



Handrails and Guardrail Requirements and Guidance under the International Property Maintenance Code (IPMC – 2015 ed.)

On Sept. 11, 2017, the City Commission adopted the 2015 edition of the International Property Maintenance Code (IPMC) under the Code of Ordinance Chapter 8 – Buildings and Building Regulations. The IPMC's broad purpose is to protect the public health, safety, and welfare of existing structures and constitute the minimum requirements. Section 307.1, quoted below, addresses the requirement for handrails and guardrails. With the adoption of the 2015 edition of the IPMC, the City now requires compliance with Section 307.1.

In addition to citing Section 307.1, City residents affected by this significant change have requested actual examples of installation modifications made within the City. Below are examples of installation modifications made within the City, as it relates to the requirement for:

- Handrails when more than 4 risers are present (IPMC 307.1)
- Guardrails when over 30 inches above grade (IPMC 307.1)

307.1 General. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have *guards*. Handrails shall not be less than 34 inches (864 mm) high or more than 38 inches (965 mm) high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces or as otherwise required by the adopted building code. *Guards* shall not be less than 36 inches (914 mm) high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface or as otherwise required by the adopted building code.

Exception: *Guards* shall not be required where exempted by the adopted building code.

Guardrail Protection

Attached are a few examples of Guardrail Protection installation modifications made within the City to comply with IPMC 307.1

After Photos

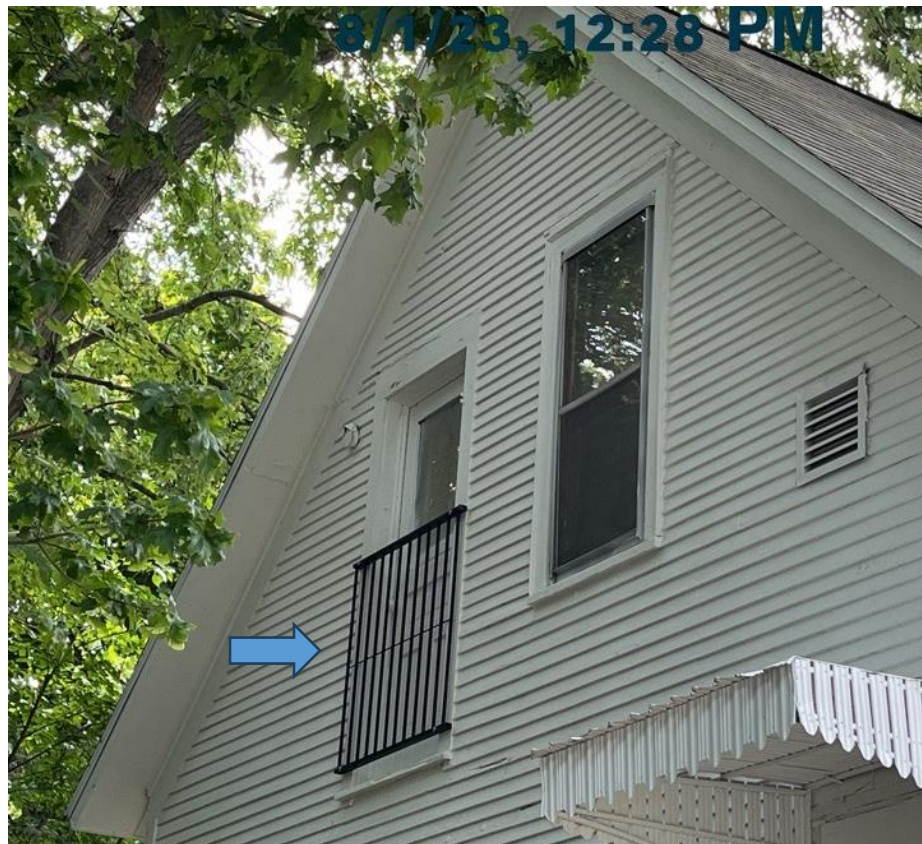
of 2nd Story doors that had no fall protection







Note: This door is blocked from the inside of the house. This option requires a physical inspection by the Inspection Dept.



