

PRACTICAL PRESERVATION

STAIRS, DECKS & FIRE ESCAPES

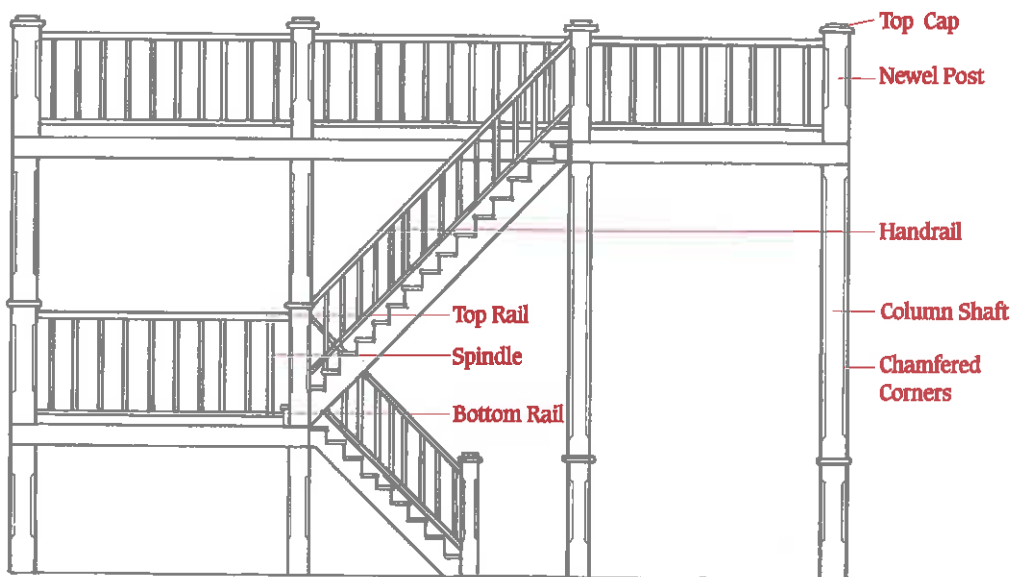
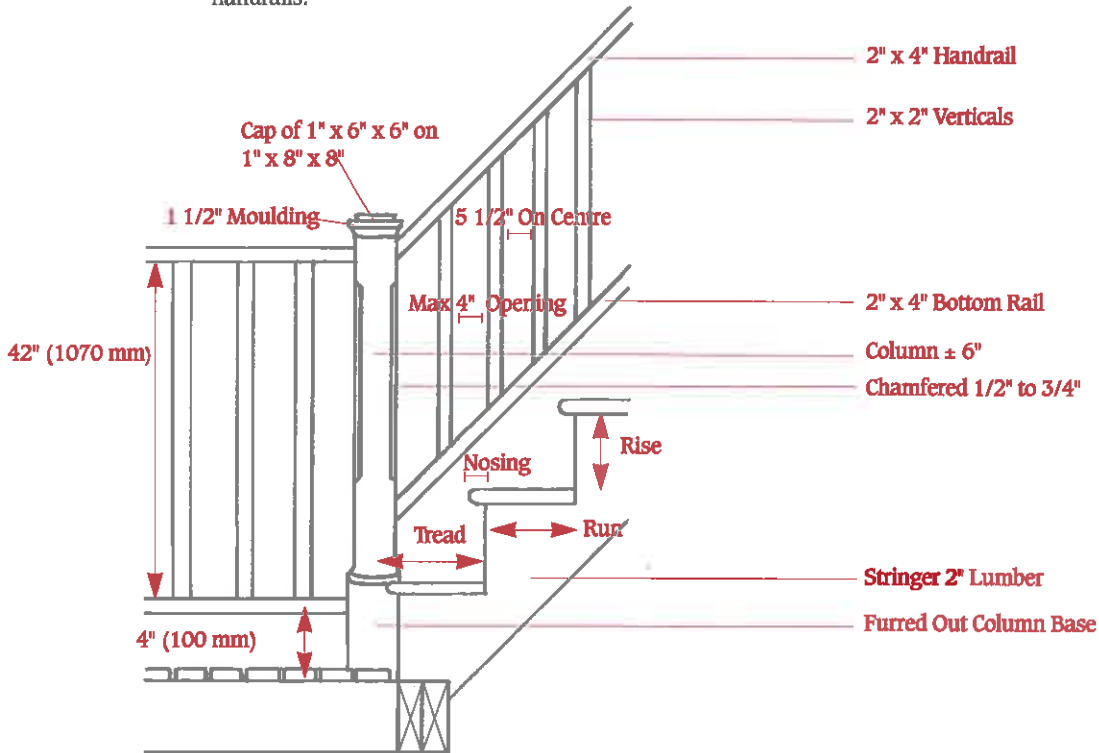
This brochure has been developed to help you in the repair and reconstruction of the stairs, decks and fire escapes for your heritage building. It provides you with typical measurements, as well as, design information for stairs and handrails.

It is hoped that this information will help you with your project.

The back of this brochure also has other tips and information you may find helpful.

