

RESIDENTIAL RAMP GUIDELINES

Revised 8/17/2022

GENERAL REQUIREMENTS

1. Incomplete applications will not be accepted and will be returned.
2. It is the responsibility of the general contractor to ensure they and their sub-contractors are licensed to operate in the City of Milford.
3. No permit will be issued if property owner is delinquent on City taxes, utilities, or has open code violations.
4. Permit reviews typically take 1-2 weeks. The Planning Department will contact you once the permit is completed and ready for pick up.
5. The Building Permit Placard must be displayed in a conspicuous location and visible from the street.
6. Before you dig, please call **Miss Utility at 1-800-282-8555** to have them mark utility lines. This is a **free service**.
7. City of Milford will not pick up construction debris. It is the responsibility of the contractor or homeowner to ensure trash is contained and disposed of in a timely manner.
8. If work being conducted is in Sussex County, you will need to contact them at 302-855-7860 to determine if a county permit is necessary.

PERMIT REQUIREMENTS

1. **Two** copies of Construction Plans indicating architectural & structural details to include:
 - a. Side Elevation and Birds Eye View with the following details indicated:
 - i. Overall dimensions of ramp including height from finished grade.
 - ii. Size of footers (width & depth), size and location of piers (if applicable)
 - iii. Framing details including ledger board size and attachment details to house
 - iv. Joist sizes, spacing & length
 - v. Beam size, location, length and attachment to posts
 - vi. Post sizes and spacing
 - vii. Type of decking material
 - viii. Handrail and railings height, type, and spacing of balusters, width of handrail
2. **Two** copies of the Survey/Plot Plan providing the size and location of proposed improvements and dimensioning the distance from the proposed improvements to the property lines.

3. Homeowners Association Approval Letter
4. Residential Building Permit Application Form

INSPECTION REQUIREMENTS

All inspections requests must be requested before 4pm the day prior. Inspection requests shall provide the permit number, date of inspection, requested date, address, contact name, phone number and type of inspection.

1. Footer – before concrete is poured.
2. Framing – only if ramp is built close to the ground or enclosed with lattice and the underside of the framing cannot be inspected.
3. Final

COMPLIANCE GUIDELINES

Please consult the following guidelines when designing a ramp to be used for residential accessibility. The most important aspect in designing and building a ramp is that it is safe for the end user. Slope requirements must be met and will be verified by the Planning Department at time of final Inspection. Therefore, the builder of the ramp must ensure both before and during construction that all requirements, including slope, will be met. After consulting the following guidelines, if you are unsure of the requirements, please contact the Planning Department prior to submitting the application. If necessary, a project review can be scheduled to verify field conditions and to ensure all aspects of the proposed stairs meet code compliance.

The following information is provided from the 2018 International Residential Code which is the adopted building code for residential construction for the City of Milford. Please consult the code for further detailed information.

1. RAMP SLOPE

- Ramps shall have a maximum slope of one unit vertical in twelve units horizontal (8% slope). Where it is technically infeasible to comply with a 1:12 slope because of site constraints, ramps may have a maximum slope of 1:8 (12.5%). If this is the case, **it must be shown on the plans submitted at time of application.** If this slope cannot be obtained, then an on-site meeting must be held to discuss options, prior to submission of permit application.

2. RAMP WIDTH

- Ramp shall be a minimum width of 3' (36 inches).

3. LANDING

- A minimum 3-foot-by-3-foot landing shall be provided:
 1. At the top and bottom of ramps.
 2. Where doors open onto ramps.
 3. Where ramps change direction.

***3'x5' in the direction of travel is recommended**

4. ATTACHMENT TO HOUSE

- Ramp shall be attached to the house to resist vertical and lateral forces, with suitable hardware (1/2 inch galvanized or stainless fasteners or other approved fasteners). Ramp cannot be attached to house with just nails.

5. RAMP CONSTRUCTION

- Ramp shall be constructed out of pressure treated wood (or other approved material designed for exterior conditions).
- Joists shall be a minimum of 2 inches x 6 inches pressure treated. Posts shall be a minimum of 4 inches x 4 inches in width.
- Footers for posts should be 24 inches below grade. Width of hole: a minimum of three times the size of the post. Post should be resting on a minimum of 8 inches of concert
- All beams shall be attached to posts with ½ inch diameter galvanized or stainless fasteners or other approved fasteners.
- Ramp shall be designed so that water will not accumulate on walking surfaces.
- Ramp surface shall offer slip-resistant capability and shall be securely attached to framing members.

6. HANDRAILS

- A graspable handrail is required on at least one side.
- Handrail must be continuous for the full length of the ramp. Handrails ends shall be returned or shall terminate in newel posts or safety terminals.
- Handrails adjacent to a wall or guardrail shall have a space not less than 1.5 inches.
- Height of handrail must be between 34-38 inches above the finished surface of the ramp.
- Handrail grip size must conform to one of the following:
 1. **Circular.** Handrail diameter to be at least 1 ¼ inches, no more than 2 inches.
 2. **Non-Circular.** Handrail perimeter of at least 4 inches, no more than 6 inches, with a maximum cross section of 2 ¼ inches.

7. GUARDRAILS

- Ramps 30 inches or more above grade at their highest point require a guardrail.
- Guardrail to be no less than 36 inches in height.
- Vertical members of Guardrail shall be spaced to not allow the passage of a 4-inch sphere.