

**CODE SUMMARY**

**APPLICABLE CODES**

2015 INTERNATIONAL BUILDING CODE  
 2015 INTERNATIONAL ENERGY CONSERVATION CODE  
 2015 INTERNATIONAL FIRE CODE  
 2015 INTERNATIONAL PLUMBING CODE  
 2015 INTERNATIONAL MECHANICAL CODE  
 2015 INTERNATIONAL FUEL-GAS CODE  
 2014 NATIONAL ELECTRICAL CODE  
 2015 LIFE SAFETY CODE  
 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN  
 2009 ICC/ANSI 117.1  
 1998 JEFFERSON COUNTY DEPARTMENT OF HEALTH - RULES AND REGULATIONS GOVERNING THE DESIGN, CONSTRUCTION, OPERATION OF PUBLIC SWIMMING POOLS AND SPAS

**CHAPTER 3 & 6 BUILDING PROPERTIES:**

**BUILDING TYPE:** OUTDOOR POOL & SUPPORT BUILDING

**CONSTRUCTION TYPE:** (SEE CONSTRUCTION AND THE BUILDING IS FULLY SPRINKLERED IN FPA 13)

**BUILDING HEIGHT & STORIES:** 16'-0" (AVERAGE WITH GRADE) 1 STORIES

**CODE APPROACH:** THE APPROACH FOR THIS FACILITY IS A ONE STORY BUILDING. THE BUILDING IS A NON-SEPARATED MIXED USE OCCUPANCY. THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A FACILITY MANAGEMENT OFFICE, POOL, PUMP ROOM, LOCKER ROOMS AND AN OUTDOOR POOL AREA TO COMPLETE THE FACILITY.

**MIXED OCCUPANCY CLASSIFICATIONS:**

**PRIMARY OCCUPANCY:** BUSINESS GROUP (B)

**SECONDARY OCCUPANCY:** ASSEMBLY GROUP (A-3) STORAGE GROUP (S-1)

**INCIDENTAL OCCUPANCY:** POOL EQUIPMENT ROOMS (PER TABLE 509)

**ACCESSORY OCCUPANCY:** STORAGE GROUP (S)

BUILDING ELEMENT	HOMWOOD PATRIOT PARK POOL	ALLOWED BY IBC ASSEMBLY OCCUPANCY FULLY SPRINKLERED BUILDING TYPE IBC CONSTRUCTION
BUILDING AREA PER FLOOR - FT <sup>2</sup>	7,355 FT <sup>2</sup>	92,000 FT <sup>2</sup> (B) 38,000 FT <sup>2</sup> (A-3) 104,000 FT <sup>2</sup> (S-1)
NUMBER OF STORIES ABOVE GRADE	1	4 (B) 3 (A-3) 3 (S-1)
BUILDING HEIGHT - FEET	16 FT	75 FT (B) 75 FT (A-3) 75 FT (S-1)

**CHAPTER 6 PASSIVE FIRE RESISTIVE REQUIREMENTS (CHAPTER 6):**

**TYPE OF CONSTRUCTION:** TYPE IIB

**FIRE-RESISTANCE RATING REQUIREMENTS FOR TYPE IIB BUILDING ELEMENTS:**

PRIMARY STRUCTURAL FRAME	0 HOURS
BEARING WALLS	0 HOURS
EXTERIOR INTERIOR	0 HOURS
NONBEARING WALLS AND PARTITIONS	0 HOURS
EXTERIOR INTERIOR	0 HOURS
NONBEARING WALLS AND PARTITIONS	0 HOURS
EXTERIOR INTERIOR	0 HOURS
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0 HOURS
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0 HOURS

**FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE NOT LESS THAN WHAT IS REQUIRED BY TABLE 602. ALL FACADES X IS GREATER THAN 30'-0" (0 HOURS ALLOWED BY THE IBC CONSTRUCTION)**

**IDENTIFICATION OF FIRE RATE WALLS WITH SIGNS OR STENCILING - FIRE RATED WALLS TO BE IDENTIFIED (703.7)**

**CHAPTER 7:**

**FIRE-RESISTANCE RATING:** (REQUIRED)

703.3 FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR

**PROTECTED & UNPROTECTED OPENINGS:**

706.8 OPENINGS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716.

**706.8: MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION**

FIRE SEPARATION DISTANCE (FT)	ALLOWABLE AREA BASED ON UNPROTECTED, SPRINKLERED (UP, S)
0 TO LESS THAN 3	NOT PERMITTED
3 TO LESS THAN 5	15%
5 TO LESS THAN 10	25%
10 TO LESS THAN 15	40%
15 TO LESS THAN 20	75%
20 TO LESS THAN 25	NO LIMIT
25 TO LESS THAN 30	NO LIMIT
30 OR GREATER	NO LIMIT

