



309 E. Market Street - Smithfield NC 27577 - 919-989-5060

Mobile Homes Steps and Landings Guide

Department: Johnston County Inspections Department, Land Use Center

Address: 309 E. Market St. Smithfield, NC 27577

Contact: Phone: 919.989.5060 | Fax: 919.989.5431

Website: www.johnstonnc.com/inspections

Code Reference

These sections are from the *North Carolina Manufactured Homes Code, 2004 Edition*. They apply to decks with an area of 36 square feet or less; for larger decks, refer to [Appendix M](#).

3.11 Egress Requirements

3.11.1 General Requirements

- Federal regulations require a minimum of two remote exterior egress doors.
- Elevation differences between egress doors and grade must be negotiated by stairs or ramps.
- Selling parties must provide egress stairs, ramps, and landings unless contracted otherwise with the homeowner.

3.11.2 Exterior Steps and Stairways

3.11.2.1 General and Footings

- Stairs and landings must be entirely self-supporting unless approved by a registered Engineer or Architect.
- Support posts must rest on a minimum 8" x 16" x 4" concrete masonry or 8" x 16" x 6" poured concrete footing.
- Footing bottoms must be below the frost line or at least 4" below grade, whichever is greater.
- **Exception:** Footings are not required for structures designed to be set directly on the ground.

3.11.2.3 Dimensions and Treads

- **Width:** Minimum 36 inches clear width. Width at/below handrail may be reduced to 32 inches (one handrail) or 28 inches (two handrails).
- **Risers:** Maximum height of 8-1/4 inches.
- **Treads:** Minimum depth of 9 inches, exclusive of nosing. Walking surfaces must have a

slope no steeper than 2%.

- **Consistency:** The greatest riser height or tread depth within a flight cannot exceed the smallest by more than 3/8 inch.
- **Threshold:** Height from top tread/landing to door threshold cannot exceed 8-1/4 inches.

3.11.2.5 Profiles and Nosing

- **Nosing:** Required on stairways with solid risers (between 3/4" and 1-1/4"). Nosing is NOT required if tread depth is at least 11 inches.
- **Risers:** Must be vertical or sloped no more than 30 degrees from vertical.

Handrails and Guardrails

3.11.2.6 Handrails

- Required on all open sides of stairways with four or more risers (or if the uppermost riser is more than 30" above floor/grade).
- **Height:** Between 30 and 38 inches.
- **Continuity:** Must be continuous the full length of the stairs and terminate in newel posts or safety terminals.
- **Grip:** Handgrip must be smooth with no sharp corners and have a maximum cross-sectional dimension of 3-1/2 inches.

3.11.2.9 Guardrails

- Required for surfaces more than 30 inches above floor or grade.
- **Height:** Minimum 36 inches.
- **Opening Limitations:** Pickets/closures must prevent passage of a 6-inch diameter object.
- **Picket Spacing:** Maximum of 4 inches between vertical members.

Structural and Material Requirements

- Guardrails and handrails must withstand a single concentrated load of 200 lbs.
- Wood materials must be No. 2 or better treated Southern Pine or equivalent.
- **Fasteners:** Must be hot-dipped, zinc-coated galvanized or stainless steel.

Minimum Thickness for Stair Treads and Decking

Support Spacing	Tread Decking (Nominal)
12" o.c.	1" S4S
16" o.c.	1" T & G
24" o.c.	1-1/4" S4S
32" o.c.	2" S4S

3.11.3 Ramps and 3.11.4 Landings

- **Ramps:** Minimum 3 feet wide with a maximum slope of 1:8. Handrails required if slope exceeds 1:12.
- **Landing Size:** Minimum 3' x 3' required at the top of stairs if the egress door swings

outward.

- **Code Threshold:** Landings over 36 square feet are considered "decks" and must follow the *North Carolina Residential Code*.

3.11.6 Auxiliary Structures

Porches, decks, awnings, and cabanas not provided by the home manufacturer must be entirely self-supporting unless engineered. These structures must comply with the current *North Carolina Residential Code*.

Page last updated on: May 12, 2026