

City of NAPOLEON, OHIO

255 WEST RIVERVIEW AVENUE, P.O. BOX 151
NAPOLEON, OHIO 43545-0151
(419) 592-4010
FAX (419) 599-8393
www.napoleonohio.com



July 24, 2002

Mayor
J. Andrew Small

Mr. Scott Whitcraft
Ohio Mutual Insurance Group
PO Box 72
VanWert, Ohio 45891

Members of Council
Michael J. DeWit, President
Terri A. Williams
James Hershberger
Travis B. Sheaffer
John A. Helberg
Steven C. Small
Glenn A. Miller

Re. Stairway @ at 320 E. Main St.

City Manager
Dr. Jon A. Bisher

Dear Mr. Witchcraft

This letter shall serve as a response to your request regarding code violations related to the subject stairway. The City of Napoleon enforces the requirements of the 1993 Ohio Building Officials Association (OBOA) Building Code. The subject stairway is comprised of two sections at 90 degrees of each other with an intermediate landing at the turn. The lower section has a general tread width of 8 ¼ " and a general riser height of 8". The upper section has a general tread width of 8 ¼ " and a general riser height of 6 ½ ". There are no hand railings located on either section of the steps.

Finance Director
Gregory J. Heath

City code section R-213.1 requires that all risers and treads within a flight of stairs be within 3/8 of an inch of each other (risers & treads). According to code section R-214.1, handrails are required on at least one side of the stairway sections. The subject stairway does not have handrails on either section of the stairway.


Law Director
David M. Grahm

City Engineer
Joseph R. Kleiner, P.E.

There are certain limitations regarding the tread width and riser heights because of the space constraints. The code would allow some flexibility on these matters. The hand railings however will be required as specified by the code. I have attached copies of the relevant code sections for your reference.

If you have questions related to this correspondence please call.

Sincerely


Brent N. Damman
Building Commissioner

Exception: At the top of an interior flight of stairs, provided the door does not swing over the stairs.

The floor or landing shall not be more than 1½ inches lower than the top of the threshold.

Exception: The landing at the exterior of an exterior doorway shall not be more than 8½ inches below the top of the threshold.

SECTION R-213 — STAIRWAYS

R-213.1 General: When risers are closed, all treads may have a uniform projection not to exceed 1½ inches.

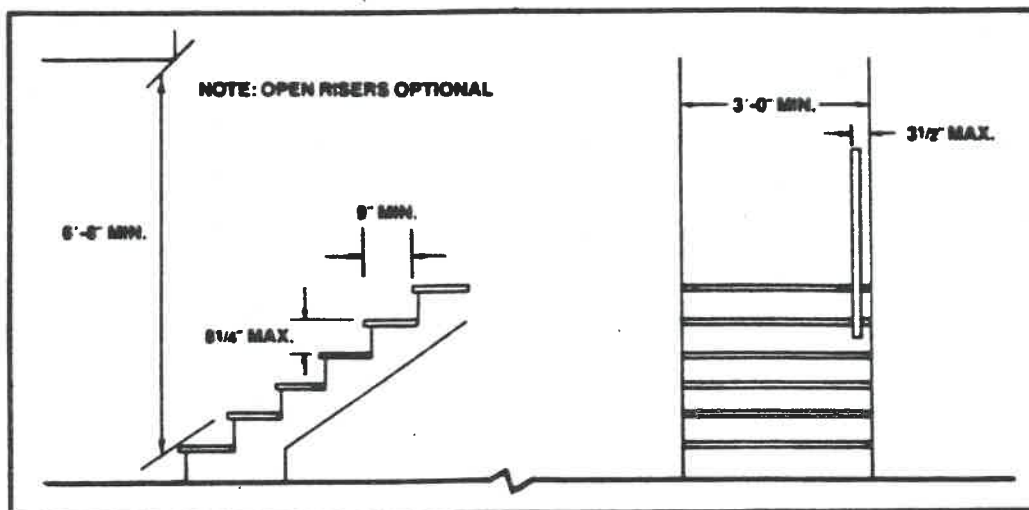
The greatest riser height within any flight of stairs shall not exceed the smallest by more than ¾ inch. The greatest tread run within any flight of stairs shall not exceed the smallest by more than 3/8 inch.

Stairways shall not be less than 3 feet in clear width, and the headroom rise and run shall conform to Figure No. R-213.1. Handrails may project from each side of a stairway a distance of 3½ inches into the required width.

