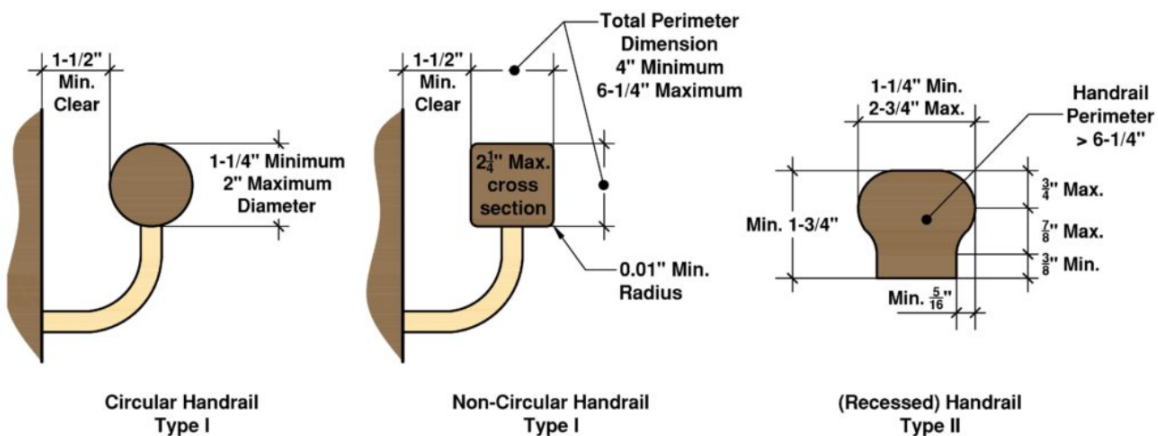


Latham Park ARB Guidelines for Handrails on Porches

- Railings located on front porches will fall into two categories
 - Handrails located on steps to the porch
 - Guardrails located around the perimeter of the porch, this applies to front porches not balconies.

- Handrails
 - Must be not less than 34" in height and taller than 38" in height. The top of the handrail is measured from the stair nosing.
 - Graspability - Must have an outside diameter of at least 1-1/4" and not greater than 2".
 - Handrails adjacent to a wall shall have a space of not less than 1-1/2" between the wall and the handrail.
 - Projections (ends of handrails) may not protrude any more than 4" past the end of the handrail in a walkway. The handrail also needs to be continuous from the top of the highest riser to the lowest riser. The end of the handrail also needs to return to the wall, have newel posts, or safety terminals. Handrail termination is important so clothes or equipment doesn't get stuck on the end of the handrail, especially in emergency situations like fleeing a fire. Handrails must extend not less than 12" beyond the top riser (this would occur in a condition against a wall).
 - Must not be less than 31.5" for a clear travel opening or between handrails on both sides of the steps.
 - Must maintain standards consistent with entrapment or less than 4" in size. Basically, it means that a 4-inch sphere should not be able to pass through the handrail. The 4-inch sphere is equivalent to the head size of a small child. If the child's head can get through, then their whole body can get through.
 - Loose handrails must be repaired immediately.
 - All railings--guardrails and stair rails--must be built to withstand at least 200 lbs. of pressure on the handrail.
 - Handrails must be painted to match façade color schedule, colors must be approved by ARB prior.
 - Handrails should be constructed of steel, aluminum, or brass/alloy.



- Guardrails
 - Shall be constructed of either wood, vinyl, plastic, or aluminum.
 - If wood is used it must be pressure treated to prevent decay.
 - If vinyl or plastics or composites are used a UV resistant material must be used to prevent color fade. If an integral color is selected it must be approved by the ARB, a color sample may be required prior to installation.
 - If Aluminum is used it must be anodized or powder coated to match the color scheme of the house.
 - Shall not be fabricated of any type of glass or glazing
 - Shall not be fabricated of any wire or rope
 - Shall be permitted through Orange County for installation.
 - Shall be between 36" to 42" in height.
 - Shall conform to the architectural standards consistent with the façade of the house.
 - Shall be painted to match the color scheme used on the house approved by the ARB prior to installation. All color guidelines fall within the ARB general guidelines on paint. Natural colored wood guardrails will not be permitted.
 - Shall be able to withstand a 200 lb. of horizontal load.
 - Guardrails shall not have openings from the walking surface that allow a passage of a 4" sphere.
 - If pickets are used in a guardrail system they must not allow the passage of a 4" sphere between the pickets.
 - Exterior guardrails shall comply with the requirements of protected against rot and decay.
 - All fasteners must be concealed or painted to match adjacent color of guardrail system.
 - It is recommended that if wood is used the top cap of the guardrail is installed with a bevel to shed water and prevent corrosion.
 - If any guardrails contain wood, cellulosic, or other biodegradable materials shall be decay and termite resistant.
 - Guardrails must be pressure washed if mildew starts to accumulate on the surface. Exterior vinyl has a tendency to discolor or collect mildew.

Figure – examples of guardrails



