City of Raleigh

105-18-CA

536 E JONES STREET

OAKWOOD HISTORIC DISTRICT (R-10)

N

0 25 50 100 Feet

Nature of Project:
Replace two front doors, one second floor balcony door (after-the-fact); alter second floor balcony railing

APPLICANT:
DAVID BRYANT

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

105-18-CA 536 E JONES STREET
Applicant: DAVID BRYANT
Received: 7/03/2018 Meeting Date(s):
Submission date + 90 days: 10/01/2018 1) 8/23/2018 2) **09/27/2018** 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT
Zoning: GENERAL HOD
Nature of Project: Replace two front doors, one second floor balcony door, one rear door (all after-the-fact); alter second floor balcony railing
Staff Notes:

- After-the-fact applications are reviewed as though the work has not been completed. As such, the doors already removed are referred to as being proposed for removal.
- **Changes to the staff report appear in bold lettering below.**
- **When reviewing the door replacements there are two questions: 1) Does the removal of the existing doors meet the Guidelines and 2) Do the proposed replacement doors meet the Guidelines.**

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Sections	*Topic*	*Description of Work*
2.7	Windows and Doors	Replace two front doors, one second floor balcony door, one rear door
2.8	Entrances, Porches, & Balconies	Alter second floor balcony railing

STAFF REPORT

Based on the information contained in the application and staff's evaluation:

A. The replacement of two front doors, one rear door, and one second floor balcony door are not incongruous in concept according to *Guidelines* section 2.7.6; however, the replacement of two front doors, one rear door, and one second floor balcony door that are not deteriorated beyond repair and that do not match the original pane configuration **may be** incongruous according to *Guidelines* section 2.7.2, 2.7.4, 2.7.5, 2.7.6, 2.7.11 and the following suggested facts:

1* In Matthew Brown's Inventory of Structures in the Oakwood National Register Historic District, the property is described as having windows that feature three vertical panes over a

single pane. This detail was reflected in the doors which featured three vertical panes over three horizontal panels. The front doors proposed for removal contribute to the overall character of the building.

2* The applicant provided a description and some photographs of the deteriorated state of the original doors. Documentation from craftsman experienced in the repair of historic wood doors that the doors were deteriorated beyond repair was not provided.

3* Two new wood-framed half-lite doors are proposed for the first floor of the front facade. Two new full-lite doors are proposed for the second-floor balcony of the front façade and the rear.

4* The proposed doors do not match the design – panels and pane configuration – of the originals. Guideline 2.7.6 states "If a historic window or door unit is deteriorated beyond repair, replace the unit in kind, matching the design and the dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials. Consider compatible substitute materials only if using the original material is not technically feasible."

5* The applicant provided several photographs of doors similar in design – panels and pane configuration – to the proposed doors. The six photographs were not identified by the full address. **One of the photographs was identified as 404 N Bloodworth Street. 404 N Bloodworth Street does not have any front façade photos in its file, nor are there any COAs on file for alteration of the door.**

6* The applicant stated that, per his research, the design of the original doors was unavailable commercially but could have been replicated by a craftsman at significant cost. One quote was mentioned at the August 23 COA meeting.

7* The proposed doors for the balcony and rear are 15 panes due to the applicant's survey of neighboring properties. Four photographs of similar doors were provided, but addresses were not. **Two of the photographs were identified as 315 Oakwood Avenue and 524 N Bloodworth Street. 315 Oakwood Avenue had an approved COA (053-94-MW) under a very early set of Design Guidelines to replace the front door; however, it appears the work was never completed as the existing door is the same that was present in the 1994 application (the style of the approved door was different than the current style). 524 N Bloodworth Street appears to be the same door as is present in a 1982 file photograph.**

8* **The applicant provided 28 examples of properties that have front doors that are different in design and pane configuration than the windows. Of the examples provided, 18 have the same door/window configuration as early file photos from the 1980s or early 1990s; 3 were not located within the Oakwood HOD boundaries; 4 did not have useful early photos in the files; 2 had received COAs to change the front door (one of which stated a non-historic door was being replaced, the other had very little content included in the file and no information as to whether the door being replaced was historic); and 1 had been changed in the past 10 years without a COA.**

B. The alteration of the second-floor balcony railing is not incongruous in concept according to *Guidelines* section 2.8.1, 2.8.5, 2.8.6, and the following suggested facts:

1* In Matthew Brown's Inventory of Structures in the Oakwood National Register Historic District, the property is described as modified ca. 1933. At that time, the original front porch was removed and the right protruding entrance hall was added. At some point, the current porch was added to the left side of the house, with the balcony above. No COAs are on file for any previous alteration to or addition of the balcony.

2* The baluster size and spacing on existing balcony railing is atypical in Oakwood and appears to have been added after the mid-1930s.

3* The height of the current balcony is 6" shorter than current safety code requires and, per the applicant, is structurally unsound. Historic architectural details are typically grandfathered and not required to meet code. Historically, railing height ranged between 24-30".

4* While a drawing of the proposed balcony railing was not provided, the application notes that the railing is proposed to match the existing first floor porch railing shown in a photograph. The first-floor railing is typical of the historic district.

5* The applicant provided several photographs of other railings similar to the proposed, but did not provide complete addresses. It is unclear whether these railings are original to the properties, approved through COA, or if they're located in Oakwood. The height of the similar railings is also unknown.

