

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN

TO:
CORAL GABLES WATERWAY ADVISORY BOARD

RE:
240 EDGEWATER DRIVE, CORAL GABLES, FL 33146

Dear Board Members,

In Miami Dade County, residential dock and deck stairs must follow the Florida Building Code 2023 Residential Edition.

As stated in the FBC stairway requirement are as follows:

R311.7.1 Width

Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. The clear width of the stairway at and below the handrail height, including treads and landings, shall be not less than 31-1/2 inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are provided on both sides.

R311.7.5.1 Risers

The riser height shall be not more than 7-3/4 inches (196 mm). The riser height shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above. Open risers are permitted provided that the openings located more than 30 inches (762 mm), as measured vertically, to the floor or grade below do not permit the passage of a 4-inch-diameter (102 mm) sphere.

R311.7.5.2 Treads

The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

Based on these requirements and a review of the dock permit plans provided by Ocean Consulting, LLC, the proposed stairs comply with the minimum stair width, minimum tread depth, and maximum riser height permitted by the FBC 2023, Residential Edition.

Sincerely,

Roberto Rivero
COO
CMA Design Studio Inc.