

Rules and Guidelines for the addition of Deck Stairs

Board and Approval Considerations

- Cost of the installation will be born by the Unit Owner
- Design and construction must be approved by the Board prior to starting construction
- Once completed and accepted by the Board, the deck addition will become the property of the Association
- Construction will be by a Board-approved contractor
- Contractor must be licensed, bonded and insured and will provided documentation to the Board or its designee upon request
- To maintain architectural continuity, the three pictures below show acceptable configurations of the deck stairs. Deviations to these configurations may be considered by the Board based upon terrain or utility connections around the condo and deck.

Construction Details

- Construction will meet all applicable construction codes and regulations
- Building permit must be obtained by the homeowner or Board-approved contractor.
- Stairs will be 36" wide and will start with a landing that is even with the deck.
- Stairs may be attached to the front or sides of the existing deck. If steps are attached to the sides of the deck, the landing will be secured to the building.
- If the stairs are longer than the side of the deck they are attached then a landing and 90 degree turn should be used while keeping the stairs contiguous to the existing deck. See picture one as compared to picture 2 or three.
- The under-deck gravel bed, including weed-proof landscape fabric, will be extended to under the stairs.

Materials

- Construction materials will be of similar or better quality than existing deck in order to maintain continuity of appearance with existing deck. Pressure treated lumber will be used.
- All materials used (uprights, joists, decking material, rails, balusters, stiles, etc) shall be the same dimensions and posses the same architectural details as the existing deck.
- Use 6x6 column posts to maintain uniformity with existing deck posts. Posts will be set on footings that are at least 32" deep.
- Use 2x8 joists.
- Paint will be the same brand and color as used on the deck (details TBD)



