sphere.
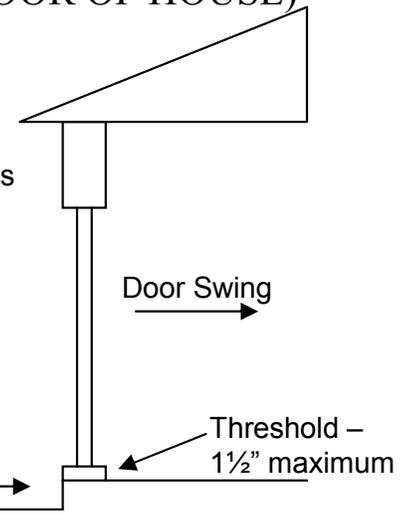
EXIT REQUIREMENTS - MAIN EXIT DOOR (FRONT DOOR OF HOUSE)

Landings are required on each side of the main exit door. Minimum landing size to be 36" deep by 36" wide.

Threshold – 1½" maximum
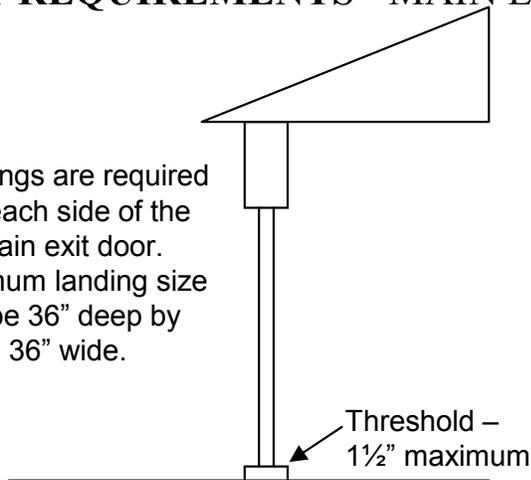
One step (7¾" maximum) is permitted outside the main entry door when the door does not swing over the step.
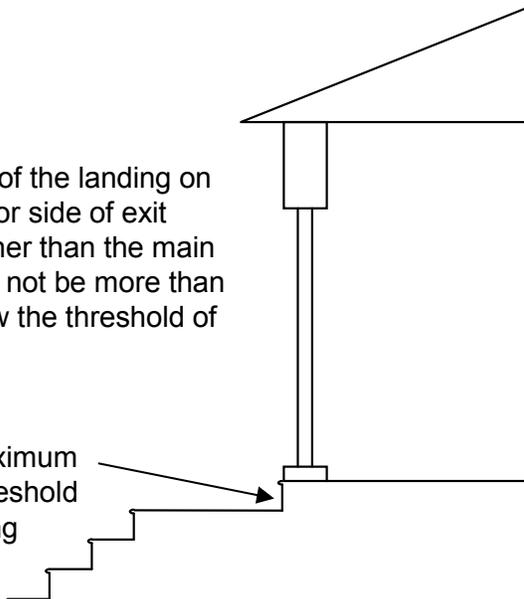
Door Swing →

Threshold – 1½" maximum

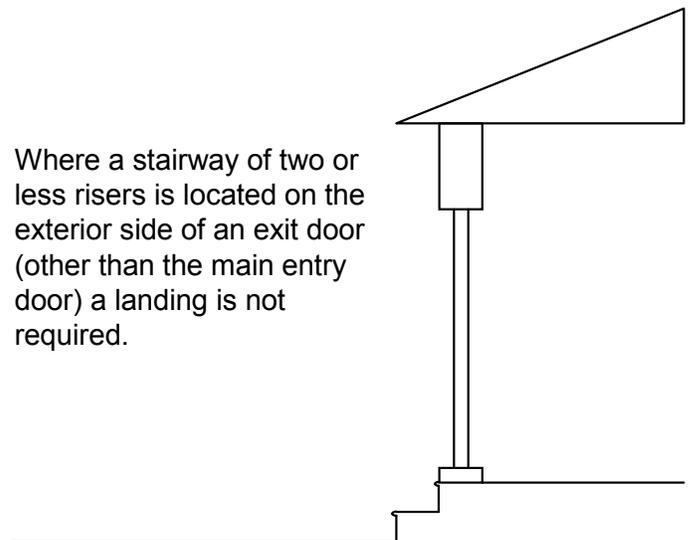Step 7¾" maximum from top of threshold →

EXIT REQUIREMENTS - DOORS OTHER THAN THE MAIN EXIT DOOR

The floor of the landing on the exterior side of exit doors (other than the main exit) shall not be more than 7¾" below the threshold of the door.

7¾" maximum from threshold to landing →

Where a stairway of two or less risers is located on the exterior side of an exit door (other than the main entry door) a landing is not required.

