



Town of Paradise
Community Development Department
Building Resiliency Center
6295 Skyway
Paradise, CA 95969
(530) 872-6291 x411

Manufactured Homes: Landings, Porches, and Stairways

California Code of Regulations - Title 25, Division 1, Chapter 2, Article 9

§ 1498. Landing, Porch and Stairway—Design and Construction

- a) Requirements for the design and construction of all structural elements of porches and stairways and railings are contained in the California Residential Code. Live loads applicable to porch floors and stairways shall be not less than forty (40) psf. Porches shall be designed and constructed as completely freestanding, self-supporting structures. Stairways and ramps shall be a minimum of thirty-six (36) inches in width.
- b) Where a door of the MH-unit swings outward: (1) the floor of the exterior landing or porch shall be not more than one inch lower than the bottom of the door; and (2) the width and depth of the exterior landing or porch serving stairs perpendicular to any out swinging door opening shall comply with subsection (a) of this section and shall not be less than the full width of the door when open at least ninety (90) degrees. Guard rails shall permit the door to open at least ninety (90) degrees.
- c) The exit stairway for a door opening on the carport side, when necessary for vehicle access, shall be not less than twenty-eight (28) inches or the full clear width of the door opening, whichever is greater, when the stairs are parallel to the MH unit.
- d) Where the MH-unit door swings inward or is a sliding door, the landing, porch, or top step of the stairway may not be more than seven and one-half (7 1/2) inches below the door. The width of the landing, porch, or top step of the stairway shall comply both with subsection (a) of this section and not be less than the width of the door opening. A landing or porch is not required when the stairway has a straight run up to the door opening. (e) The stairway may be capable of being relocated and need not be secured to the lot.



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§ 1500. Porch and Stairway Support System

- a) Porches may be supported on piers with footings in lieu of continuous footings. Individual piers shall be designed and **constructed to evenly distribute the loads carried to the footings.**
- b) Support footings shall comply with the requirements of either section 1334 of this chapter or the California Residential Code.

§ 1502. Porch—Guardrails. Guardrails shall be provided around the perimeter of porches and decks which are thirty (30) inches or more above grade. The requirements for porches and guardrails are contained in the California Residential Code.

§ 1504. Stairway—Handrails

- a) Every stairway with four or more risers, or stairways exceeding thirty (30) inches in height, shall be equipped with handrails and intermediate rails for the entire length of the handrail.
- b) Handrails with a circular cross-section shall have an outside diameter of at least one and one-quarter (1.25) inches and not greater than two inches or shall provide equivalent grasping ability. If the handrail is not circular, it shall have a perimeter dimension of at least four inches and not greater than six and one-quarter (6.25) inches with a maximum cross-sectional dimension of two and one-quarter (2.25) inches. Edges shall have a minimum radius of one-hundredth (0.01) inch.
- c) The ends of handrails shall be rounded, extend to the edge of the last step, and shall not project more than three inches beyond the last handrail support post.
- d) The requirements for stairways and handrails are contained in the California Residential Code.