

Stony Ridge Condominium Association Policy Statement

Policy Number: SR08

Policy Title: Front Porch Railing

Policy Adopted: September 2010

Policy Revised: November 2016, February 2019, November 2020

Policy Statement: This policy allows co-owners to install and maintain a hand railing system that conforms to State of Michigan and City of Rochester building codes, providing that the necessary modification forms are properly submitted, and approval of that submittal is granted by the Stony Ridge Condominium Association's Board of Directors.

Standard Specifications:

- a. Modification form shall include a detailed plan view drawing delineating the scope of the railing and its proposed location. A side view plan shall be included detailing the railing height the distance between spindles dimensions. A photo or drawing shall be submitted detailing the type of spindles, top rail design, end and line post dimensions.
- b. The railing must be similar in appearance to other railings in our community. The railing will be constructed of **steel or aluminum**, with 1/2-inch square spindles [solid], line or end posts shall be constructed of 1-inch square steel/aluminum stock [see attached photos], and powder coat black in color with base coat.
- c. Railing must be installed on both sides of the walkway, steps and porch. A minimum distance between railing located along the steps and walkway is 36 inches.
- d. Railing end posts must start within 18 inches of the cement face of the front porch.

e. The porch railing shall be attached to the brick wall at either side of the porch and to the porch's concrete floor surface .
f. The railing end and line posts along the walkway and steps leading to the porch <u>WILL NOT</u> be attached to the steps or walkway . Each end or line post shall have its own concrete foundation poured on either side of the sidewalk or step. The foundation shall be a minimum of 3 inches in diameter and at least 24 inches deep.
- e. The porch railing shall be **attached to the brick wall** at either side of the porch and to the **porch's concrete floor surface**.
- f. The railing end and line posts along the walkway and steps leading to the porch **WILL NOT be attached to the steps or walkway**. Each end or line post shall have its own concrete foundation poured on either side of the sidewalk or step. The foundation shall be a minimum of 3 inches in diameter and at least 24 inches deep.
- g. It is the co-owner's responsibility to ensure that the railing is safe to use and has been properly attached to the porch and ground supporting foundations.
- h. Co-owners are responsible for the railing's structural integrity and its overall appearance. The Board of Directors reserves the right to determine if and when the railing requires repair, replacement, or removal. All maintenance operations

including repair, replacement and/or removal [which must conform to the current specifications] are at the expense of the co-owners. Before replacing an existing railing, the co-owners must receive prior approval for the requested replacement from the Board of Directors.

IMPORTANT NOTE: Co-owners must always submit a completed Modification Request Form to our Management Company and receive approval by the Stony Ridge Board of Directors PRIOR to any work beginning on the project. Modification forms are available online at our website: www.stonyridgecondos.net, at the top of the menu on the left side of the home page or under printable documents or by calling the Management Company.

started on this project.



Install along side of walkway. (Not attached to walkway or stairs)



Curved end of top railing

Square Spindle