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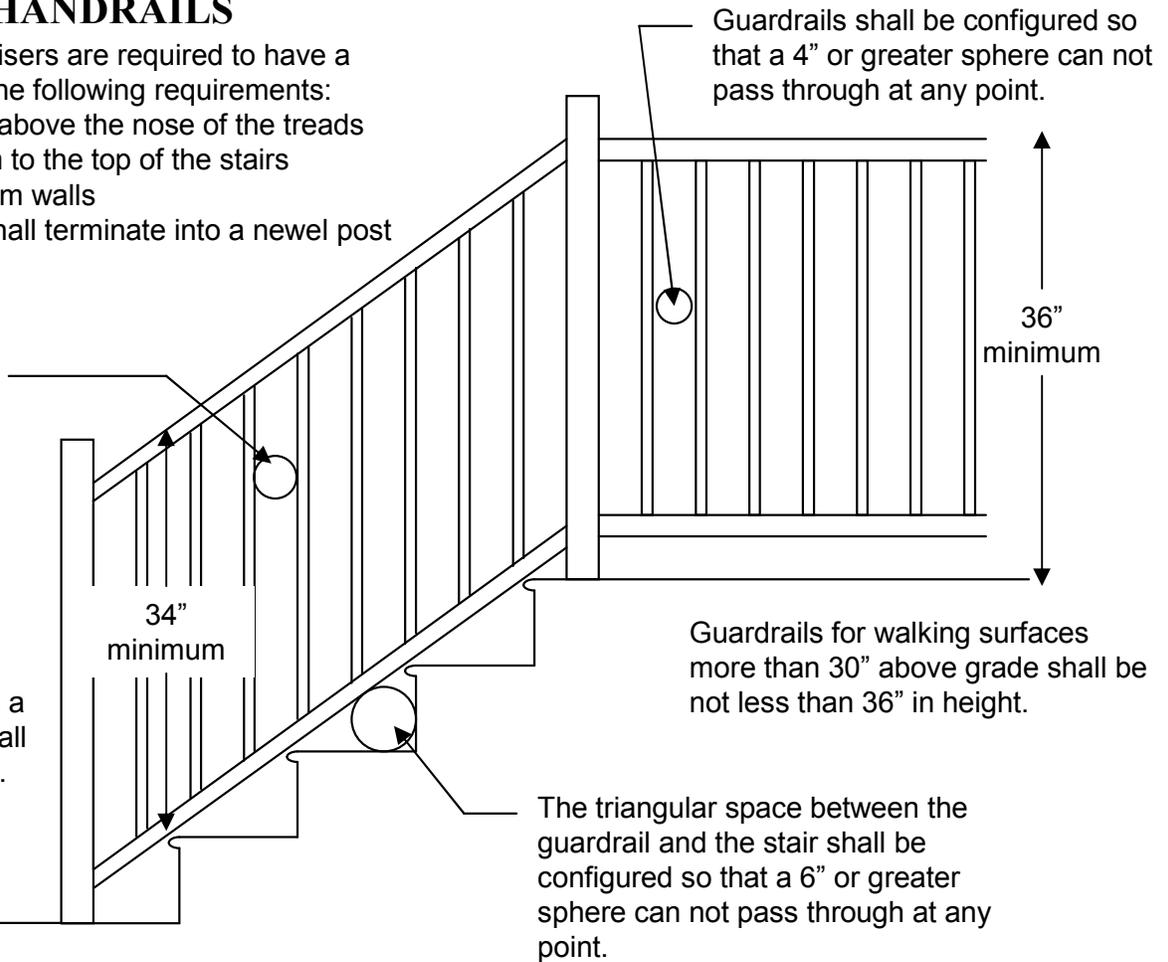
GUARDRAIL AND HANDRAILS

Stairways with four or more risers are required to have a graspable handrail meeting the following requirements:
- Located between 34" – 38" above the nose of the treads
- Continuous from the bottom to the top of the stairs
- Located a minimum 1½" from walls
- Ends shall be returned or shall terminate into a newel post

Guardrails shall be configured so that a 4" or greater sphere can not pass through at any point.

Guardrails on stairs shall be configured so that a 4-3/8" or greater sphere can not pass through at any point.

36" minimum

34" minimum

Guardrails for stairways, with a total rise greater than 30", shall be not less than 34" in height.

Guardrails for walking surfaces more than 30" above grade shall be not less than 36" in height.

The triangular space between the guardrail and the stair shall be configured so that a 6" or greater sphere can not pass through at any point.

HANDRAIL CONFIGURATIONS

Type I Handrails

Type II Handrails – Perimeter greater than 6¼" with graspable finger recesses

1¼" – 2"
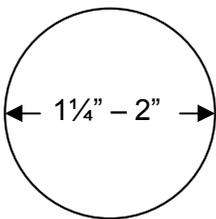
Circular cross-section – Diameter: 1¼" – 2"
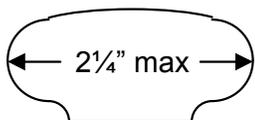
2¼" max

Non-circular –
Perimeter: 4" – 6¼"
Cross-section: 2¼" max.

Cross-section: 1¼" – 2¾" above the finger recess

Finger recess depth: 5/16" minimum

Finger recess location:
- Must begin a maximum of ¾" from top
- Must extend at least to 1¾" from the top

¾"

1¾"

1¼" – 2¾"

5/16"

¾"

1¾"

1¼" – 2¾"

5/16"

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