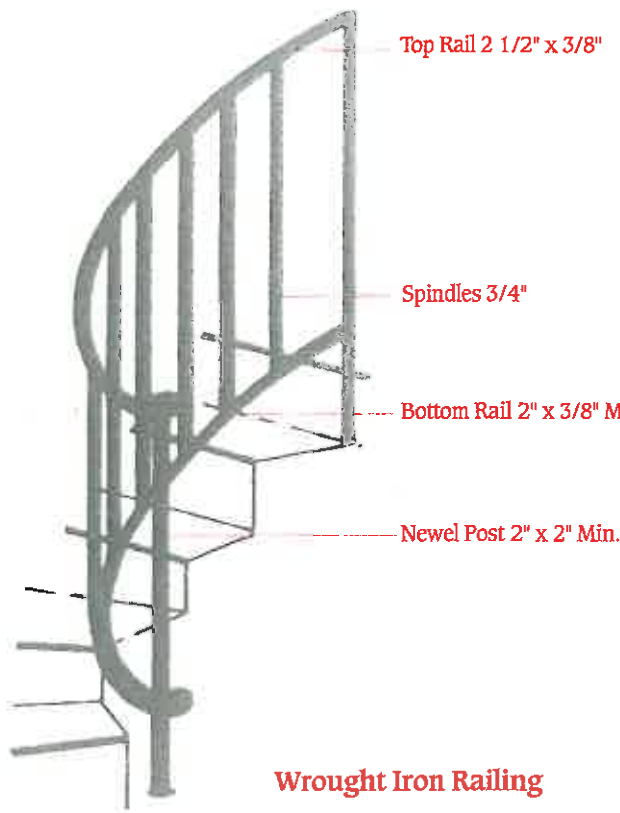
HERITAGE PLANNING

Community Planning Department



TYPICAL DETAILS STAIRS, DECKS & FIRE ESCAPES





Wrought Iron Railing

The following check list gives practical tips to help you with your decisions to repair, rebuild or replace the stairs, deck or fire escape on your heritage building.

Answering each of the questions will help you to decide on all of the details to carry out your project.

Front Entry Stairs

- | | | |
|--------------------------|--------------------------|---|
| Yes | No | |
| <input type="checkbox"/> | <input type="checkbox"/> | Have you checked the size of the hollow steel section (steel tubing) you are using for the newel post for your front entry stair? <i>It should be at least 2" square to fit with the proportions of your heritage building.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | Have you checked the size of the wrought iron are you using for the vertical spindles? <i>Three-quarter inch square bars should be used – they can be plain or twisted.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | Have you checked the size of the handrail and bottom rail? <i>The handrail should be a flat bar 3/8" x 2.5" with a bottom rail of 3/8" x 2".</i> |

Yes No

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Does the deck, fire escape or stairs (newel posts, handrails, bottom rails and spindles and balustrades) need to be rebuilt or can it be repaired? |
| <input type="checkbox"/> | <input type="checkbox"/> | Have you chamfered the corners of your newel posts and shafts of the columns? <i>This small detail adds dramatically to the appearance of your project.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | Have you furred out the newel posts to at least 6" x 6" so the proportions fit with your building? <i>Newel post caps and moulding also add to the appearance of your project.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | Have you checked the design style of your newel posts, balustrade spindles and handrails to make sure they match the architectural style and character of your heritage building? |
| <input type="checkbox"/> | <input type="checkbox"/> | Have you looked at the Practical Preservation Guideline on Porches for information? |

The construction of stairs, decks and fire escapes have very strict National Building Code requirements to make sure they are safe to use. A Building Permit is necessary in addition to your Certificate of Appropriateness, before you can begin your project.

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Have you checked with the Building Inspector's office on the 11th floor of City Hall (658-2911) for Building Code requirements on the construction of your stairs, handrails and guards of decks/balconies? |
| <input type="checkbox"/> | <input type="checkbox"/> | Have you applied for your Building Permit yet? |
| <input type="checkbox"/> | <input type="checkbox"/> | Does the height of your stair risers meet the National Building Code? |
| <input type="checkbox"/> | <input type="checkbox"/> | Have you figured out the number of rises and runs there will be in your stairway? |
| <input type="checkbox"/> | <input type="checkbox"/> | Have you allowed for the thickness of your tread when laying out your stringer? |
| <input type="checkbox"/> | <input type="checkbox"/> | Do you know where your handrail will end? Have you checked the Building Code to make sure you know how to properly attach it? |
| <input type="checkbox"/> | <input type="checkbox"/> | Have you checked how high your handrail is above the rise of each tread? <i>The Building Code requires it to be a minimum 31 1/2" (800 mm) and a maximum of 36" (920 mm) above the nose of the tread.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | Have you checked the height of your handrail (guard) around your deck? <i>A minimum of 42" (1070 mm) is required.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | Have you checked how high the bottom railer of your balustrade is above the deck? <i>Four inches (100 mm) is the recommended height.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | Have you checked the distance between the vertical spindles of your balustrade? <i>The Building Code requires a maximum of a 4" (100 mm) opening. If you use 2" x 2" pieces of wood for your spindles, they must not be more than 5 1/2" (140 mm) on centre.</i> |

Practical Preservation Guidelines

Paint & Colour	Roofs	Wood
Doors	Awnings	Masonry
Shutters	Eaves & Cornice	Storefronts
Porches	Gables	Signs
Windows	Dormers	

These Guidelines are intended to assist the owner of a heritage property to carry out sound and appropriate maintenance, repairs and additions.

Contact the Heritage Planner before you begin to make any plans, purchase supplies or hire contractors. Advice on ways to save you time, money and energy will be offered free of charge.

Please fill in and return to:
Heritage Planner
Community Planning Department
City Hall, P.O. Box 1971
Saint John, New Brunswick
E2L 4L1
506 658 2865