R-213.2 Winders: Winders are permitted, provided the width of the tread at a point not more than 12 inches from the side where the treads are narrower is not less than 9 inches, the minimum width of any tread is not less than 6 inches, and the average width of any tread is not less than 9 inches.

R-213.3 Spiral stairs: Spiral stairways are permitted, provided the minimum width shall be 26 inches with each tread having a 7½-inch minimum tread width at 12 inches from the narrow edge. All treads shall be identical, and the rise shall be no more than 9½ inches. A minimum headroom of 6 feet 6 inches shall be provided.

Figure No. R-213.1
STAIRWAYS



SECTION R-214 — HANDRAILS AND GUARDRAILS

R-214.1 Handrails: Handrails having minimum and maximum heights of 30 inches and 38 inches, respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of stairways of three or more risers. Spiral stairways and winders shall have the required handrail located on the outside radius. All required handrails shall be continuous the full length of the stairs. Ends shall be returned or shall terminate in newel posts or safety terminals.

The handgrip portion of the handrails shall not be more than $2\frac{5}{8}$ inches in cross-sectional dimension, or the shape shall provide an equivalent gripping surface. The handgrip portion of handrails shall have a smooth surface with no sharp corners.

Handrails projecting from a wall shall have a space of not less than $1\frac{1}{2}$ inches between the wall and the handrail.

R-214.2 Guardrails: Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guardrails not less than 36 inches in height.

Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guardrails not less than 34 inches in height measured vertically from the nosing of the treads.

Required guardrails on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which will not allow passage of an object 6 inches or more in diameter. Horizontal spacing between the vertical members in required guardrails shall be a maximum of 4 inches at the nearest point between the members.

Exception: The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway may be of such a size that a sphere 6 inches in diameter cannot pass through.

SECTION R-215 — SMOKE DETECTORS

R-215.1 Smoke detectors required: Smoke detectors shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels, a smoke detector need be installed only on the upper level, provided the lower level is less than one full story below the upper level, except that if there is a door between levels then a detector is required on each level. All detectors shall be interconnected such that the actuation of one alarm will actuate all the alarms in the individual unit and shall provide an alarm which will be audible in all sleeping areas. All detectors shall be approved and listed and shall be installed in accordance with the manufacturer's instructions.

When a sleeping room is added or created, any habitable area added, or substantial alterations, as determined by the building official, occurred in an existing dwelling, a condition of the issuance of a permit shall be that the entire building be provided with smoke detectors located as required for new dwellings; the smoke detectors are not required to be interconnected unless



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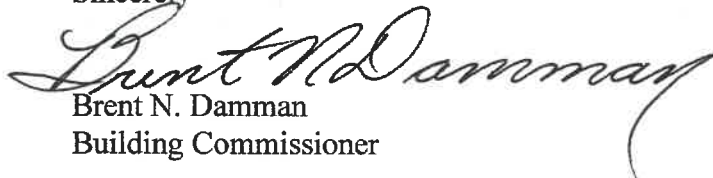
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P.O. Box 72, Van Wert, OH 45891
(419) 238-9452 Fax (877) 295-8459
sewhitcraft@omig.com

July 24, 2002

Brent Damon
City of Napoleon
RE: Building code at 320 E. Main St. Napoleon, Oh.

This letter is to request information as to the code for rental properties in the city of Napoleon. Are handrails required by code to exist on interior stairs?

We have a claim involving a fall and we are trying to determine liability.

Thank you for your assistance.

Please feel free to contact me at (419) 238 9452 or you may use the information on the letter head for correspondence.

Sincerely;

Scott Whitcraft
Ohio Mutual Insurance Group
Claims Representative



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Scott Whitcraft
Ohio Mutual Insurance Group
Claims Representative

REQUEST TO ABATE NUISANCE

DATE REQUEST MADE: 7/22/02

ADDRESS OF ALLEDGED PUBLIC NUISANCE:
320 E Main St.

NATURE OF REQUEST:
Stairway up to code.

PROPERTY OWNERS NAME: Marilyn Emery

PROPERTY OWNERS ADDRESS: _____

PROPERTY OWNERS PHONE NUMBER (IF KNOWN): 592-0177

REQUESTING PARTIES NAME: Linda Winderover

ADDRESS: 320 E Main St.

PHONE NUMBER: 599-0178

CHECKED DATE: _____ BY: _____

ACTION NEEDED: _____

LETTER TYPE #: _____