Staff suggests that the Committee approve the portion of the application pertaining to the balcony railing with the suggested condition below and discuss the new evidence pertaining to the door replacement provided by the applicant.

Should the Committee choose to approve the application, staff suggests the following conditions:

1. **That the new doors match the design and the dimension of the original door including panels and pane configuration, architectural trim, detailing, and materials.**
2. **That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:**
    a. **Detailed drawing of the proposed balcony railing;**
    b. **Manufacturer's specifications of the replacement doors**

Additional Evidence provided by Applicant. 08/29/18.
Staff Comments noted in red. 09/12/18

Examples similar to the replacement doors at 536 E Jones St.

All examples below have door configurations that do not match the window configuration. Several are identical or very similar to the variance in configuration at 536; others are used as examples to show that doors that do not match the configuration to the windows is very typical within the Oakwood Historic District.

1. 541 E Jones Street – 8 pane door, 2 rows 4 wide; compared to 3 tall pane windows (picture taken from the front porch of the subject house 536 E Jones street)

Front facade has same configuration as in 1988 file photo.
No COAs for door/window alterations on file.

2. 309 Linden – 12 pane door (3x3); compared to 4 tall panes (with an accent), over solid windows. (Approved COA for painting door has been found through a google search. Assuming if approved to paint the door, then the door itself must be acceptable)

Front facade has same configuration as in 1988 file photo.
No COAs for door/window alterations on file.

3. 420 Elm – Non-matching doors. 1 – 9 3x3 pane (3x3) over 2 vertical accents, 1 – solid pane, over 2 horizontal accents; windows do not match either door style.

019-08-MW - Added windows to rear facade.
086-16-MW - Removed door on rear.

No COAs on file for altering front door or windows, but property has appearance of substantial alterations.

4. 602 Oakwood – 12 pane, 3 rows 4 wide; compared to solid pane windows

CAD-91-026 - Added windows SE facade.
Front facade has same configuration as '91 file photos.

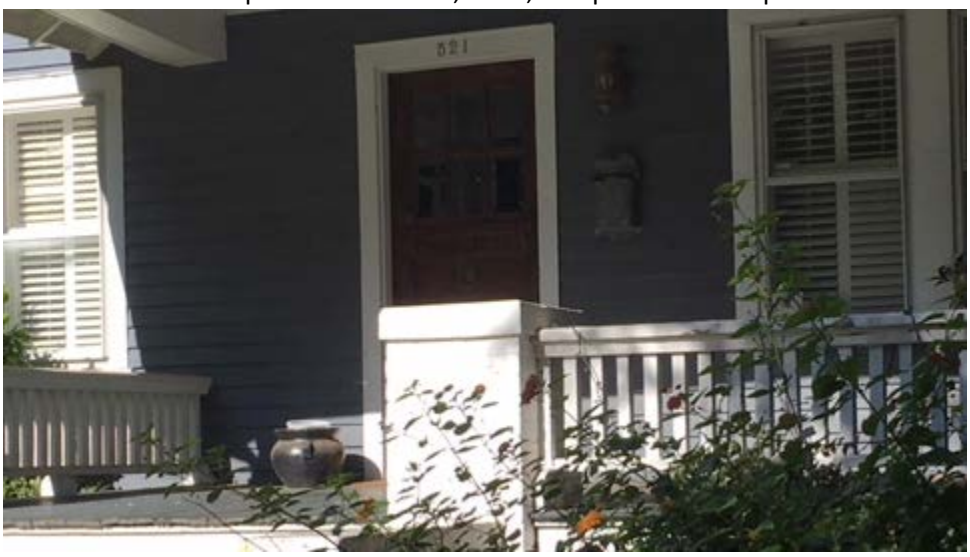
5. 516 Bloodworth – 15 pane door, 3 wide 5 tall; compared to solid pane windows.

Front facade has same configuration as '82 photos.
No COAs on file for altering front door or windows.

6. 702 Bloodworth – 6 pane door (3x2), over 3 wide accents; compared to 5 tall pane over solid windows.

Front facade has same configuration as in early file photos.
No COAs for door/window alterations on file.

7. 521 Bloodworth – 6 pane door 3 wide, 2 tall; compared to solid pane windows.

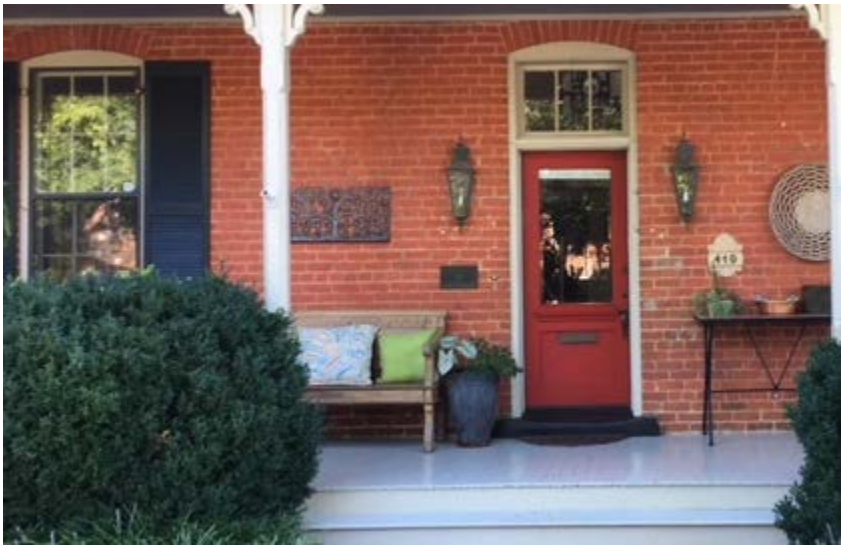


Front facade has same configuration as in early file photos.
No COAs for door/window alterations on file.

