



STAIR, SLAB, & STOOP GUIDELINES

The following are general guidelines for constructing a stair, slab and/or stoops:

General Regulations (IRC 311.5.1) (if applicable):

1. Stairs

- a. Residential risers shall be a max. 7 $\frac{3}{4}$ " height and minimum of 10" tread.
- b. Commercial risers shall be a max 7" and tread minimum of 11".
- c. Shall be connected to the structure, a wing wall and/or complete foundation > 4' deep.
- d. Stairs shall be consistent

2. Guardrails /Handrails

a. Single-family residential

- i. Guardrails shall be a minimum of 36" high.
- ii. Guardrails are required when the surface is greater than 30" off the ground.
- iii. The spindles shall be spaced no greater than 4" apart and 6" at riser/tread to the bottom of guardrail/handrail.
- iv. Handrails must be 1 $\frac{1}{2}$ grip size continuous from top to bottom tread.
- v. The stair shall be a minimum of 3' wide.
- vi. A 3' x 3' landing is required at all exit doors, at the top of stairs and at the bottom.
- vii. Minimum headroom shall be 6'8"

b. Multi-family residential/ commercial

- i. Guardrails shall be a min. of 34"-38" high.
- ii. Guardrails are required when the surface is greater than 30" off the ground.
- iii. The spindles shall be spaced no greater than 4" apart and 6" at riser/tread to the bottom of guardrail/handrail.
- iv. Handrails must be 1 $\frac{1}{2}$ grip size continuous from top to bottom tread.
- v. The stair shall be a min. of 44" wide.
- vi. A 44" x 44" landing is required at all exit doors.
- vii. Hand rails required on both sides.
- viii. Headroom shall be 80"

3. Drainage Pattern

- a. Indicate the drainage pattern by arrows indicating the existing neighborhood drainage pattern and the proposed direction of storm water drainage as not to drain toward neighboring properties.



4. Foundations shall be exposed

- a. A minimum of 4" of the foundation must be exposed on a structure or a separation to allow the weep holes to drain for brick structures. Wood structures requires 6" of the foundation to be exposed.
- b. Slabs are encouraged to be designed at neighboring grades and not slope toward the structure or any neighbor's property.

5. Garage floor

- a. Shall slope to the main door and have a minimum of 5 inches on concrete.

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<small>The permit process is a check and balance system that normally involves a designer, plans examiner, contractor, and inspector to ensure the best quality and safest construction possible. As much as the mentioned professionals attempt to achieve full code compliance every effort has been made to identify all code deficiencies however; failure to identify a code deficiency during plan review and inspection does not alleviate any obligation to comply with all applicable code provisions.</small>	
Approved plans shall be available on site at all times	
Any changes to the approved construction documents shall be resubmitted in triplicate for a re-review & re-approval	
Police/Fire@911 NICOR @888-642-6748 ComEd@800-344-7661 J.U.L.I.E 811 OSHA 847-803-4800	
In general, nothing should be concealed unless a passing inspection has been issued TO SCHEDULE AN INSPECTION CALL: 708-358-5430 or at www.oak-park.us	