

RAILING, STEPS, AND LANDING REQUIREMENTS FOR 1 & 2 FAMILY DWELLINGS AND COMMERCIAL

780 CMR 3603.14.2 - Guardrails

Guardrails are required for anything over 30 inches high.

Guardrails need to be at least 36 inches high

Spacing between balusters - Cannot allow an object 5 inches or more in diameter to pass through.
(780 CMR 3603.14.2.2)

Handrail Grip Size - Cross section with outside diameter of at least 1 1/4 inches and not more than 2 inches. (780 CMR 3603.14.1.2)

STAIRWAYS/STEPS FOR 1 & 2 FAMILY DWELLING

Stairways shall not be less than 36 inches in clear width. (780 CMR 3603.13.1)

780 CMR 3603.13.2:

Maximum riser height shall be 8 1/4 inches.

Minimum tread depth shall be 9 inches

780 CMR 3603.12 :

Landings - Interior Landing – 36 inches x 36 inches

Exterior Landings – 48 inches wide by 42 inches deep

The floor area or landing shall not be more than 1 1/2 inches lower than the top of the threshold on the interior side nor more than 8 1/4 inches lower than the threshold on the exterior side.

STAIRS FOR OTHER THAN 1 & 2 FAMILY DWELLINGS IN A THREE OR MORE DWELLING UNIT AND COMMERCIAL STAIRS (EXCLUDING FIRE ESCAPES)

Maximum riser height shall be 7 inches – Minimum 4 inches

Minimum Tread depth shall be 11 inches

STAIRS: See 780 CMR 1014

GUARDRAILS: See 780 CMR 1021

HANDRAILS: See 780 CMR 1022