8. 524 Bloodworth – 15 pane doors 3 wide x 5 tall; compared to 8 pane windows 2 wide x 4 tall.

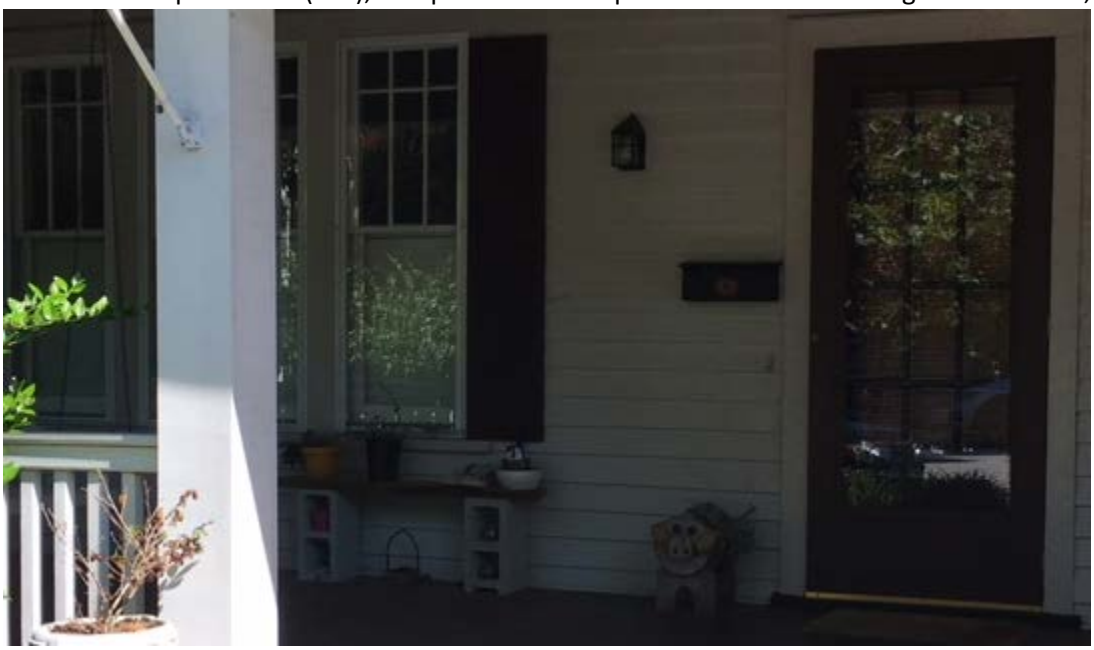
Front facade has same configuration as in '82 photos.
No COAs for door/window alterations on file.

9. 410 Elm – Solid pane door; compared to 12 pane windows



Front facade has same configuration as in '88 photos.
No COAs on file for altering front door or windows.

10. 605 Lane – 12 pane door (3x4); compared to 6 unequal sized windows 3 long under 3 short, over solid.



180-97-MW - Replace window with French doors (rear).
No COAs on file for altering front door or windows. No photos of front in file.

11. 510 Polk – Solid door (stained); compared to 12 pane windows (painted).

Front facade has same configuration as in '79 photos.
No COAs on file for altering front door or windows.

12. 513 Bloodworth – 9 unequal sized pane door, 3 wide; compared to 4 tall panes over solid pane windows.

056-99-MW - Remove window; install door.
No COAs on file for altering front door or windows. No early photos of front in file.

13. 526 Bloodworth – Solid no pane door, 4 vertical accents; compared to 3 tall pane over solid windows.

Configuration same as in 1981 file photo.
No COAs for door/window alterations on file.

14. 525 Bloodworth – Solid pane door; compared to 12 pane (4x3) over solid windows.

Configuration same as in 1990s file photo.
No COAs for front door/window alterations on file.

15. 601 Bloodworth – solid pane door over 3 square, 2 horizantal accents; compared to 8 pane windows (2 wide,4 high)

Configuration same as in 1986 file photo.
No COAs for front door/window alterations on file.

16. 815 Bloodworth – Unique mostly solid, 3 tiny pane door; compared to 4 tall pane over solid windows.