**PENETRATIONS:**

708.7 PENETRATIONS OF FIRE PARTITIONS SHALL COMPLY WITH SECTION 714.7.4.3

**JOINTS:**

708.9 JOINTS (EXPANSION OR SEISMIC) BETWEEN FIRE PARTITIONS SHALL COMPLY WITH SECTION 715

**DUCT PENETRATIONS:**

728.9 PENETRATIONS IN A FIRE PARTITION BY DUCTS AND AIR TIGHTNESS OPENINGS SHALL COMPLY WITH SECTION 717

717.5 & 717.5.4 - INSTALLATION OF DAMPERS

717.1.2 - WHERE DAMPERS ARE REQUIRED

**CONTINUITY:**

714.2.2 ASSEMBLIES SHALL BE CONTINUOUS WITHOUT VERTICES UNLESS PERMITTED BY SECTION 717

**HORIZONTAL ASSEMBLIES:**

(NOT REQUIRED)

**INCIDENTAL PENETRATIONS:**

711.2.4.1 WHERE HORIZONTAL ASSEMBLY SEPARATES MIXED OCCUPANCIES, THE ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY SECTION 608.4 BASED ON THE PENETRATED SPACES SEPARATED

**THROUGH-PENETRATION FIRESTOP SYSTEM:**

(REQUIRED)

RATING OF PENETRATION TO BE NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL PENETRATED

SEE SMOKE BARRIER AND FIRE PARTITIONS AS REQUIRED BY CODE

**CHAPTER 8 WALL AND CEILING FINISHES**

803.1.1 INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE DEVELOPED CLASS A FLAME SPREAD INDEX <25, SMOKE DEVELOPED INDEX <450 CLASS B FLAME SPREAD INDEX <75, SMOKE DEVELOPED INDEX <450 CLASS C FLAME SPREAD INDEX <200, SMOKE DEVELOPED INDEX <450 SEE TABLE 803.1.1 FOR INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY BUILDING IS SPRINKLERED

GROUP	INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS	ROOMS AND ENCLOSED SPACES
A-2	B	B	C
B	B	C	C
S	C	C	C

**CHAPTER 9 FIRE PROTECTION SYSTEMS**

903.2 - 903.2.1.12 NEW BUILDING TO BE FULLY SPRINKLERED PER NFPA 13 IN THE FOLLOWING GROUPS: GROUP A3, B, S-1

STANDPIPES NOT REQUIRED (905.3.1.1)

908.1 PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS (NFPA 10): GROUP A, B, S

907.2.1 FIRE ALARM AND DETECTION SYSTEMS REQUIRED IN ACCORDANCE TO NFPA 72

907.2.1.1 EMERGENCY VOICE/ALARM COMMUNICATION SYSTEMS REQUIRED

907.2.1.1 EMERGENCY VOICE/ALARM COMMUNICATION SYSTEMS REQUIRED

**CHAPTER 10 MEANS OF EGRESS**

**EXITING:** NUMBER OF EXITS REQUIRED - TWO EXITS FROM THE BUILDING ARE REQUIRED (TABLE 1019.1) AS THE COMBINED OCCUPANT LOAD IS 500 OR LESS

SPACES WITH ONE MEANS OF EGRESS (SECTION 1015.1)

ASSEMBLY BUSINESS 49 OCCUPANTS OR LESS 49 OCCUPANTS OR LESS

STORAGE 29 OCCUPANTS OR LESS

PANIC HARDWARE REQUIRED SECTION 1008.1.9 ON ROOM EXIT DOORS IN ASSEMBLY OCCUPANCIES WITH OVER 50 OCCUPANTS REQUIRED IBC SECTION 1008.1.9 IN ELECTRICAL ROOMS WITH EQUIPMENT RATED 1,200 AMPERES OR MORE AND OVER 5 FT WIDE THAT CONTAIN OVER CURRENT DEVICES, SWITCHING DEVICES, OR CONTROL DEVICES.

