

# MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

**POLICY NUMBER: MRC 008B**  
**POLICY TITLE: DECK OR PORCH LANDING REPLACEMENT**  
**POLICY ADOPTED: 5/2021**  
**POLICY REVIEWED: 8/2022**  
**POLICY REVISED: 8/24/22; 6/19/23; 01/24/2025**

**The purpose of this policy is to retain the consistency, compatibility and look of the MRCV existing and new decks or porch landings while maintaining the viability of MRCV with the current life styles of the City of Rochester.**

This policy identifies the requirements for replacing decks or porch landings with a composite material. Style, design, and color choices have been limited to maintain consistency between composite decks/porch landings and existing wood decks/porch landings.

**NOTE:** Original wood decks or porch landings may be completely replaced with wood, and **MUST** be identical in all aspects to the existing original structure including: constructed with wood per original, have flat “cocktail-style” top and hand rails (NO post caps are allowed), and be stained a medium-brown color. Requirements 1-6 and 8-10 below pertain to wood deck replacement as well as composite.

## **POLICY STATEMENT:**

Composite material decks or porch landings must be maintained periodically by the co-owner in order for their appearance to comply with applicable community standards. **The Association reserves the right to determine when the condition of a porch or deck requires maintenance.** (See MRC008A regarding maintenance)

### **Composite Replacement-**

1. If a deck, railings, stairs and substructure (if required), or porch landing are being completely replaced, a Permit is required from the City of Rochester. A copy of the approved permit at closeout must be provided to AMI on project completion.

NOTE: Per MRC008A 3. A.1 & 2 Only existing deck floors, porch-landing floors or portions of stair treads and railings may be replaced with existing material without a Permit from the city. Work must be performed by a licensed and bonded contractor.

2. Replacement deck floors, porch landing, and stairway dimensions must be identical to the original and maintain their existing footprint. (Ref. Illustration #2 in this policy.)

4. Deck surface may be laid in a straight pattern parallel to the living room door wall or a 45° diagonal pattern from the door wall. (Ref. Illustration #1 in this policy.)

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5. The entire deck surface must be the same color. Floor patterns are NOT permitted, other than those described in number 4. above.
  6. Deck or Porch Landing / Stair Color - Color should all be in the medium-brown range and will be subject to board approval. No orange, beige, gray, white, blue, etc.
  7. **Railings, Posts, Spindles & Caps**- Railings, posts, spindles and caps must be a metal system (Westbury® Aluminum Tuscany Series or similar system). All components must be the same color — black, brown or bronze.
    - A. **Posts** - may be 3 or 4-inches square
    - B. **Spindles** - should measure approximately 1-inch square with a straight profile
    - C. **Railings** - normal, low-profile handrail
    - D. **Post Caps** - **must be low-profile**, smallest possible and located in the following locations:
      - Deck Caps** - one cap on posts either side of the two oblique deck angles (4 caps), one cap on posts either side of the stairs or step-down landing to stairs (2 caps). Total of 6 caps. No caps are allowed at the railing ends adjacent to the building. **SEE Illustration #3**
      - Stair Caps** - one cap on posts either side of the stair bottom (2 caps). Additional caps may be required along the staircase depending on the number of steps and posts required to support the railing system. **SEE Illustration #3**
      - Step-down Landing Caps** - one cap at the outer corner post of the step-down landing, one on posts either side of the step down from the deck or porch door, and one on posts either side of the stairs leading down from the landing (4 caps). **SEE Illustration #3**
  8. **Fascia** - Fascia material must match deck color and have a max depth of 12 inches.
  9. Boring holes through the foundation or brick is not permitted.
  10. Any building or Common Area damage incurred during deck removal and reconstruction must be repaired at the co-owner's expense. (MRCV Association is not responsible for future basement water leaks caused by improper brick and mortar repair.)
- An MRCV Modification Request form must be submitted AND APPROVED before beginning work.**

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**The Modification Request Form MUST include the following:**