Not located in Oakwood HOD (in Oakwood - North Amendment NR district)

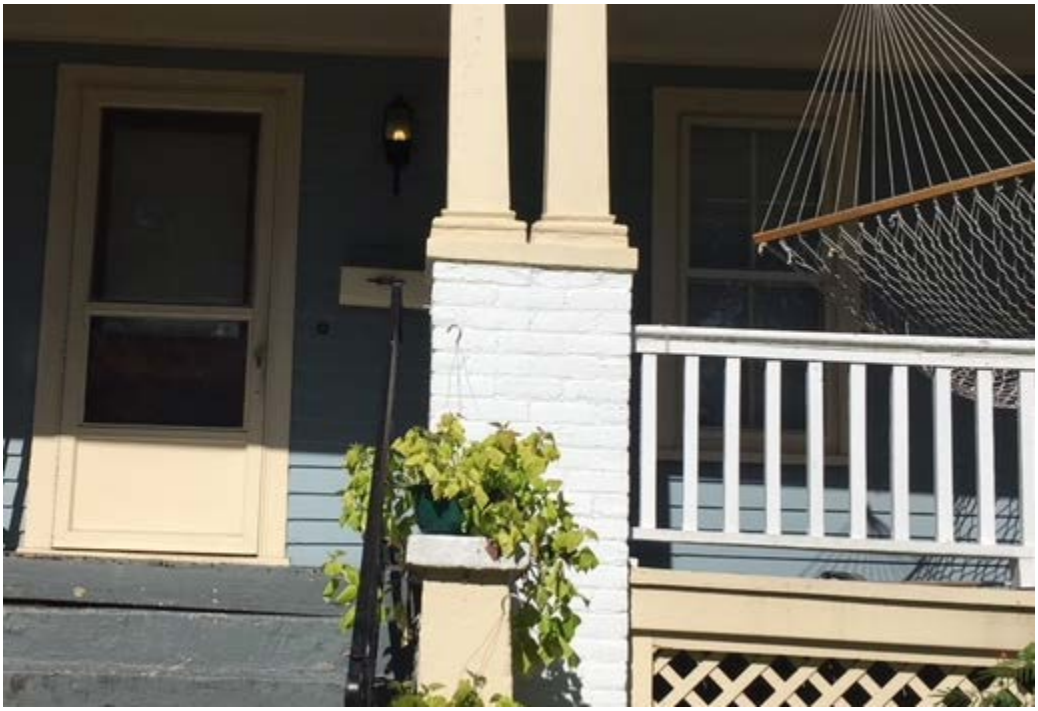
17. 811 Bloodworth – non-matching doors. 1 large solid pane, one 15 pane (3x5); compared to 4 pane, 2 over 2 windows.

Not located in Oakwood HOD (in Oakwood - North Amendment NR district)

18. 308 Pace Street – 12 pane door (3x4); compared to non-matching windows. 1 window is 4 tall panes over solid pane, other window is 4 tall, 4 short panes over solid pane.

Not located in Oakwood HOD (in Oakwood NR district)

19. 619 East – Solid pane door; compared to 8 pane windows.



Configuration same as in 1986 file photo.
No COAs for front door/window alterations on file.

20. 603 East – 3 small unequal pane door; compared to 4 tall pane over solid pane windows.

Configuration same as in 1988 file photo.
No COAs for front door/window alterations on file.

21. 520 East – Solid pane door over 3 horizantal accents; compared to 4 pane windows (2 over 2).

April 1, 1986 (no COA #) - Replace front door [no photos of previous door in file].

22. 413 East – 3 pane doors, over 6 vertical accents; compared to 4 pane windows, 2 over 2.

106-13-MW - Remove non-historic front door; install new wood door.
[work never completed]

23. 410 East – 9 pane doors (3x3) over triangular accents; compared to solid pane windows.

Configuration same as in 1999 file photo.
No COAs for front door/window alterations on file.

24. 408 East – oval pane door with curved accents; compared to 8 pane windows, 4 over 4.

*Front door does NOT match most recent file photo (2005). Per Google streetview, the door was changed at some point between 2005 and 2007. No COAs for front door/window alterations on file.

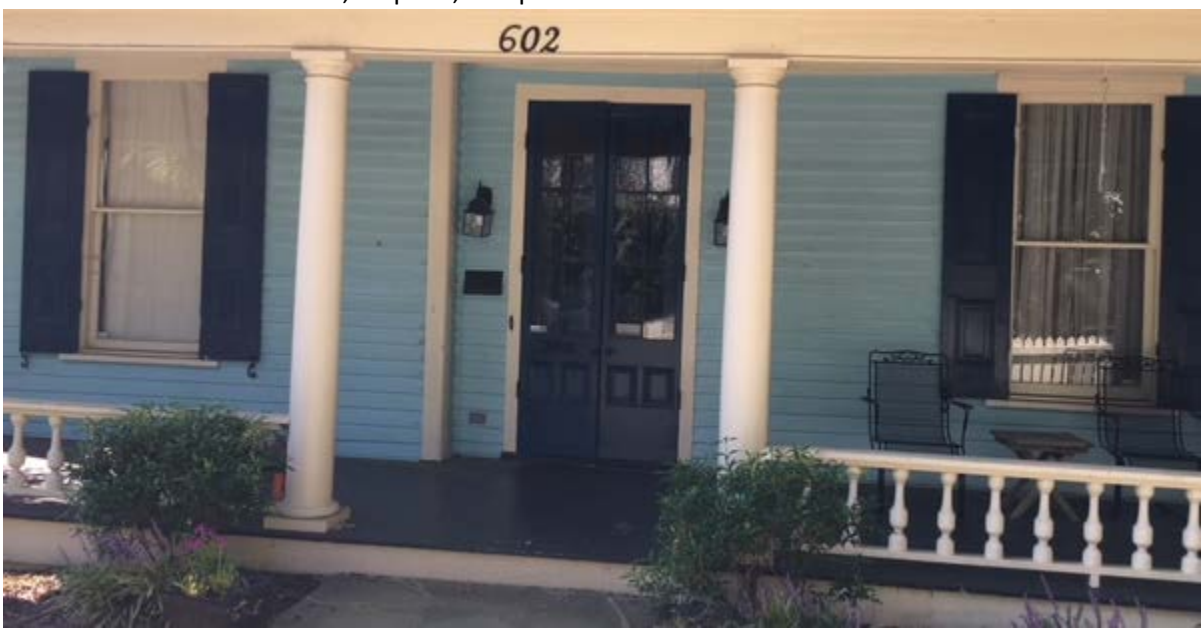
25. 511 Oakwood – 1 pane door, over 1 horizontal, 3 vertical accents; compared to 4 pane windows. 2 tall over 2 tall.

