



This handout applies only to stairs in one- and two-family detached dwellings and townhouses regulated under the provisions of the International Residential Code (IRC).

**Stairways and landings must comply with the following:**

- A landing must be provided at the top and bottom of each stairway except at the top of an interior stairway provided a door does not swing over the stair.
- The width of each landing must not be less than the width of the stairway served. Every landing must have a minimum depth of 36" measured in the direction of travel.
- A flight of stairs must not exceed a 12' vertical rise between floor levels or intermediate landings.
- Stairways must not be less than 36" in clear width at all points above the handrail height.
- The minimum clear width of the stairway at and below the handrail height, including treads and landings, must not be less than 31½" where a handrail is installed on only one side, and 27" where handrails are installed on both sides.
- Handrails for stairs cannot project more than 4½" into the minimum required stair width on either side of the stairway.
- Headroom must not be less than 6'-8" measured vertically from the sloped plane measured from the nose of the stair treads and at the floor surface of landings or platforms.
- The maximum allowable riser height is 7¾"
- The minimum required tread depth is 10". The tread depth is measured from the vertical line from the front of the nosing to front of nosing.
- The maximum allowable variation in the tread depth or riser can be 3/8" from the largest tread or riser to the smallest, but in no case can a riser exceed the maximum 7¾" riser height or a tread have less than the minimum required 10" tread depth.
- Open risers are allowed only when the opening between adjacent stair treads is less than 4" or the tread is less than 30" above the adjacent floor or ground measured within 36" horizontally of the open edge.

**Winder Stairways:**

- Winder stairway treads must have a minimum tread depth of 10" measured at a walkline point 12" from the side where the treads are narrower. Winder treads must have a minimum tread depth of 6" at any point.
- Within a flight of stairs, the largest winder tread depth at the walkline, must not exceed the smallest by more than 3/8"
- Riser heights within a winder stairway must meet the requirements for stairways as noted above.

**Spiral Stairways**

- Spiral stairways are allowed provided the stair tread has a minimum width of 26" with each tread having a 7½" minimum tread depth at a point 12" from the narrower edge.
- All treads must be identical, and the rise must be no more than 9½"
- A minimum headroom of 6'-6" must be provided at all points along the spiral stairway.

All stairways are required to be illuminated as required by the IRC.

Please refer to the "Railings" handout for specific handrail and guardrail requirements related to stairs.

**Stair Details**

See sheet 2 of 2 for stair diagrams and details.

We are happy you are building in Lakewood and we want to provide whatever information you require. Please call 303.987.7500 with any questions.



# CITY OF LAKEWOOD PERMIT PROCESS ASSISTANCE HANDOUT

Public Works Permits – Civic Center North – 470 S Allison Pkwy – 303.987.7500

## STAIRS