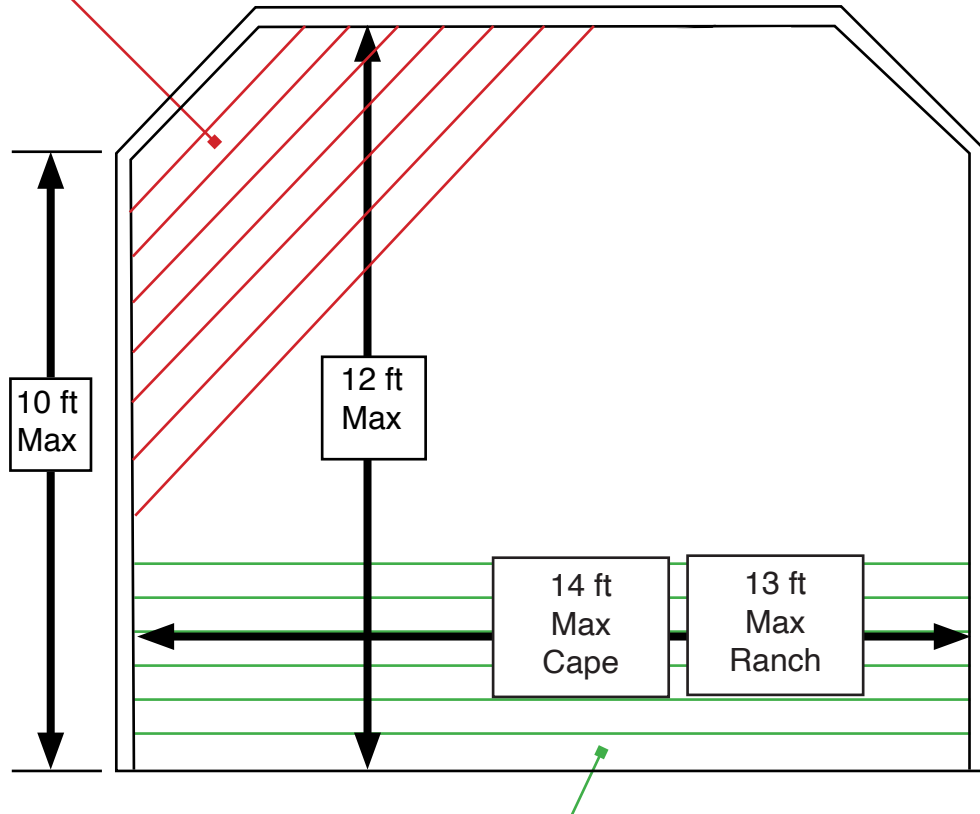
1. Completely filled out, signed and date MRC Modification Request Form
  - Check both "Exterior Appearance" and "Structural" under "Requested Modification."
  - Filled in the MRC Policy Number that applies (MRC 008B)
  - Provide a detailed description of of deck type, railing system, manufacturer and/or brand and builders name and phone.
  - Include a picture of the current deck to be replaced.
  - Sign and date.
2. Attach the following materials to the completed Modification Request Form:
3. Illustration #1 - indicate whether the deck or porch landing will be designed as shown with a 45° diagonal deck pattern or a parallel pattern. If using a parallel pattern, it **MUST** run parallel to the living room door wall. Initial sheet after indicating deck or porch landing pattern.
4. Illustration #2 - place a check mark next to the deck or porch landing plan that matches your existing deck or porch landing that contractor will be replicating. Place a check mark next to your specific Cape or Ranch deck plan or porch landing plan, indicate the number to stairs in the space provided, and initial.  
NOTE: Dimensions in Illustration #2 specified as "Max" cannot be exceeded. Any other specific construction details in Illustrations #2 must be included on this sheet.
5. Provide the manufacturer's color brochure(s) or pictures indicating the selected type and color of the deck composite material and metal rail system (indicate rail, post, spindle and post cap styles and sizes being used).
6. Include model and part numbers where possible for the above items.

If possible, provide an actual color sample of the proposed composite deck.

