

BUILDING PLANNING FOR SINGLE- AND TWO-FAMILY DWELLINGS

5311.4.3 Landings at Doors. There shall be a floor or landing on each side of each exterior door.

Exceptions:

1. Where a stairway of two or fewer risers is located on the exterior side of a door, other than the required exit door, a landing is not required for the exterior side of the door. The floor or landing at the exit door required by 780 CMR 5311.4.1 shall not be more than 1½ inches (38 mm) lower than the top of the threshold. The floor or landing at exterior doors other than the exit door required by 780 CMR 5311.4.1 shall not be required to comply with this requirement but shall have a rise no greater than that permitted in 780 CMR 53 11.5.3.
2. The landing at an exterior doorway shall not be more than 7¼ inches (196 mm) below the top of the threshold, provided the door, other than an exterior storm or screen door does not swing over the landing. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel.

5311.4.4 Type of Lock or Latch. All egress doors shall be readily openable from the side from which egress is to be made without the use of a key or special knowledge or effort.

5311.5 Stairways.

5311.5.1 Width. Stairways shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4½ inches (114 mm) on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31½ inches (787 mm) where a handrail is installed on one side and 27 (698 mm) where handrails are provided on both sides.

Exception: The width of spiral stairways shall be in accordance with 780 CMR 5311.5.8.

5311.5.2 Headroom. The minimum headroom in all parts of the stairway shall not be less than six feet six inches (1981 mm) measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.

Exception: Minimum headroom under a sloped ceiling in an existing building shall be maintained for a minimum width of 36 inches (914 mm) as measured from the side of the stair with the continuous handrail.

5311.5.3 Stair treads and risers.

5311.5.3.1 Riser Height. The maximum riser height shall be 8¼ inches (210 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than ¾ inch (9.5 mm).

5311.5.3.2 Tread Depth. The minimum tread depth shall be nine inches (229 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than ¾ inch (9.5 mm). Winder treads shall have a minimum tread depth equal to the tread depth of the straight run portion of the stairs measured as above at a point 12 inches (305) mm from the side where the treads are narrower. Winder treads shall have a minimum tread depth of three inches (76 mm) at any point. Within any flight of stairs, the greatest winder tread depth at the 12 inch (305 mm) walk line shall not exceed the smallest by more than ¾ inch (9.5 mm).

Exception: 45 degree winders are allowed to go to a minimum of two inches (51 mm) at any point

5311.5.3.3 Profile. Nosings shall not project more than 1½ inches (38 mm) beyond the face of the riser below. Open risers are permitted, provided that the opening between treads does not permit the passage of a four-inch-diameter (127 mm) sphere.

Exceptions:

1. A nosing is not required where the tread depth is a minimum of 11 inches (279 mm).
2. The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less.

5311.5.4 Landings for Stairways. There shall be a floor or landing at the top and bottom of each stairway.

Exception A floor or landing is not required at the top of an interior flight of stairs, provided a door does not swing over the stairs.

A flight of stairs shall not have a vertical rise greater than 12 feet (3658 mm) between floor levels or landings.

The width of each landing shall not be less than the stairway served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel.

5311.5.5 Stairway Walking Surface. The walking surface of treads and landings of stairways shall be sloped no steeper than one unit