

Chandlers Wharf 314

Amendment to Building Permit

January 9, 2015

Chandlers Wharf 314 is undergoing a renovation of the interior spaces under Building Permit ID 2014-02602 (copy attached).

The unit was constructed in 1987.

The unit currently has a spiral staircase leading from the 2nd floor to the 3rd floor loft that does not comply with current building codes because the tread width is approximately 19 inches, versus the 26 inches required by current building codes.

Section 311.7.9 for Spiral Staircases of the Building Code contains the following provisions:

1. Minimum 26" clear width at and below the handrail
2. Minimum 7 ½" tread at the 12-inch walk line
3. Maximum 9 ½" riser height
4. All treads must be identical
5. Minimum 6'-6" headroom

The Owner of Chandlers Wharf 314 is requesting to replace the existing spiral stairway with a newly built spiral stairway. Based on the engineering of the existing opening and the floor trusses, it is not possible to replace the spiral staircase with one that will meet the 26 inch width requirement of the building code. HOWEVER, the walkway width will be approximately 3 inches wider than existing walkway width of 19 inches. As per the attached Spiral Stair Quotation from LJ Smith (the manufacturers of the replacement staircase), the walkway width of the treads will be 21.88 inches. The tread width will actually be 24.5 inches.

We are requesting this variance because the width of the treads cannot be increased due to engineering constraints, and because the new staircase will be more compliant than the existing staircase.