**The obligations under this policy shall run with the unit and shall be binding upon any successors or assigns of the unit.**

**ILLUSTRATION #1**  
**DECK CONFIGURATION & ALLOWABLE FLOOR PATTERNS**

Diagonal Pattern

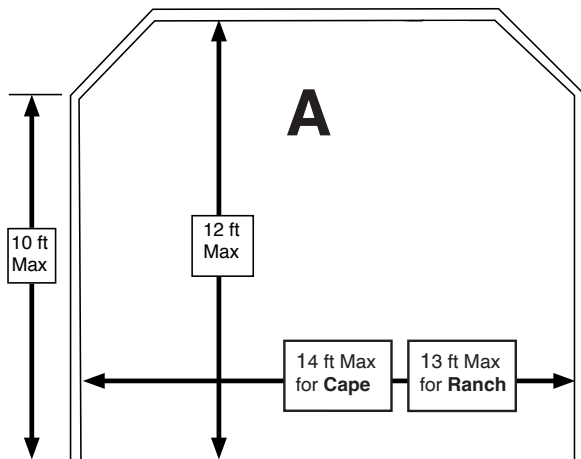


Parallel Pattern -  
Must be parallel with Dining Rm Door Wall

Indicate your floor pattern and initial.  
Inculde this form with your Modification Request.

## ILLUSTRATION #2 - CHECK LIST

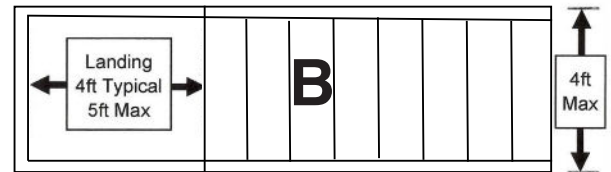
### DECK CONFIGURATION FOR CAPE OR RANCH



This form must be included with any Deck or Porch Landing Modification Request.

Initial Illustrations A and/or B indicating that you understand their required configuration and dimensions.

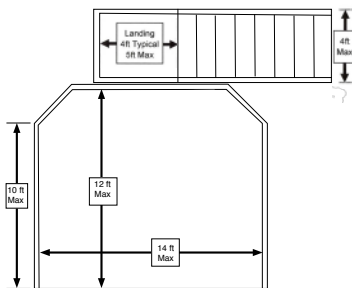
### STAIR / PORCH LANDING DIMENSIONS



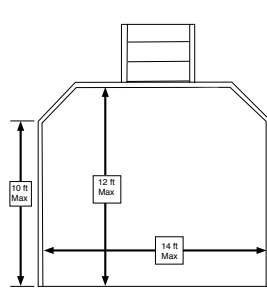
**NOTE: ALL stair / porch landings are a stepdown from deck or doorway.**

### CAPE DECKS

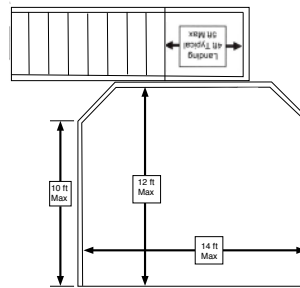
Please confirm your existing deck configuration with a X, indicate the number of steps and initial in the spaces below.



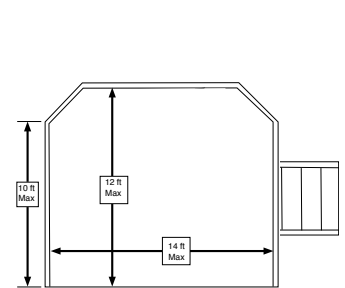
DECK \_\_\_\_\_  
STEPS \_\_\_\_\_  
INITIALS \_\_\_\_\_



DECK \_\_\_\_\_  
STEPS \_\_\_\_\_  
INITIALS \_\_\_\_\_



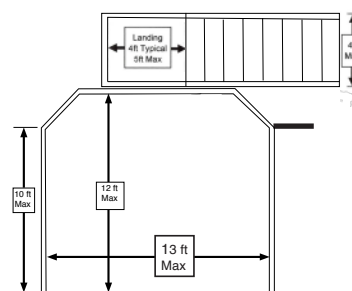
DECK \_\_\_\_\_  
STEPS \_\_\_\_\_  
INITIALS \_\_\_\_\_



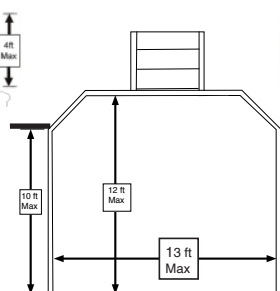
DECK \_\_\_\_\_  
STEPS \_\_\_\_\_  
INITIALS \_\_\_\_\_

### RANCH DECKS

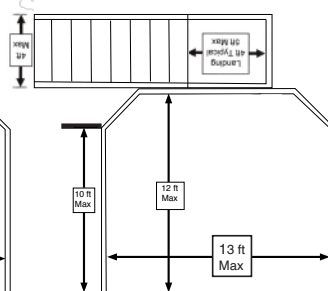
Please confirm your existing deck configuration with a check mark, indicate the number of steps and initial in the spaces below.



