

Disclaimer

This publication is intended to be a guide to assist in answering general inquiries. This publication does not include all aspects of the relevant codes. Code requirements vary depending on numerous factors. For specific questions, please contact Code Administration.

Permits

All work expect minor repairs must be done under permit. All electrical, heating, and plumbing work should be done by licensed contractors under permit. Applications for permits may be obtained through the Permits office on the 3rd floor of City Hall.

Phone: 301-739-8577, Ext. 103
Fax: 301-791-2650
Email: codecompliance@hagerstownmd.org

January 2020



Planning and Code Administration Department
One East Franklin Street, Suite 300
Hagerstown, Maryland 21740

Residential Handrail & Guardrail Requirements



Requirements



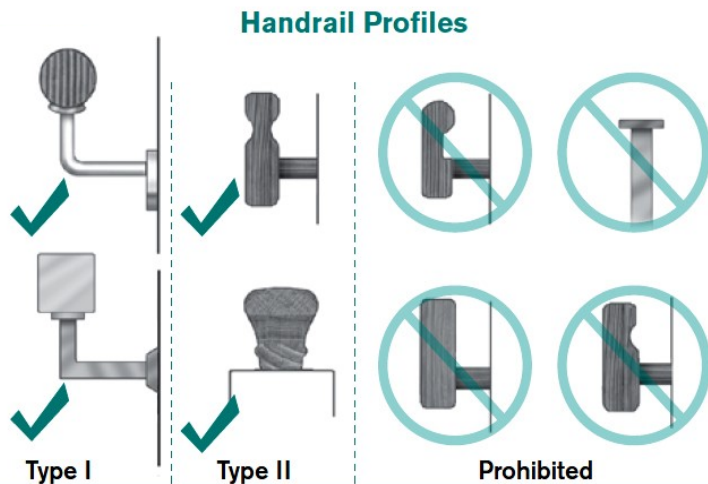
1 E. Franklin St. Suite 300
Hagerstown, MD 21740
301-790-4163

Residential Handrails & Guardrails

Definitions

A **Guard** or guardrail is a building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.

A **handrail** is a horizontal or sloping rail intended for grasping by the hand for guidance or support.



Exterior and Interior Requirement

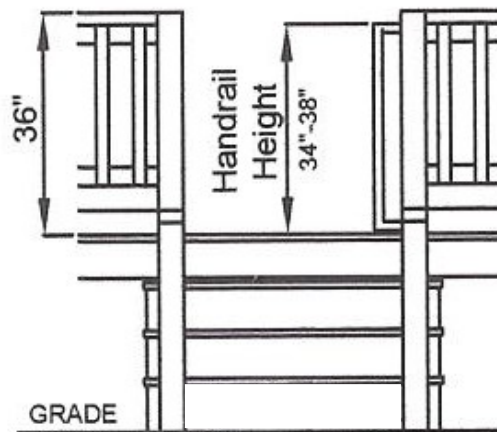
Every exterior and interior flight of stairs having four or more risers shall have a handrail on one side of the stair and every open portion of the stair, landings, balcony, porch, deck, ramp, or other walking surface which is more than 30 inches above the walking floor or grade below shall have guards.

Specifications

Existing handrails height measured vertically from the adjoining tread nose shall be not less than 30 inches and not more than 42 inches. New handrails are to be between 34 inches and 38 inches.

Every handrail or guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

Existing guards shall not be less than 30 inches high above the floor of the landing, balcony, porch, deck, ramp or other walking surface. New guards must be no less than 36 inches. Guard opening limitations require intermediated balusters or ornamental closures which do not allow the passage of a sphere 4 inches or more in diameter.



Replacing guardrails in Apartment Buildings

Common area guards for buildings with three units or more shall be 42" high above the floor or walking surface.