Handrail Protection

Attached are a few examples of Handrail installation modifications made within the City to comply with IPMC 307.1

Before ... and After Photos

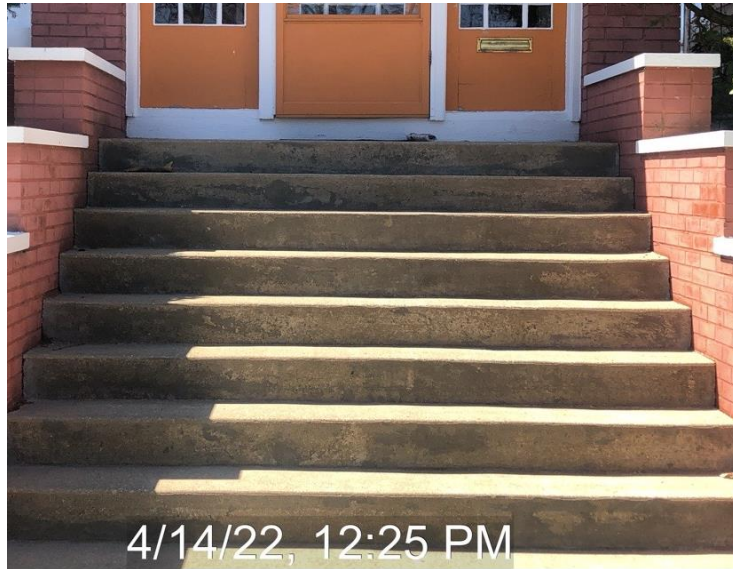
Before ...



After



Before ...



After



Before ...



After

9/21/22, 2:40 PM





Before ...