DECK \_\_\_\_\_  
STEPS \_\_\_\_\_  
INITIALS \_\_\_\_\_



DECK \_\_\_\_\_  
STEPS \_\_\_\_\_  
INITIALS \_\_\_\_\_

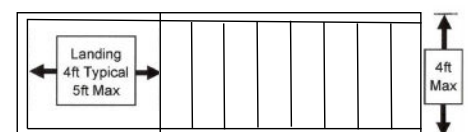


DECK \_\_\_\_\_  
STEPS \_\_\_\_\_  
INITIALS \_\_\_\_\_

### ENCLOSED PORCHES WITH PORCH LANDING

Please confirm your existing porch landing configuration with an X, indicate the number of steps and initial.

LANDING \_\_\_\_\_  
STEPS \_\_\_\_\_  
INITIALS \_\_\_\_\_

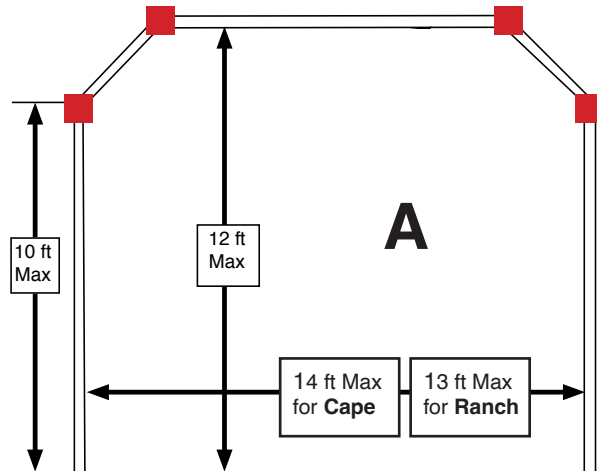


### NOTE:

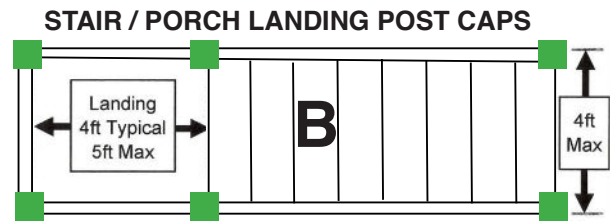
Ranch deck maximum dimensions are dictated by exterior wall position —  
The deck may NOT EXCEED the outer livingroom wall or 13ft max as shown.

## ILLUSTRATION #3 - Post Caps Locations

### DECK CONFIGURATION FOR CAPE OR RANCH



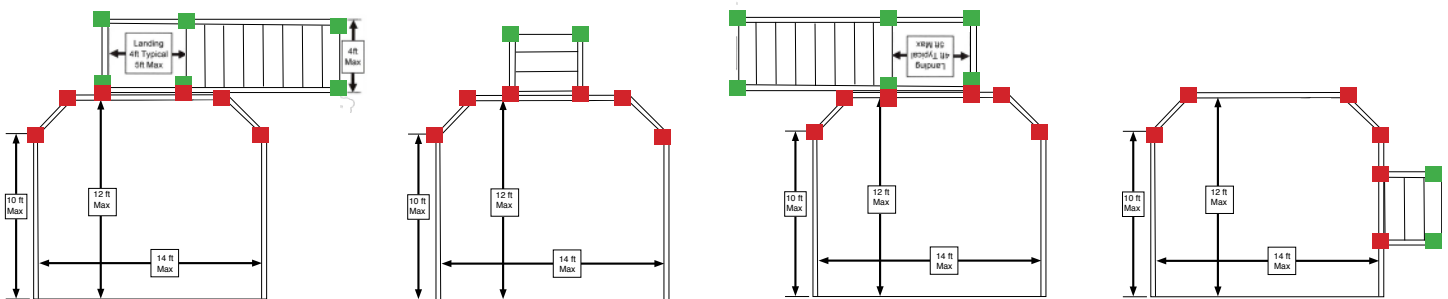
### Deck & Stair / Porch Landing Allowable Post Cap Locations for Metal Railing Systems



**\*NOTE:** Additional Post Caps may be required between the top and bottom stair posts depending on the number of posts required to support the railing system. This can vary with number of steps / length of staircase.

