

EDMOND G. LOEDY, ARCHITECT P.C.

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August 16, 2017

Stanley Morse, Chairman
Village of Millbrook Planning Board.
35 Merritt Avenue.
Millbrook NY, 12545

Re: Proposed new access stair to the Millbrook Diner - 3266 Franklin Ave.

Dear Mr. Chairman and members of the Board.

This office has been retained by Millbrook Diner Inc., to explore possible means for HC persons to access the diner.

After inspection of the tiny site it became apparent that a code compliant HC ramp is not feasible.

The diagram before you depicts a code compliant stair (see attachment) which consist of small risers and elongated treads.

This stair configuration would permit some one with a walker to access the diner.

Cordially

EDMOND G. LOEDY, ARCHITECT P.C.

Ed Loedy, President

EGL,:me

International Building Code for Stair treads and risers

1009.3 Stair treads and risers. Stair riser heights shall be 7 inches (178 mm) maximum and 4 inches (102 mm) minimum. Stair tread depths shall be 11 inches (279 mm) minimum. The riser height shall be measured vertically between the leading edges of adjacent treads. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. Winder treads shall have a minimum tread depth of 11 inches (279 mm) measured at a right angle to the tread's leading edge at a point 12 inches (305 mm) from the side where the treads are narrower and a minimum tread depth of 10 inches (254 mm).

Exceptions:

1. Alternating tread devices in accordance with Section 1009.9.
2. Spiral stairways in accordance with Section 1009.8.
3. Aisle stairs in assembly seating areas where the stair pitch or slope is set, for sightline reasons, by the slope of the adjacent seating area in accordance with Section 1025.11.2.
4. In Group R-3 occupancies; within dwelling units in Group R-2 occupancies; and in Group U occupancies that are accessory to a Group R-3 occupancy or accessory to individual dwelling units in Group R-2 occupancies; the maximum riser height shall be 7.75 inches (197 mm); the minimum tread depth shall be 10 inches (254 mm); the minimum winder tread depth at the walk line shall be 10 inches (254 mm); and the minimum winder depth shall be 6 inches (152 mm). A nosing not less than 0.75 inch (19.1 mm) but not more than 1.25 inches (32 mm) shall be provided on stairways with solid risers where the tread depth is less than 11 inches (279 mm).
5. See the Section 3403.4 for the replacement of existing stairways.

1009.3.1 Winder treads. Winder treads are not permitted in means of egress stairways except within a dwelling unit.

Exceptions:

1. Curved stairways in accordance with Section 1009.7.
2. Spiral stairways in accordance with Section 1009.8.

1009.3.2 Dimensional uniformity. Stair treads and risers shall be of uniform size and shape. The tolerance between the largest and smallest riser height or between the largest and smallest tread depth shall not exceed 0.375 inch (9.5 mm) in any flight of stairs. The greatest winder tread depth at the 12-inch (305 mm) walk line within any flight of stairs shall not exceed the smallest by more than 0.375 inch (9.5 mm) measured at a right angle to the tread's leading edge.

