

STOOP & PORCH ENTRY RAIL SPECIFICATIONS

I. INTRODUCTION

Individual Unit Owners may install railings on Stoops and Porch entries which are in keeping with the architectural style of the community, are sturdy, are in good repair and which conform with all requirements in this section. Unit Owners may not install railings as public common area structures.

NOTE: Necessary replacement of stoops and porches normally includes installation/replacement of these railings by the UOA.

II. THE APPLICATION PROCESS

1. Unit Owners must submit “**Covenants Application for Non-Routine Changes**” to the Covenants Director.
2. All applications are subject to review and approval by the Covenants Committee and must include the following information:
 - Sketch or picture of the item, which includes all physical dimensions
 - Method for anchoring
 - Construction materials (i.e., wrought iron, etc.)
 - Finish (i.e., type and color of paint)
3. All items will be subject to the Maintenance Director’s review for structural integrity and/or anchorage, and/or inspection by the City of Alexandria to ensure proper placement as to not cause building damage.

III. GENERAL SPECIFICATIONS FOR RAILINGS

1. **Construction Design and Requirements:** Rails may not be attached to the building or to porch columns. Rails must be secured to free standing posts. All posts are to be drilled into the concrete surface and securely concreted into place.
2. **Height and Spacing of Pickets:** Height of the rails and the spacing of pickets shall conform to Alexandria Building Code.
3. **Materials, Design, Size and Type:** Rails are to be made from 11 gauge (minimum) wrought iron of a design and type in keeping with the architectural style of the community. Handrails are to be made from 1 ¾” molding (Belgian top) and railings with ½” pickets, 1” “C” channel, and 1” hollow posts.

IV. DESIGN SPECIFICATIONS FOR ENTRY STOOP RAILINGS

1. **Placement:** Rails are to enclose both sides of the stoop platform and be placed along both sides of steps.
2. **Finish:** All rails are to be painted with one coat of gloss enamel black paint.

V. DESIGN SPECIFICATIONS FOR ENTRY PORCH RAILINGS

1. **Placement:** Rails with pickets will be installed between the porch columns on free standing posts. Handrail on porch steps will be installed on one side only. This will be the right side as you descend the steps.
2. **Finish:** Rails will be primed and painted a gloss white.

VI. RAILING MAINTENANCE

Unit owners are responsible for maintaining owner-installed railing in good condition. If determined by staff that the railing has been neglected and is in a state of disrepair, it will be subject to removal at owner's expense. Owners will be given proper notification of any such pending action and provided an ample opportunity to correct the disrepair.