EGRESS ILLUMINATION: 1 FOOT-CANDLE ON NORMAL POWER THROUGHOUT (SECTION 1008.2)

1 FOOT-CANDLE ON EMERGENCY POWER IN CORRIDORS, EXTERIOR STAIRS, LANDINGS, AND NORMAL EGRESS PATHS AT EXTERIOR EXIT DOORS. (SECTION 1008.3)

**TABLE 1004.1.2 (SQUARE FEET PER PERSON)**

ASSEMBLY 15 (GROSS)

FIXED SEATS AS SHOWN

BUSINESS 100 (GROSS)

MECHANICAL/STORAGE 300 (GROSS)

POOL AS SHOWN

POOL DECK 15 (GROSS)

**MINIMUM EGRESS WIDTH FOR OCCUPANCY SERVED, SPRINKLERED**

1008.3.2 OTHER SERVICES DOWNPOINETS 2 INCH PER OCCUPANT

**MINIMUM EGRESS CEILING HEIGHT**

7'-4" ABOVE F.F.E

**MAXIMUM HORIZONTAL OFFSET INTO PATH OF EGRESS**

4'-0" FROM FACE OF WALL

**1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY (COMMON PATH OF EGRESS TRAVEL)**

BUSINESS 100'-0"

ASSEMBLY 75'-0"

STORAGE 75'-0"

**1006.1 ACCESSIBLE MEANS OF EGRESS (REQUIRED)**

ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS

**1006.2 CONTINUITY AND COMPONENTS**

EACH REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS TO A PUBLIC WAY AND SHALL CONSIST OF ACCESSIBLE ROUTES, AREAS OF REFUGE, AND EXTERIOR AREAS FOR ASSISTED RESCUE

**1010 DOORS**

1010.1.1 MAXIMUM DOOR LEAF WIDTH = 48 INCHES

MINIMUM DOOR LEAF WIDTH = 38 INCHES

MINIMUM CLEAR WIDTH = 32 INCHES

MINIMUM CLEAR HEIGHT = 80 INCHES

1010.1.2 DIRECTION OF SWING: DOOR SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS

1010.1.7 THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4 INCH ABOVE THE FINISHED FLOOR OR LANDING

**1013 EXIT SIGNS**

1013.1 EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR PASSAGEWAY IS MORE THAN 100 FEET OR THE VIEWING DISTANCE FOR THE SIGN WHICHEVER IS LESS FROM THE NEAREST VISIBLE EXIT SIGN.

EXCEPTION 1: EXIT SIGNS ARE NOT REQUIRED IN ROOMS OR AREAS THAT REQUIRE ONLY ONE EXIT OR EXIT ACCESS.

1013.5 ELECTRICALLY POWERED, SELF-LUMINOUS AND PHOTOLUMINESCENT EXIT SIGNS SHALL BE TESTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CHAPTER 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES

1013.6 EXTERNALLY ILLUMINATED EXITS SIGNS SHALL COMPLY WITH SECTION 1013.6.3

**1014 HANDRAILS**

1014.2 HEIGHT, HORIZONTAL HEIGHT, MEASURED ABOVE STAIR TREADS, HANDRAILS SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES

1014.3.1 HANDRAILS AND HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES AND NOT MORE THAN 2 INCHES

GRIP SURFACE CLEARANCE BETWEEN A HANDRAIL AND OTHER SURFACES SHALL BE NOT LESS THAN 1 INCH

**1015 GUARDS**

1015.2 GUARDS SHALL BE LOCATED ON ALL PLATFORMS THAT ARE LOCATED MORE THAN 30 INCHES ABOVE FINISHED FLOOR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE OPEN SIDE

REQUIRED GUARDS SHALL BE NOT LESS THAN 42 INCHES HIGH

1016.2 GUARDRAILS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER AND THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT

**1017 EXIT ACCESS TRAVEL DISTANCE**

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE FOR GROUP A AND S-1 WITH SPRINKLER WILL BE 250 FEET AND B WILL BE 300 FEET

**1022 EXITS**

1022.2.3 EXTERIOR EXIT DOORS SHALL LEAD DIRECTLY TO THE EXIT DISCHARGE OR THE PUBLIC WAY

**1024 DEAD END CORRIDOR**

BUSINESS 50'-0" NOT TO EXCEED (FT)

ASSEMBLY 25'-0"

STORAGE 50'-0"