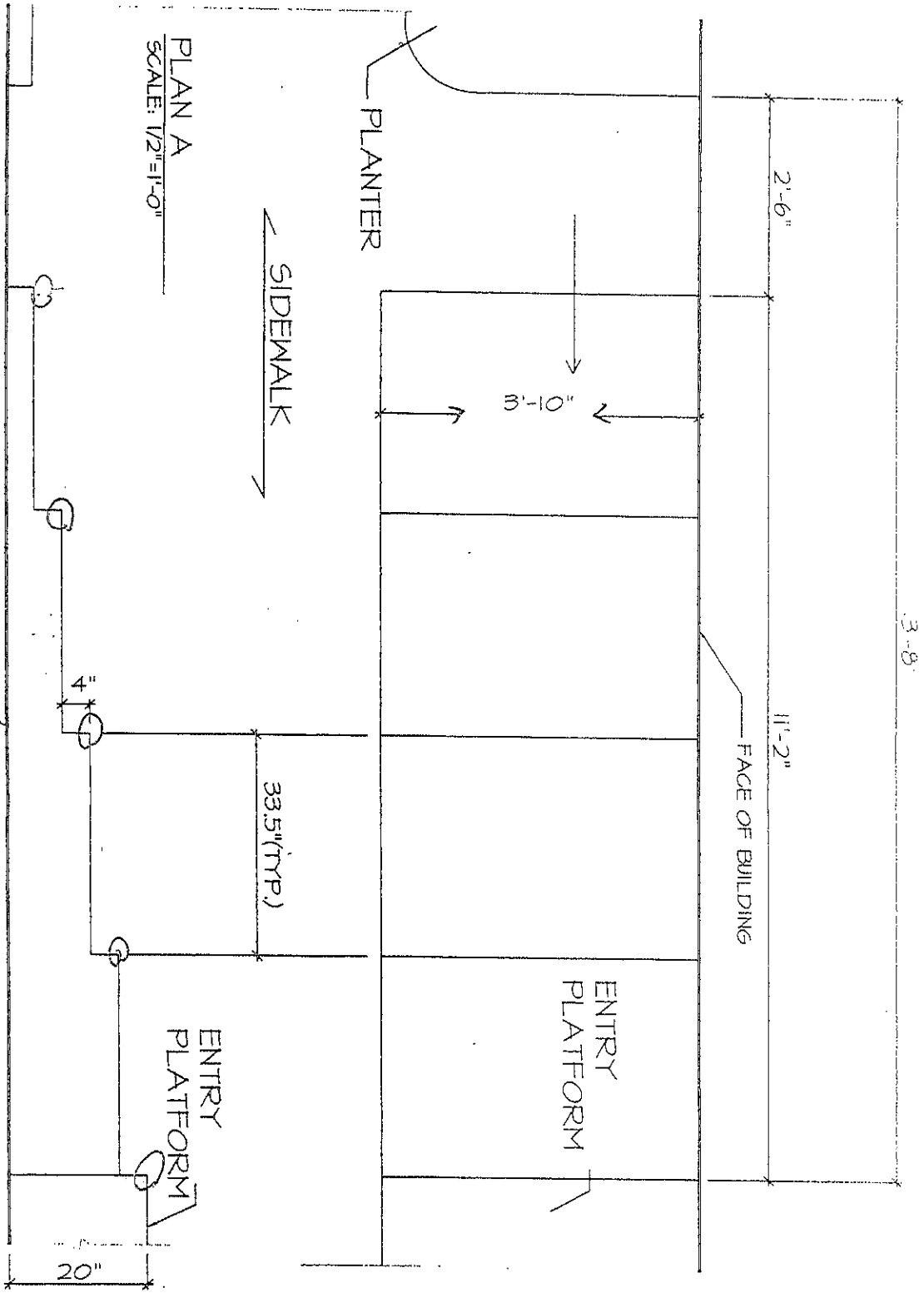
Exceptions:

1. Nonuniform riser dimensions of aisle stairs complying with Section 1025.11.2.
2. Consistently shaped winders, complying with Section 1009.3, differing from rectangular treads in the same stairway flight.

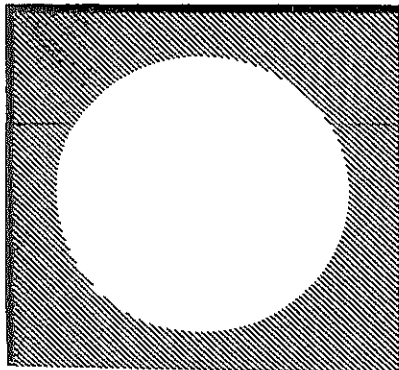
Where the bottom or top riser adjoins a sloping public way, walkway or driveway having an established grade and serving as a landing, the bottom or top riser is permitted to be reduced along the slope to less than 4 inches (102 mm) in height, with the variation in height of the bottom or top riser not to exceed one unit vertical in 12 units horizontal (8-percent slope) of stairway width. The nosings or leading edges or treads at such nonuniform height risers shall have a distinctive marking stripe, different from any other nosing marking provided on the stair flight. The distinctive marking strip shall be visible in descent of the stair and shall have a slip-resistant surface. Marking stripes shall have a width of at least 1 inch (25 mm) but not more than 2 inches (51 mm).

PROFILE
SCALE: 1/2"=1'-0"

SIDEWALK



3'-8"



MILLBROOK DINER

3266 Franklin Ave
Millbrook NY 12545

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HANDICAP PLATFORM STEPS

DATE:

5/26/2017

SCALE:

1/2"=1'-0"

1713

DRAWN BY:
MN

CKD:
EGL

SK-1

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