### CAPE DECKS

Allowed Post Cap Locations for Deck Railing Systems (6 in Red) and Stairs\* (in Green, number will vary with configuration)

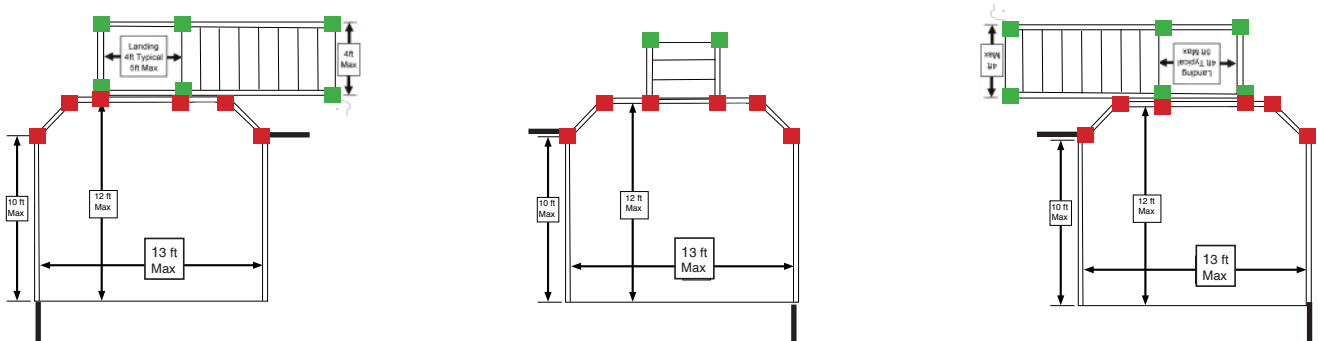


**ALL POST CAPS MUST BE LOW PROFILE AND AS SMALL AS POSSIBLE**

Initial your deck configuration and indicate the TOTAL number of Post Caps to be used.

### RANCH DECKS

Allowed Post Cap Locations for Deck Railing Systems (6 in Red) and Stairs\* (in Green, number will vary with configuration)



**ALL POST CAPS MUST BE LOW PROFILE AND AS SMALL AS POSSIBLE**

Initial your deck configuration and indicate the TOTAL number of Post Caps to be used.

**INCLUDE THIS FORM WITH MODIFICATION REQUEST**

**An EXAMPLE of Aluminum Railing that meets Policy MRC 08B Deck Replacement Criteria**  
(Pages from Westbury® Railing Catalog - westburyrailing.com)

Example of  
Low-Profile Post Caps



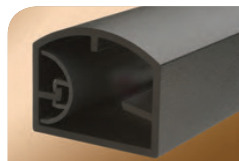
C10\*

C101

**SPECIFICATIONS**

- Railing Heights: 36", 42"
- Railing Lengths: 4', 5', 6', 7', 8'
- Stair Rail Lengths\*: 4', 5', 6', 7', 8'
- C10 Baluster: 3/4" x 3/4" x (.045" wall)
- C101 Baluster: 3/4" Round (.050" wall)
- Baluster Spacing: 3.875", 3.625" Stairs
- Stylish Top Rail: 1-3/4" w (.090") x 1-3/8" t (.085")
- Bottom Rail: 1-3/4" w (.090") x 1-1/4" t (.120")
- Vinyl Insert Baluster Retainer (Top and Bottom Rails)
- Bottom Rail Support: 7', 8'
- Adjustable Gates: 36"W, 48"W, and 60"W Openings

NOTE: Baluster end spacing may vary by length.  
All sections do not come out even on each end as shown above.



