



Subject: Safe Walkway to Entrance — Section 15.04.030

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Process or Policy: As authorized by the *Sandy Municipal Code, Section 15.04.090 Powers and duties of building official*, the Building Official has authority to render interpretations and adopt administrative policies and procedures.

The Sandy Building Division has established the following policy to ensure all new homes and businesses have a safe walking surface from the primary entrance of the building to the street sidewalk that complies with the code sections below. This policy ensures a safe means of egress for the occupants of the building, safeguards the public, and provides safety to fire fighters and emergency responders during emergency operations.

A safe walking surface is defined as meeting one of the following adopted standards as found in the Oregon Residential Specialty Code (ORSC), the Oregon Structural Specialty Code (OSSC) and the Sandy Municipal Code (SMC):

1. Exterior floors, landings, and walkways used as means of egress shall be constructed of materials consistent with the types permitted for the type of construction of the building, approved for exposure to weather, and shall comply with ORSC, Section 311, and alternative materials and methods as per SMC 15.04.060.
2. Stairways that comply with the latest edition of ORSC, Section R311.7. A stair is defined as a change in elevation consisting of one or more risers. A stairway is defined as one or more flights of stairs.
 - a. *There shall be a floor or landing at the top and bottom of each stairway. (R311.7.6)*
 - b. *The walking surface of treads and landings of stairways shall be sloped no steeper than one unit vertical in 48 inches horizontal (2-percent slope). (R311.7.7, OSSC 1011.7.1)*
 - c. *The maximum riser height for residential stairs shall be 8 inches, and 7 inches for commercial stairs. The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. (R311.7.5.1, OSSC 1011.5.2)*
 - d. *The minimum riser height shall be no less than 4 inches (R311.7.5.5, OSSC 1011.5.2)*
 - e. *The minimum tread depth for residential stairs shall not be less than 9 inches, and 11 inches for commercial stairs. (R311.7.4.2, OSSC 1011.5.2)*
 - f. *Residential stairways shall not be less than 36 inches in clear width (R311.7.1). Commercial stair width is determined by occupant load. (OSSC 1011.2)*
 - g. *Residential handrails shall be required on at least one side of stairways with 4 or more risers. (R311.7.7) Commercial stairs shall have handrails on both sides. (OSSC 1011.11)*



3. Ramps that comply with the following and the latest edition of ORSC, Section R311.8. — A ramp is defined as a walking surface that has a running slope steeper than 1 unit vertical in 20 units horizontal (5-percent slope).
- a. *There shall be a floor or landing at the top and bottom of each ramp. (R311.8.2)*
 - b. *Ramps shall have a maximum slope of 1 unit vertical in 12 units horizontal (8.3 percent slope), except where it is technically infeasible to comply they may have a maximum 12.5 percent slope. (R311.8.1)*
 - c. *Cross slope of a ramp shall be sloped no steeper than one unit vertical in 48 inches horizontal (2-percent slope). (OSSC 1010.3)*
 - d. *Handrails shall be provided on at least one side of residential ramps that exceed 8 percent slope (R311.8.3), and commercial ramps greater than 6 inches in height shall be provided with a handrail on both sides (OSSC 1012.8).*
 - e. *Ramps used for residential means of egress shall be 36 inches in width, and no less than that required for a hallway or stairway. (R311.6 & R311.7.1)*