Front facade has same configuration as in '97 photos. No earlier photos in file. No COAs on file for altering front door or windows.

26. 530 Oakwood – 4 rounded top pane door; compared to 6 pane (3x2) over solid windows)

Front facade has same configuration as in '87 photos.
No COAs on file for altering front door or windows.

27. 602 Oakwood – double door, 12 pane; compared to solid windows.



Front facade has same configuration as in 1991 file photo.
No COAs for front door/window alterations on file.

28. 512 Linden – 9 unequal pane doors; compared to solid windows.

Address is 312 Linden.
No COAs for front door/window alterations on file.
No photos of front facade in file.

Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application

DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
eFax 919-996-1831

RHDC
RALEIGH HISTORIC DEVELOPMENT COMMISSION

☐ **Minor Work (staff review) – 1 copy**

☒ **Major Work (COA Committee review) – 10 copies**

- ☐ **Additions Greater than 25% of Building Square Footage**
- ☐ **New Buildings**
- ☐ **Demo of Contributing Historic Resource**
- ☒ **All Other**

☒ **Post Approval Re-review of Conditions of Approval**

For Office Use Only

Transaction # 561312
File # _____
Fee 147
Amount Paid 147
Received Date 7-3-18
Received By Alum

Property: Street Address 536 E Jones St.

Historic District: Oakwood

Historic Property/Landmark name (if applicable)

Owner's Name: David Bryant

Lot size .17 acres	(width in feet) 36'	(depth in feet) 205'

For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys (Label Creator).

Property Address	Property Address
536 E JONES ST	92 ELAM CT
530 E JONES ST	534 E JONES ST
525 E JONES ST	200 ELM ST
541 E EDENTON ST	528 MOSELY LN
520 MOSELY LN	532 MOSELY LN
8304 SOCIETY PL	542 E JONES ST
534 E JONES ST	1139 EVANS RD

541 E JONES ST	545 E JONES ST
543 E JONES ST	

I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Type or print the following:		
David Bryant		
536 E Jones Street		
Raleigh	North Carolina	27601
07/02/2018	919-720-0509	
David.Bryant@arysta.com		

Will you be applying for rehabilitation tax credits for this project? ☐ **Yes** ☒ **No**

Did you consult with staff prior to filing the application? ☒ **Yes** ☐ **No**

Office Use Only

Type of Work _____

_____

_____

Design Guidelines - Please cite the applicable sections of the design guidelines (www.rhdc.org).

Section/Page	Topic	**Brief Description of Work** (attach additional sheets as needed)
2	2.7 Windows and Doors	**Project 1:** Replacement of severely deteriorated and damaged external doors. Replacements are of the same material, pine, and very similar in design to the originals. They are also identical in design to numerous Oakwood doors. Repair was not feasible due to deterioration and damage of the wood. Identical replacements were attempted to be procured, but were cost prohibitive, as the design does not appear to be available and would need to be specially designed and built. Cost would have been thousands of dollars additional. Doors were most recently white, however, they were evidently previously painted a dark blue, and also stained originally. Replacements are stained. This is likely most accurate historically and also the intention is to eventually go back to a color scheme other than all white and I wanted to limit paint layers. **Project 2:** Replace railing on balcony. Current railing is unsafe and does not meet IRC requirements. Requesting to replace current railing with a 2x2 baluster design prevalent throughout Oakwood. New design would be 6" taller to meet requirements, and would have 4" spacing instead of 6.5". Current railing also does not match the lower porch railing, which is of the design I'm requesting to change to. Both the upper and lower rails will match. I'm getting a small dog soon and the current railing precludes allowing them on the balcony. Also, with the intention to rent the home in the future the railing is a liability.
2	2.8 Entrances Porches & Balconies	

Minor Work Approval (office use only)

Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until _____. Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor Works are subject to an appeals period of 30 days from the date of approval.

Signature (City of Raleigh) _____ **Date** _____

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" or 11" x 17" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete. Minor Work (staff review) – 1 copy Major Work (COA Committee review) – 10 copies	X				
1. **Written description.** Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)	☒				
2. **Description of materials** (Provide samples, if appropriate)	☒				
3. **Photographs** of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	☒				
4. Paint Schedule (if applicable)	☐	☒			
5. Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	☐	☒			
6. **Drawings** showing existing and proposed work ☐ Plan drawings ☐ Elevation drawings showing the façade(s) ☐ Dimensions shown on drawings and/or graphic scale (required) ☐ 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet.	☐	☒			
7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the Label Creator to determine the addresses.	☐	☐			
8. **Fee** (See Development Fee Schedule)	☐				

Project 1 – Replacement of 4 exterior doors, 3 front, 1 rear. (Post-completion COA filing). 3 of the previous doors were severely deteriorated. All 3 had been kicked in at one point and 2 required metal guards in order to properly secure. The back door was also severely rotted due to an AC unit that had historically been placed in the 2nd story window over the door. The constant drip from the AC unit found its way onto the door frame and door.

