

City of South Portland
Department of Planning and Development
Mailing Address: PO Box 9422, South Portland, ME 04116-9422
Building Location: 62 E Street, South Portland, ME 04106
Phone: (207) 767-7603 Fax: (207) 767-2197
BUILDING INSPECTOR: RICHARD STELLER (207) 767-7603 X 4

CRITERIA FOR NEW DECKS, BALCONIES, & STAIRWAYS

RESIDENTIAL SINGLE-FAMILY AND TWO-FAMILY:

MINIMUM 36" HIGH RAILINGS FOR DECKS 30" OFF GROUND OR HIGHER AND INTERIOR BALCONIES.

RESIDENTIAL MULTI-FAMILY 3 OR MORE UNITS:

INDIVIDUAL UNIT USE ONLY: MINIMUM 36" HIGH RAILINGS FOR DECKS 30" OFF GROUND OR HIGHER AND INTERIOR BALCONIES.

COMMON USE AREAS: MINIMUM 42" HIGH RAILINGS FOR DECKS 30" OFF GROUND OR HIGHER AND INTERIOR BALCONIES.

COMMERCIAL PROPERTIES:

MINIMUM 42" HIGH RAILINGS FOR DECKS 30" OFF GROUND OR HIGHER AND INTERIOR BALCONIES.

ALL: MAXIMUM DISTANCE BETWEEN BALUSTERS IS LESS THAN 4".

STAIRWAYS, RESIDENTIAL SINGLE FAMILY AND TWO-FAMILY:

MAXIMUM RISE: 7 $\frac{3}{4}$ "

MINIMUM TREAD: 10"

STAIRWAYS, RESIDENTIAL MULTI-FAMILY 3 OR MORE & COMMERCIAL:

MAXIMUM RISE: 7 "

MINIMUM TREAD: 11"

TREAD DEPTH IS MEASURED FROM LEADING EDGE OF TREAD TO LEADING EDGE OF TREAD. A NOSING NOT LESS THAN $\frac{3}{4}$ " BUT NOT MORE THAN 1 $\frac{1}{4}$ " SHALL BE REQUIRED ON TREADS WHERE THE DEPTH IS LESS THAN 11". OPENINGS IN RISERS SHALL NOT EXCEED 4". A DIAGRAM OF TREAD & RISER DIMENSIONS IS ON THE REVERSE SIDE OF THIS SHEET.