

BOARD OF BUILDING AND FIRE CODE APPEALS
FRIDAY December 13, 2024
Via Zoom

2320 N 69th Street – Shawn & Megan Slattery, are requesting a variance to allow a 24” wide stair width whereas 34” minimum is required; Riser height provided is 9” whereas 8.25 max is required. Landing & Stair headroom dimension were not provided. Existing stairs for a newly finished basement need to be 34” wide per Wisconsin Uniform Building Code Section 30.55(7)(a)(1). The existing staircase is too narrow to support a newly finished basement, even with these reduced clearance requirements for houses built prior to 1980.

Wisconsin Uniform Building Code UBC Section 30.55(7) Construction Requirements

(a.) Basement Conversion to Habitable Space

1. Existing stairways shall conform to the following: (Note: A new, relocated or reconfigured stairway shall conform to the requirements of Section SPS 321.04.)
 - a. Riser height shall be eight and one quarter (8-¼) inch maximum.
 - b. Tread depth shall be eight and one half (8-½) inch minimum.
 - c. Headroom shall be seventy-two (72) inches minimum.
 - d. Stair width shall be thirty-four (34) inches minimum.
 - e. Handrails and guardrails shall be installed in accordance with Section SPS 321.04(3). Exception: Existing handrails and guardrails do not require modifications unless the stairway is new, relocated or reconfigured. In such conditions, the handrails and guardrails shall conform to the requirements of Section SPS 321.04.
 - f. Stairway landings shall have minimum dimensions of thirty-four (34) inches by thirty-four (34) inches.