

**TELLER COUNTY BUILDING DEPARTMENT
STAIRWAY & EGRESS CHECKLIST
January 1, 2007**

✓	Item	Code Reference
	STAIRWAYS:	
	Stairs shall be not less than 26" wide; handrails shall not project more than 4.5".	R311.5
	The maximum riser height shall be 7 ¾" and shall not vary more than 3/8".	R311.5.2
	The minimum tread depth shall be 10: treads and shall not vary more than 3/8".	R311.5.2
	The minimum headroom shall be 6' 8" finished floor and ceiling, and shall be measured Vertically from the nosing plan.	R311.5.3.2
	Handrails shall be provided on at least one side of each continuous run of treads or Flight with four or more risers.	R311.5.6
	Handrail height, measured vertically from the sloped plane adjoining the tread nosing Shall not be less than 34" and no more than 38".	R311.5.6.1
	Handrails shall be continuous the full length of the flight, ends shall be returned or end At a newel post. Hand rails shall have a clearance of 1 ½" to the wall. Exception: Handrails shall be permitted to be interrupted by a post at the turn.	R311.5.6.2
	Handrail grip size with a circular cross section shall be 1 ¼" – 2" and handrails with a Perimeter greater than 6 ¼" shall provide a graspable finger recess on both sides and Shall begin at ¾" closets to the tallest portion with a depth of 5/8".	R311.5.6.3
	SPECIAL STAIRWAYS:	
	Circular, winder, spiral, and bulkhead stairways shall follow section R311.5 except as specified:	
	Spirals – minimum width 26", tread 7 ½" at 12" from marrow edge, not less than 6", headroom Minimum height shall be 6' 6"	R311.5.8.1
	Winders shall follow the minimum tread as well	R311.5.8.1
	Guards are required for surfaces located more than 30" above adjacent grades in include: Porches, decks, balconies, or raised floor surfaces. Guards shall not be less than 36" in height; Stairway guards not less than 34".	R312.1
	The intermediate rails for guards shall not allow more than 4" between openings. The triangular Area formed by the riser/tread shall not be permitted to allow more than 6" sphere to pass through.	R312.2
	All stairs shall be provided with illumination per section R303.6.	R311.5.7
	EGRESS	
	Habitable structures shall provide one direct access to the exterior without travel through the garage.	R311.4.1
	The required exit door shall be a side hinged door not less than 36" in width, and 6'8" in height.	R311.4.2
	There shall be a floor or landing at each side of each exterior door. Exception: Two or less risers at doors other than the required exit door. The floor or landing shall Not be more than 1.5" lower than the top of the threshold. Exception: The landing at an exterior door shall not be less than 7 ¾" below the op of the threshold As long as the door swing is not our over the landing. The width of each landing shall not be less than that of the door served, with the minimum of 36" and a minimum of 36" in the direction of travel.	R311.4.3
	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.	R311.4.4
	Basements with habitable space and every sleeping room shall have at least one openable emergency escape and rescue opening. Sill height of no more than 44" in height above floor, openings with a sill height below the adjacent ground elevation shall be provided with a window well per section R310.2.	R310.1
	All emergency escape openings shall have a minimum net clear opening of 5.7 sq. ft. Exception: Grade floor openings shall have a minimum opening of 5.0 sq. ft.	RR310.1.1
	Minimum clear opening height shall be 24", width shall be 20".	R310.1.2 & 3
	Emergency escape and rescue openings shall be operable from the inside without the use of keys, special tools, or knowledge.	R310.1.4
	The minimum horizontal area of a window well shall be 9 sq. ft. with a minimum width of 36". Exception: Ladders required by section 310.2.1 can encroach this area by 6".	R310.2
	Window wells with a vertical depth greater than 44" shall be equipped with a permanently affixed ladder or steps usable with the window fully open. This ladder shall be at least 12" wide, shall project at least 3" from the wall, and shall be spaced not more than 18" on center vertically for the full height.	R310.2.1
	Bars, grills, or covers over window wells shall be releasable or removable from the inside without the use of key, tools, or special knowledge.	R310.4