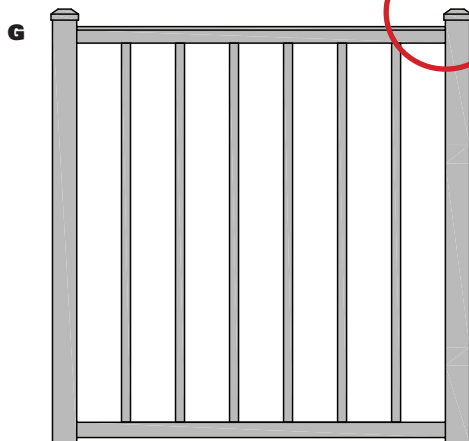
Top Rail Profile



Bottom Rail Profile

A stylish 1-3/4" x 1-3/8" top rail combined with the 1-3/4" x 1-1/4" classic bottom rail creates a streamlined design sure to appeal to those with a touch of class.

Example  
Low-Profile  
Post Cap

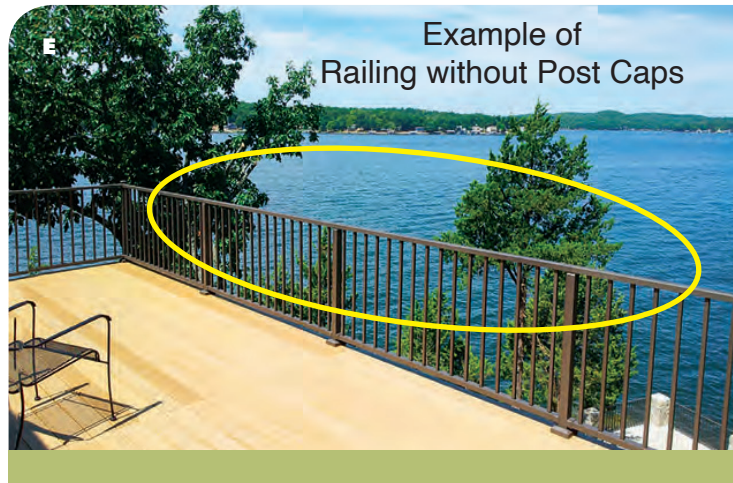


\*For Stair Rail Racking Information visit our website.

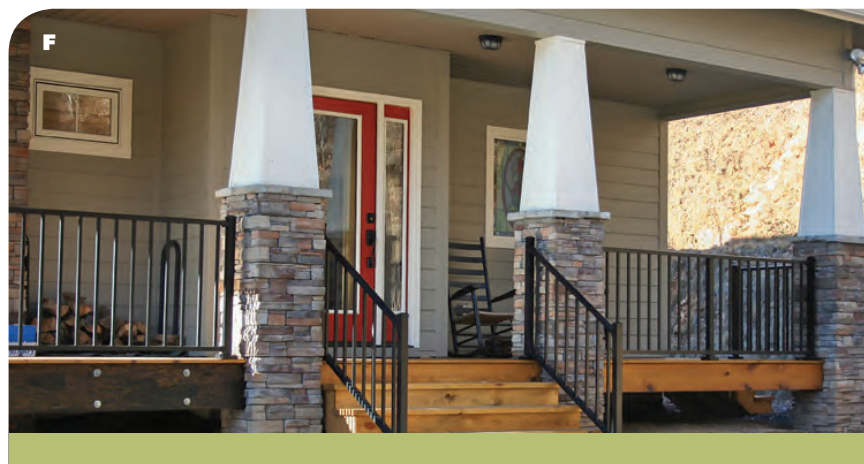
*Tuscany*

**Styles C10\* & C101**

The Tuscany Series adds a touch of class with classic 2-rail designs. These designs are accented with a stylish top rail and 3/4" square or round balusters along with a variety of satin, textured, and multi-colored finishes, and a lifetime limited warranty. Featuring classic designs to warm your heart as you are greeted home.



Example of  
Railing without Post Caps



**E** Style: C10 With Level  
Crossover Post  
Color: Bronze Fine Texture

**F** Style: C10 With Level  
Crossover Post  
Color: Satin Black

**G** Style: C10 Adjustable Gate

CCRR-0163 complies with IBC, IRC, and FBC



\*For 4' through 6' Sections



A “Cocktail Rail” is an acceptable option for the top rail (upgrade from standard rail)



