



New Brackets and Joist Hangers will be installed on old structure

All new railings meeting code

All new structures will be built with 2" x 8 (or 6)" P.T. wood; 16" on center

Using residential stair requirements: the commercial code for the stairs coming down from the second floor poses conflicts. (Only one apartment has access to the second floor porch and the stairs coming down for emergency egress and I believe the residential code is more suitable.) The distance between the first and second floor is ten feet. The commercial code will require a footprint for the stairs of 16 feet versus the 13 feet required with the residential code. The 16 feet plus the required distance necessary behind the stairs (on the second floor) for access, will put the stairs in line with the bay windows and not allow 3 feet beside the stairs, necessary for egress for the first floor.

Commercial – $10' = 120'' / 7$ (inch riser) = 17 treads of 11 inches each = 16'

Residential – $10' = 120'' / 7.75$ = 15.5 treads of 10 inches each = 13'