**CHAPTER 11 ACCESSIBILITY**

1101.2 DESIGN, BUILDINGS AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH THIS CODE AND ICC A117.1

1105.1 IN ADDITION TO ACCESSIBLE ENTRANCES REQUIRED BY SECTIONS 1105.1.1 THROUGH 1105.1.7 AT LEAST 60 PERCENT OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE

1105.1.1 WHERE PARKING IS PROVIDED ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN COMPLIANCE WITH TABLE 1105.1.1

MINIMUM NUMBER OF ACCESSIBLE SPACES:

BASED ON PARKING: 4

ALTERNATE PARKING: 2

1110.4.12.13 SWIMMING POOLS, WADING POOLS, HOT TUBS, AND SPAS SHALL BE ACCESSIBLE AND BE ON AN ACCESSIBLE ROUTE

**CHAPTER 29 PLUMBING SYSTEMS**

BASED ON TABLE 2902.1, THE CALCULATED LOAD OF AREAS CAN BE BASED ON ACTUAL ANTICIPATED USE FOR THE DETERMINATION OF PLUMBING FIXTURES ONLY. (SECTION 1004.1.1)

USE CLASSIFICATION	REQUIRED WATER CLOSETS		REQUIRED LAVATORIES		REQUIRED DRINKING FOUNTAINS	REQUIRED SHOWER HEADS		SERVICE SINK
	MALE	FEMALE	MALE	FEMALE		MALE (60%)	FEMALE (40%)	
(A-3) ASSEMBLY	1 PER 125	1 PER 65	1 PER 200		1 PER 500	N/A		1 SERVICE SINK
(B) BUSINESS	1 PER 25 FOR THE FIRST 50 AND 1 PER 60 FOR THE REMAINDERS EXCEEDING 50		1 PER 40 FOR THE FIRST 80 AND 1 PER 60 FOR THE REMAINDER EXCEEDING 80		1 PER 100	N/A		1 SERVICE SINK
BATHERS	1 WC & 1 URINAL PER 75	2 WC FOR FIRST 100 1 WC FOR EACH ADDITIONAL 50	1 PER 100	1 PER 100	1 PER 100	2 PER FIRST 100 1 FOR EACH ADDITIONAL 50	2 PER FIRST 100 1 FOR EACH ADDITIONAL 50	1 SERVICE SINK

USE CLASS	OCCUPANCY COUNT	REQUIRED WATER CLOSETS		REQUIRED LAVATORIES		REQUIRED DRINKING FOUNTAINS	SERVICE SINK
		MALE	FEMALE	MALE	FEMALE		
(A-3) ASSEMBLY	72	1 WC / 0 URINAL	1	1	1	1	1
(B) BUSINESS	75	1 WC / 0 URINAL	1	1	1	1	1
BATHERS	375	3 WC / 3 URINAL	3	3	2	4	1
TOTAL	522	5 WC / 3 URINAL	5	5	4	6	1

PLUMBING COMMENTS AND NOTATIONS: THE DESIGN PER CODE IS ABLE TO FACILITATE A MAXIMUM OF 1,810 OCCUPANTS. THE OWNER HAS REQUESTED THAT THE MAXIMUM FACILITY OCCUPANCY BE REDUCED AND RESTRICTED TO 522 OCCUPANTS. AS SUCH, THE PLUMBING COUNTY HAS BEEN DESIGNED AROUND 375 BATHERS AND 147 BUILDING OCCUPANTS. IN ADDITION THE BUILDING WILL STILL BE DESIGNED PER CODE SO THAT IN THE CASE OF A FIRE EMERGENCY THE MINIMUM CODE REQUIREMENTS OF EGRESS AND EXIT ACCESS HAVE BEEN MET AND ALLOW FOR A TOTAL OF 1810 OCCUPANTS TO ESCAPE THE FACILITY.

ALSO, THE IBC 2015 REQUESTS THAT A WATER CLOSET FIXTURE AND LAVATORY FOR EACH SEX BE PROVIDED FOR THE MEANS OF THE STORAGE (S-1) OCCUPANCY THAT IS CLASSIFIED AS THE SANITIZER AND PH-BUFFER ROOM. THE ONLY PERSONS THAT WILL EVER ACCESS THESE ROOMS ARE THE SAME ONES WHO WILL RUN THE OFFICE AND POOL PUMP ROOMS. THAT BEING SAID WE ARE NOT PLANNING TO PROVIDE THESE FIXTURES AS THEY WOULD BE DOUBLE COUNTEDED FOR THE SAME OCCUPANTS.

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