The right front door, in addition to missing all 3 panes of glass, 2 filled in with plywood and a 3rd with chicken wire and plexiglass, has had 5 holes for doorknobs and deadbolts drilled into it. It had also been kicked in several times it appears and was missing large chunks from the center edge of the door where the original doorknob had been and also the bottom hinge side of the door. A fracture ran the over half the length of the door just to the center side of the (5) doorknobs/ locks. The bottom, which has cracks on both the doorknob and hinge side, was held together with the support of an additional piece of wood bracing attached at some point.

The rear door had also been kicked in at some point. It, along with the frame, were severely rotted due to a 2nd story AC that had historically leaked onto the door below. To even secure the door a top and bottom exterior latch was required. Without these, the door could be easily pushed open with the door and frame both giving at the center. The screen door associated with this entryway was able to be reused.

The front balcony door, along with the screen door attached to it was rotted. The screen doors bottom casing had detached from the rest of the casing and swung freely, only connected by the screen. The bottom casing of the primary door was only marginally better and was soft to the touch. The screen door for this door was more than beyond repair and really could have been considered non-existent. It was replaced with a pine screen door of the same design. It was also painted white, as was the original.

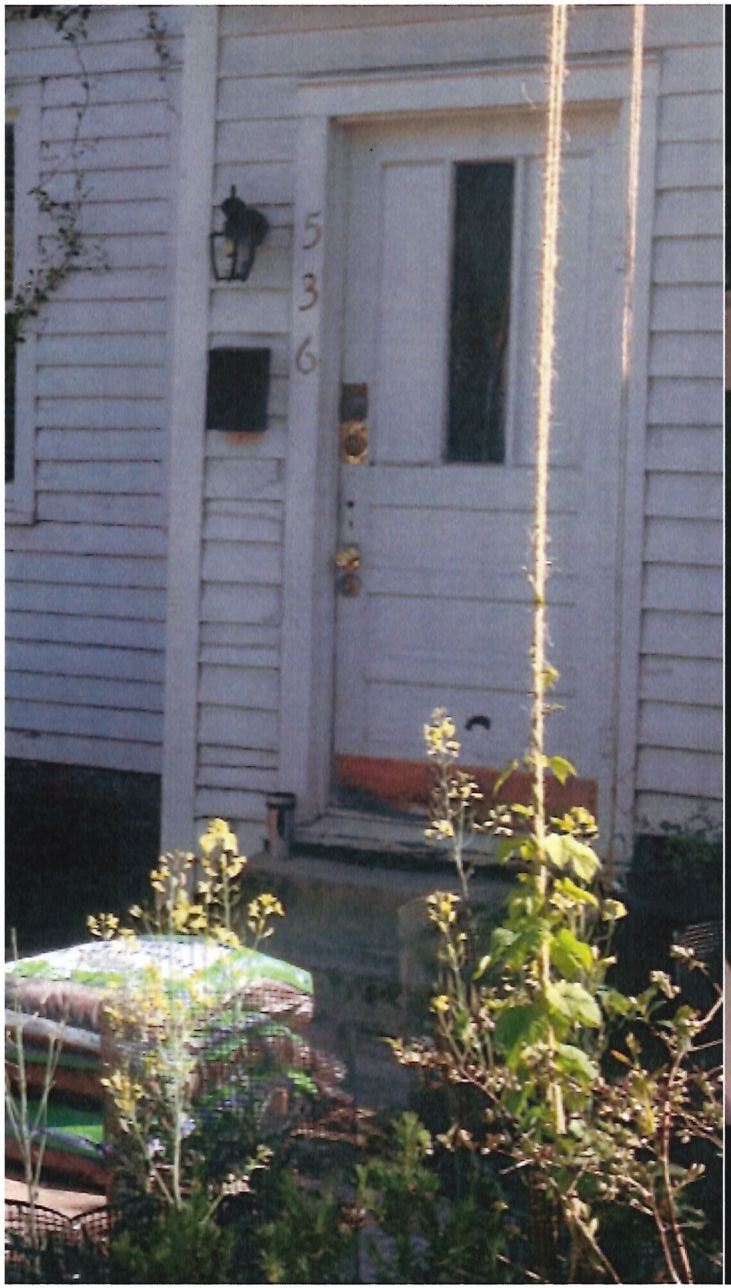
The left front door had similarly been kicked in at some point, and required metal bracing to allow the door to properly secure the building. Large chunks were missing (as evidenced in the photos) at critical points along the center doorknob edge. Repair was not feasible. The screen door associated with this entryway was able to be reused. It was only given a new coat of white paint (same as before)

Replacement doors chosen are made of solid pine, the same material as the originals, and are the same 32X80". Casing pieces that were salvageable were reused. Pieces that were not salvageable were replaced with pine, the same material and dimensions of the originals. Originals were most recently white, but originally a dark blue, as evidenced through peeling paint. Replacements were stained and sealed, as is very common throughout Oakwood. Considering the state of the property, and the non-original all white appearance, this was considered an appropriate option. I plan to eventually go to a different color scheme, other the non-original all white.

