

**Sewickley Heights Manor Homes Association
Architectural Control Committee ("ACC") Handrail Policy**

It is the general policy of SHMHA that handrails are permitted only where there are steps and not stepping platforms. They create maintenance and liability issues that can impact the Manor in general.

When an owner requests that a handrail be installed, all of the following requirements and understandings apply and are in effect:

- UNDER NO CIRCUMSTANCES SHALL A HANDRAIL BE INSTALLED WITHOUT THE EXPRESS WRITTEN AUTHORIZATION AND APPROVAL OF THE SEWICKLEY HEIGHTS MANOR HOMES ARCHITECTURAL CONTROL COMMITTEE. ANY UNAUTHORIZED OR UNAPPROVED HANDRAIL MAY BE REMOVED BY OR AT THE DIRECTION OF THE ACC AT THE OWNER'S SOLE COST.
- An Architectural Control request form, available from the Manor Office, must be completed providing written verification of the existence of the resident's disability and the need for handrails. No application will be considered until both the application and written verification have been submitted. A resident's handicap parking placard or license plate issued by the Commonwealth of Pennsylvania will meet these requirements. In the absence of such a placard, written verification by a medical profession must be provided with the application indicating the reason that the owner has made the request for a handrail.
- All costs associated with the installation and maintenance, including painting of any approved handrail are the responsibility of the owner/resident.
- As the handrail will be installed on common area property of SHMHA, the contractor listed on the application must be approved by SHMHA
- Attached and made part of this policy are the specifications which shall apply to all handrails installed in SHMHA.
- The handrail shall be no further than 6" from the riser closest to the residence and shall not extend beyond the riser closest to the roadway, driveway or walkway. It must not interfere with any traffic or lines of sight that could affect vehicles passing by. No reflective material shall be placed on the handrail.
- The railing will be removed when the person requiring the handrail vacates the residence.

APPROVED BY SHMHA

BOARD OF DIRECTORS

2/23/16

DATE

HANDRAIL Specifications

HEIGHT: Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

HANDRAIL: The wood or metal portion of the railing which is held onto while walking, climbing, or descending. Industry standards run from 1 1/4" up to 2 1/4".

UPPER AND LOWER RAIL: The horizontal "bars" or lengths of steel into which the field is built.

PICKETS: The vertical design elements that are positioned between the upper and lower rail.

4" BALL RULE: None of the spaces within the field are large enough so that a 4" ball can pass through them. This is a safety feature to prevent children and small animals from becoming trapped.

A LATERAL: The curved portion of the cap rail and wrought iron handrail that turns to meet the newel post.

NEWEL POST: The post at the bottom of the stairway at which the handrail and top rail end.

Below diagram has an upper & lower railing, a newel post on the bottom of the stairway. Pickets extend from the upper rail to the lower rail.



Sources:

www.stairways.org

<http://www.arcways.com/pdfs/IRC2006.pdf>