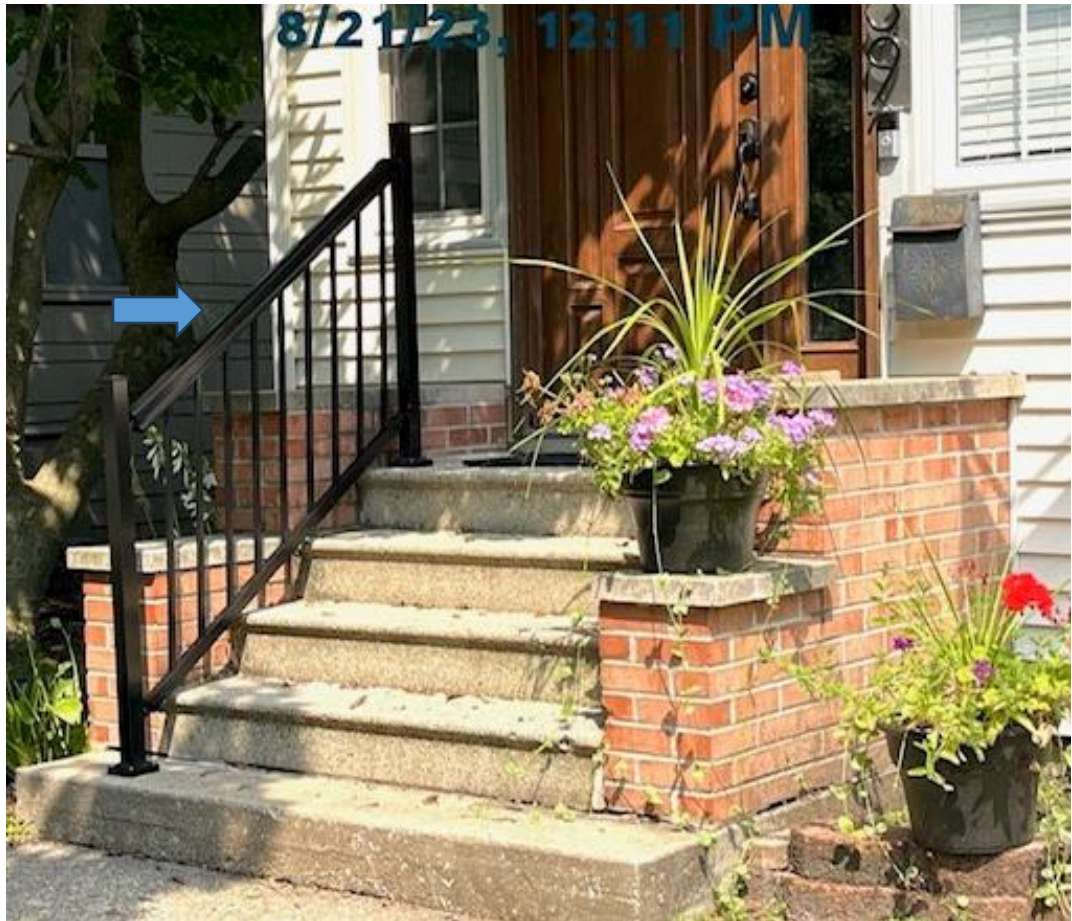
After





Before ...

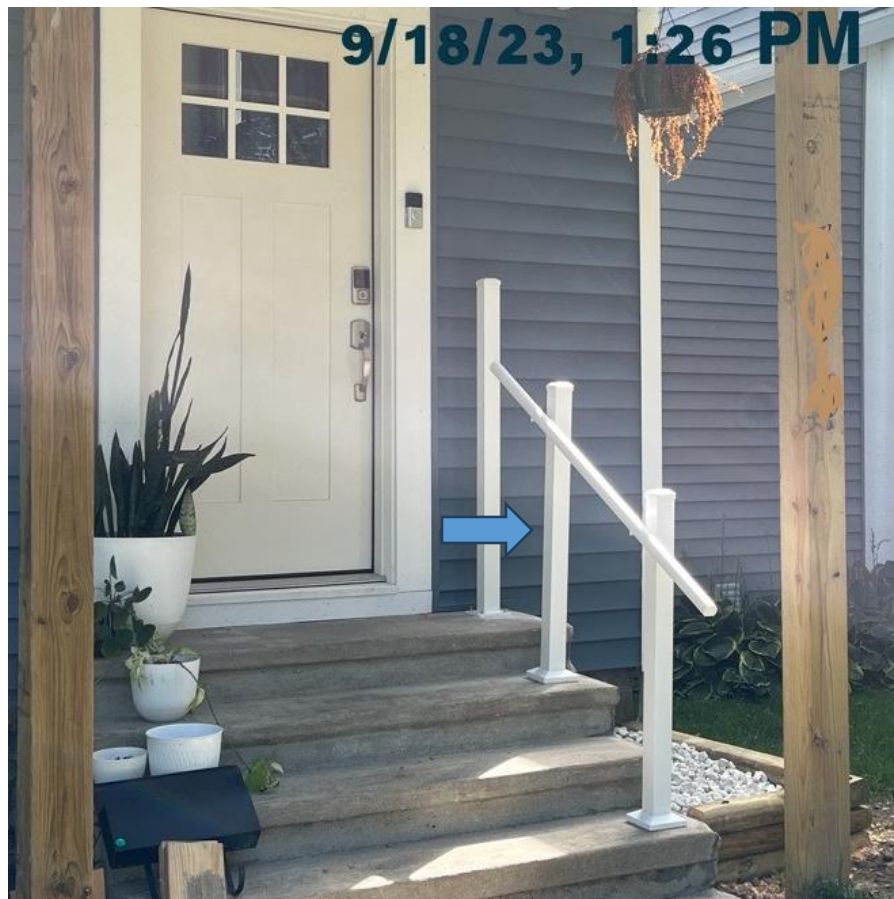
After



Before ...