The replacement front bottom doors, both left and right, have 9 short panes, filling the same space, as the 3 long panes of the originals. The reason for the slight difference is that identical doors were not technically feasible. After a search of numerous vendors in the area, the design is not available. An exact replication would have to be specially designed and built, at a cost several thousand dollars more than the very similar replacements that were commercially available.

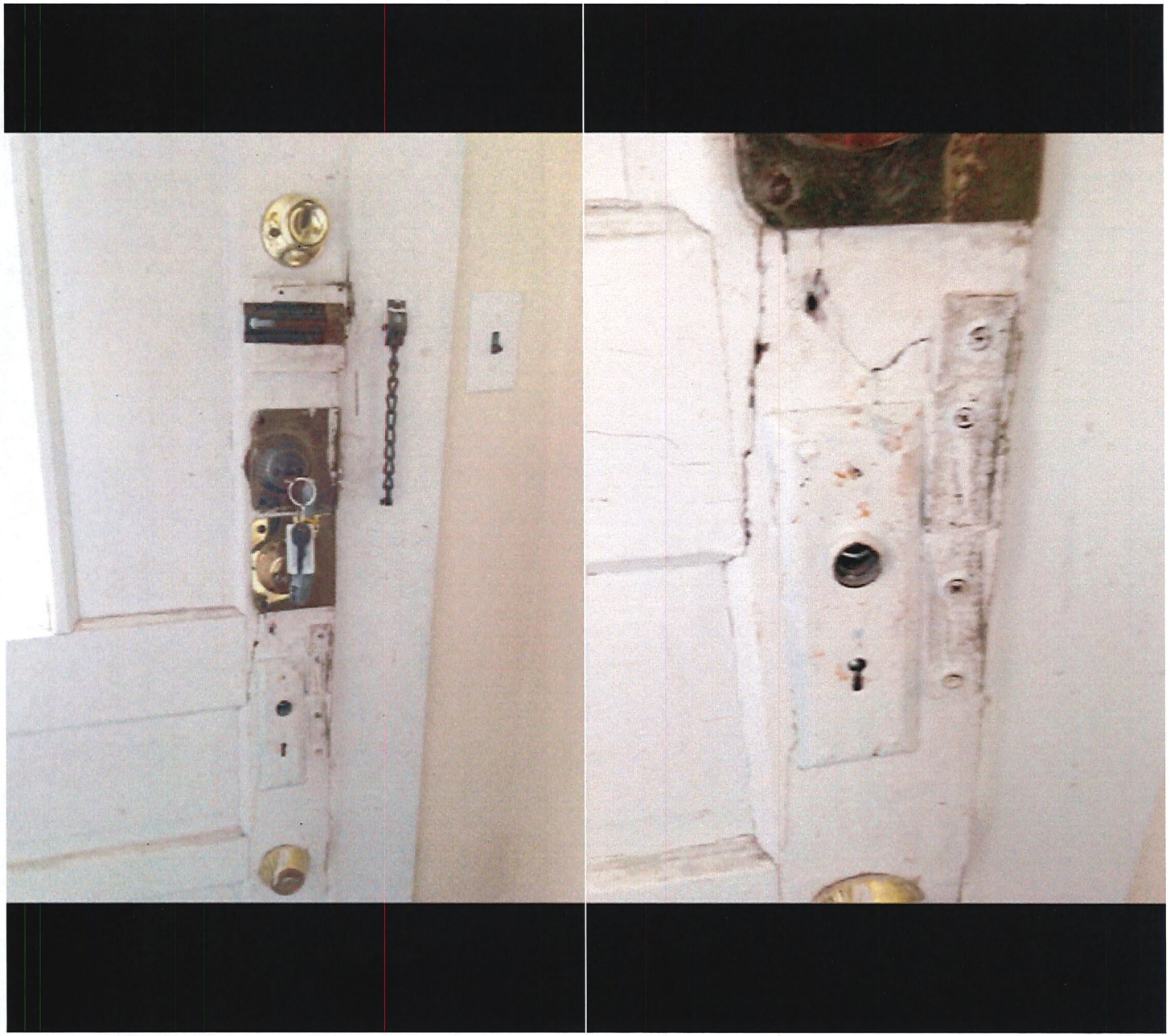
The balcony door and rear door have 15 panes (F). This difference was decided based on two factors.

1. When driving and walking around Oakwood, the 15 light door is extremely common. See numerous pictures below (G).
2. Both the small mudroom inside the balcony and the kitchen which the back door faces are very dim, the additional panes bring in a lot more light.
3. The 15 light doors would not be practical for the two front (bottom) doors. The reason is security. The right front door looks directly into a closed stairwell with shelving. With the 15 light it is easy to see that the area is not connected to the lower unit, and that a row of shelving is wide open to tempt potential break-ins. Also the chosen 9-pane doors are closest representation of the originals. The 15 light doors match these in design, are very common in the historic district, and significantly increase light in dim areas of the house.



Original condition front right door (evidence of original blue is visible at bottom)

Detail of right front door (outside)



Interior right front door (shows full length split, metal bracing, and 5 separate holes for locks and knobs

Large chunk missing from inside front right door. Also shows more cracking and extra wooden bracing applied to help keep the door together.

Front left door detail. Shows significant pieces missing from (what appears to be) forced open at some point.

Rear door, and framing. Framing is representative of the deterioration of the bottom of the door. Both were soft to the touch

I'd previously repainted the balcony door, and did my best to hide the damage, but the flooring is a good indicator of the damage to the door.

