

## DECK RAIL COMMITTEE SUMMARY

Committee suggestions:

- 1) Consider all units in a building as one building group
- 2) All deck rails will be a case by case review pertaining to the following items
  - The first remodel in any group has the same right to choose their choice of railing and the rest of the group will conform to that style.
  - They should be complimentary to the designs of the neighbors deck railings
  - They should be of a similar structure and style
  - Prior approval must include what the neighboring deck railings are like
  - These requirements have to be approved by the architectural committee before any construction can begin
  - No BIG WIDE BOARDS (privacy slats)—An open deck design is required
  - Must be attached to supporting walls on the ends
  - Should not be designed or built to block neighbors view
  - Party walls/partitions must not be removed.
  - Wood construction should be paintable with London brown stain.
  - Guidelines need be established as to staining (committee recommends maximum of 1 year from installation). Peeling painted deck railings must be regularly scraped and re-painted by the owners if out of the painting cycle. Office does provide paint and stain
  - Per state code, spacing between spindles MUST BE LESS THAN 4 inches
  - Metal parts should be painted Flat Black—rather than Gloss Black; no new buildings can be started with this style.
  - Fascia boards and flashing should be the same color (London Brown).
- 3) Styles of deck railing to be limited to 2 choices—
  - Original style wrought iron
    - Synthetic material “Trex” or similar,
    - Cedar or CCA treated and stained wood
  - Spindle style with closed or open bottom, and top rail.

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4) All unsafe deck railings that don't meet city codes must be reported to the owners. If the railings are not repaired they must be reported to the city.

This new section is to assist in the quick updating and retrieving of specifications and forms.