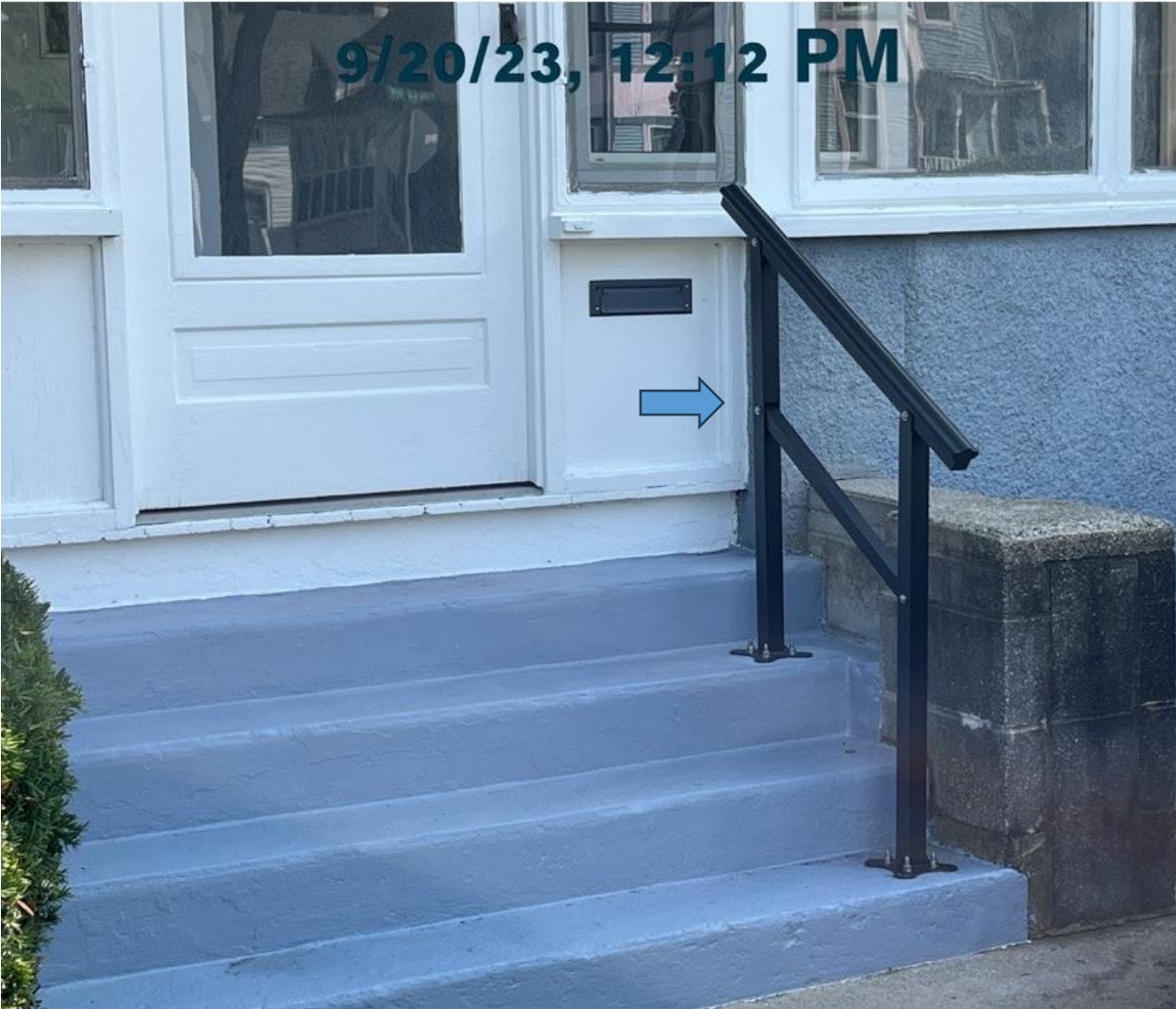
After





Before ...

After



Before ...



After





Before ...

After





Before ...

After



Before ...



After





Before ...

After

