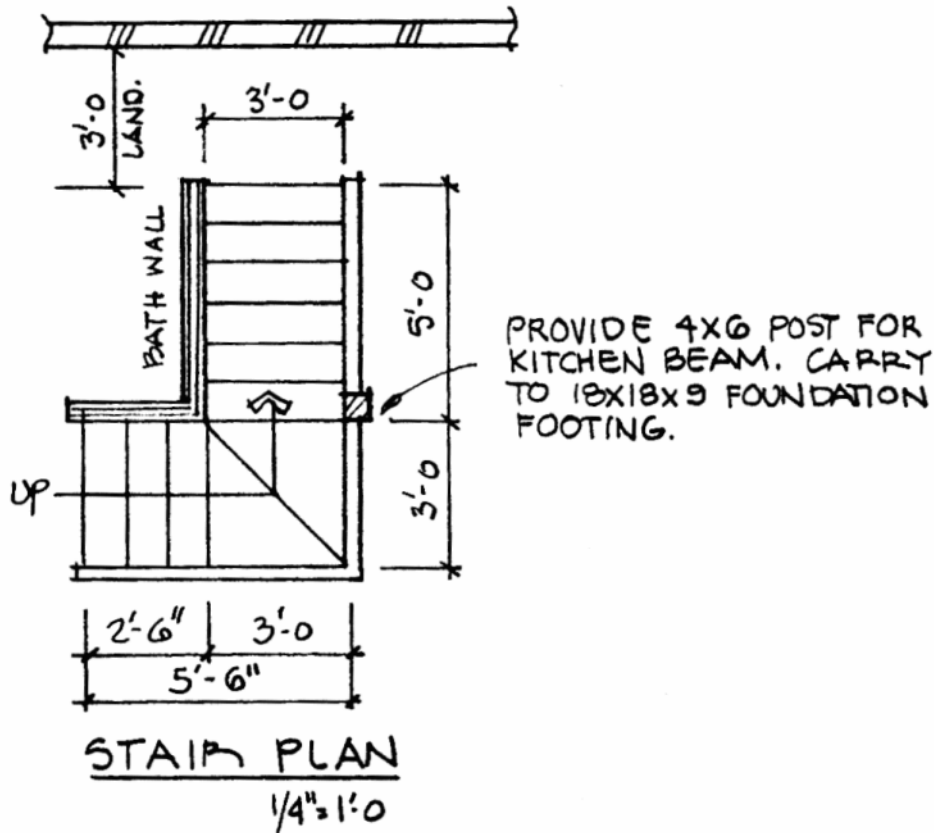


VICTORIA COTTAGE FULL STAIR OPTION



A number of people are in areas where the new IRC building code is in force. Here is a stair that meets that code. The winder at the landing must have a 10" wide tread at 12" in from the corner point. The other treads must also be 10" wide and the risers no more than 7-3/4" tall.

If you have a beam and decking ceiling with 7'-6" under the decking you will have a 91.5" floor to floor dimension and 12 risers at 7-5/8". Adjust these dimensions for your actual floor to floor height.

There are two drawbacks to this stair:

- It requires a low ceiling in the bath and kitchen areas under the loft. If you have a large loft area upstairs this ceiling may seem restrictive.
- It will require the relocation of the refrigerator and pantry areas and make for a tighter kitchen.

On the plus side, this layout will allow for a basement stair if desired, however this takes even more usable space out of the kitchen.

This drawing is provided to assist you in planning modifications to your plans. You may need additional help from a local architect or designer.

For more information on the IRC stair code see: <http://tinyurl.com/82t6h>