**A** Easily Attaches to Westbury® C Series Crossover Post System

**B** Supports Wood or Composite Deck Board (Deck Board Not Included)

**C** Solid Wall Construction for Strength & Durability





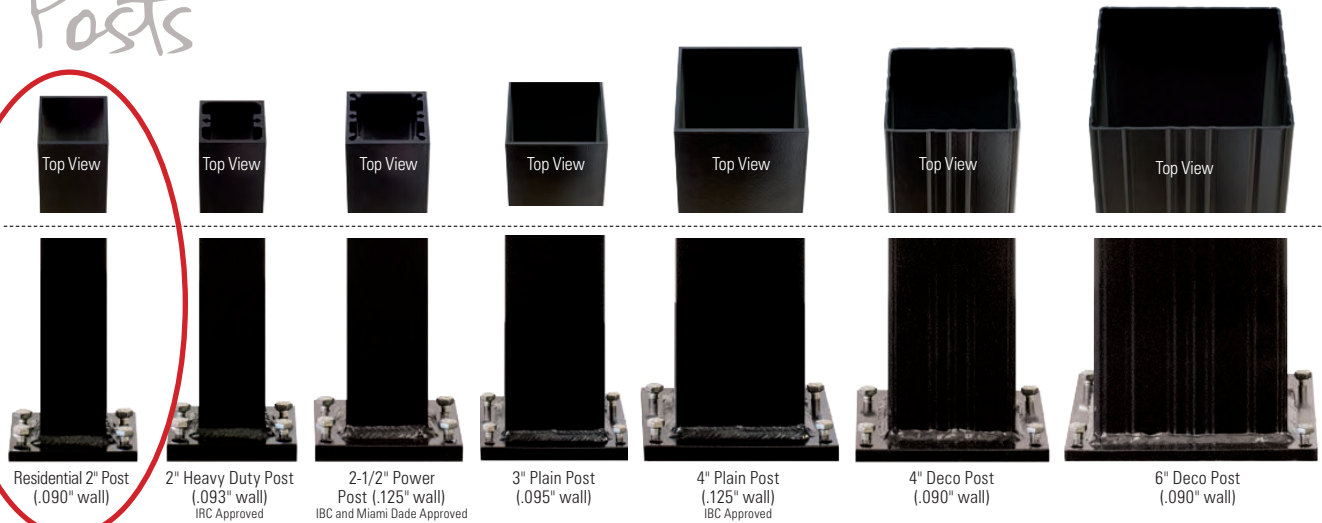
## These Accessories Meet Policy 08B Criteria

# Accessories

## Brackets, Posts, Caps, & Flairs

Westbury® Accessories add the finishing touch to your masterpiece. A variety of post sizes and wall thicknesses add strength to your railing. The combination of mounts and crossover options provides you with the ability to adapt Westbury® railing to your needs. Optional post caps finished off by the convenience of a 2-piece post flair creates a variety of looks.

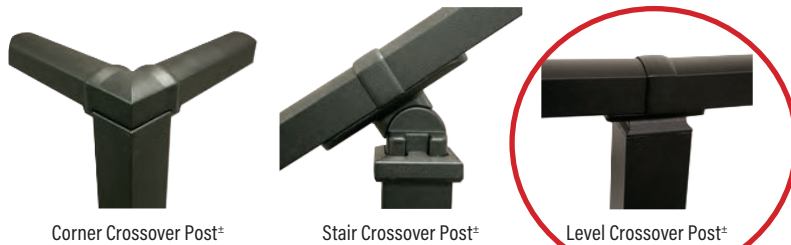
## Posts



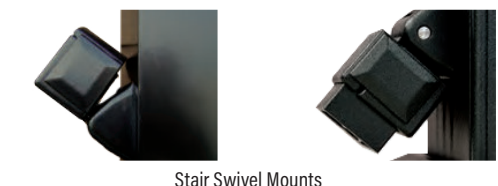
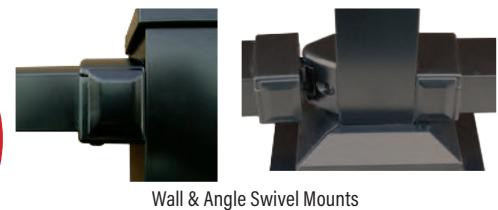
Testing Results - CCRR-0163 complies with IBC, IRC, and FBC. Note: Please check with local code authorities for requirements.



## Crossovers



## Mounts



\*Patent No. 8,998,175

## Accessories