Replacement front right door – prior to painting of casing. Front right door after painting of casing. (Casing replaced in this instance due to deterioration.)

Front left door prior to staining (notice reuse of the casing.

Front left door complete (except for peeling off of protective coating on window)

Interior of balcony door / Exterior of rear door

Selection of Oakwood doors identical in design to those used in this application.

Project 2 - Replace balcony railing. Current balcony is attached via two nails at each of the two corners (A), is unable to support any load, and does not meet the International Building Code ('IBC'). As shown below, the railing measures 30" high, and has spaces greater than 6" between the balusters. IRC requires 36" high railings and spaces no greater than 4". In addition to not meeting code, the railing simple feels unsafe. I'm also getting a small dog shortly and the current railing would preclude allowing the dog onto the balcony. The eventual plan is to rent the house, the balcony as it is currently is a liability. Finally, the proposed plan is identical to numerous homes in Oakwood, including the next door neighbors and across the street (both pictured below).

My proposal is to replace the current railing with a 36" tall railing made of 2x2's spaced 3" apart, and a 2x4 along the top edge, and a 1x2 running below the 2x4 along the top edge. This will meet code, match the lower porch railing, and be identical to countless railings found throughout Oakwood. The replacement would be painted white, matching the current color scheme.

ALTERATIONS—LEVEL 2 (Former Rehab Code designation - Alteration)

805.10.1 Minimum requirement. Every open portion of a stair, landing, or balcony that is more than 30 inches (762 mm) above the floor or grade below and is not provided with guards, or those portions in which existing guards are judged to be in danger of collapsing, shall be provided with guards.

805.10.2 Design. Guards required in accordance with Section 805.10.1 shall be designed and installed in accordance with the *International Building Code*.

805.11 Emergency escape and rescue openings. When the work being performed creates a bedroom below the fourth floor in a Group R occupancy, at least one sleeping room window or exterior door shall comply with Sections 805.11.1 through 805.11.3.

Exception: Emergency escape and rescue openings are not required to comply with this section where the sleeping room is provided with a door to a corridor having access to two remote exits or in a building equipped throughout with an automatic fire suppression system.

805.11.1 Operation. Emergency escape and rescue openings shall be operational from the inside without the use of keys or tools.

805.11.2 Sill height. The opening shall have a sill height not greater than 44 inches (1117 mm) measured from the floor.

805.11.3 Minimum size. The minimum net clear opening shall be 5.7 square feet (0.529 m^2). The minimum net clear opening width shall be 20 inches (508 mm). The minimum net clear opening height shall be 24 inches (609 mm). The clear opening dimensions shall be the result of normal operation of the opening.

4. The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall meet the provisions for Type B dwelling units.
5. Accessibility improvements outside the *work area* are not required unless required by Section 806.2.

806.1.1 Entrances. Where an *alteration* includes alterations to an entrance, and the *facility* has an accessible entrance on an accessible route, the altered entrance is not required to be accessible unless required by Section 806.2. Signs complying with Section 1110 of the *International Building Code* shall be provided.

806.1.2 Elevators. Altered elements of existing elevators shall comply with ASME A17.1/CSA B44 and ICC A117.1. Such elements shall also be altered in elevators programmed to respond to the same hall call control as the altered elevator.

806.1.3 Platform lifts. Platform (wheelchair) lifts complying with ICC A117.1 and installed in accordance with ASME A18.1 shall be permitted as a component of an accessible route.

806.1.4 Ramps. Where steeper slopes than allowed by Section 1010.3 of the *International Building Code* are necessitated by space limitations, the slope of ramps in or providing access to existing facilities shall comply with Table 806.1.4.

TABLE 806.1.4
RAMPS

SLOPE	MAXIMUM RISE
Steeper than 1:10 but not steeper than 1:8	3 inches
Steeper than 1:12 but not steeper than 1:10	6 inches

For SI: 1 inch = 25.4 mm.

DECK RAILING CODES

All decks higher than 30" above grade must have a guardrail. If you choose to install a guardrail on a deck lower than 30" you must still meet code requirements. Decks attached to single family detached homes are regulated under the rules of the International Residential Code (IRC). The IRC requires guardrails to be at lest 36" in height measured from the deck surface to the top of the rail. Commercial decks attached to multifamily buildings such as apartment buildings or businesses are regulated under the International Building Code (IBC). The IBC requires 42" high guardrails. In either case you are allowed to build taller guardrails as long as they conform to all other requirements stated in the code.

A variety of styles are allowed as long as the interior sections of the rail don't possess any openings large enough to pass a 4" diameter sphere through. In the case of guardrails for stairs there is an exception that allows up to a 6"diameter sphere through the triangle opening formed by the stair riser, stairtread, and bottom rail.The guardrails must be strong enough to withstand aconcentrated 200 lb force anywhere along the top of the rail.To achieve thisyou should space rail posts no greater than 6' apart. The sweepspace between the deck surface and the bottom rail must be less than 4".

Height of balcony railing. 6” below IRC requirements

4 nails holding the balcony in place

Width of space between balcony balusters.

Upper and lower railings do not match. Lower matches many others in neighborhood. Next door neighbor and across the street match lower railing/ proposed upper redesign.

Across the street and another oakwood neighbor with balcony identical to requested redesign (and very similar door to the new doors.

Exterior from Jones St

First Floor Porch Railing