



Residential Building Application
Handicap Ramp

Project Address: _____

Applicant is: Property Owner Contractor Architect Engineer Other _____

Applicant _____ E-mail _____

Address _____ Day Phone # _____

Contractor _____ E-mail _____

Address _____ Day Phone # _____

Open Deck - front / rear / side _____ sq ft

Ramp - front / rear / side _____ sq ft

Describe work: _____

Attachments: Site Drawing

(for office use only):

Legal Description: _____ Zoning: _____

Easements _____

Notice: Separate permits are required for electrical, plumbing, heating, ventilation or air conditioning. This permit expires 12 months from the date of issuance. The undersigned warrants that he/she has reviewed and is familiar with the provisions of the [Ankeny construction and maintenance codes](#) of the Municipal Code of the City and all applicable zoning standards and will defend, indemnify, protect and save harmless the City and its employees from any and all liability, from any claim or cause of action which any person may have or claim to have by reason of any actual or alleged failure on the part of the undersigned to comply with the terms and provision thereof. I hereby certify that I have read and examined this application and its attachments and know the same to be complete, true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. I agree to adhere to the plans as submitted and approved by the Architectural Review Board and City Staff and will provide notification of any change prior to construction. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. *Restrictive (private) covenants may exist and are not enforced by the City of Ankeny, confirm with the HOA. **My signature below verifies that I understand the above.**

Signature of Applicant _____ Date _____

Printed Name: _____

ALLOW A MINIMUM OF 5 FULL WORKING DAYS FOR PERMIT REVIEW & APPROVAL

Date received _____	Office Use Only Permit Fee \$ 25
Approval Notification Date _____	

Site Drawing:

Address: _____

Sketch diagram indicating:

- ✓ Existing structures
- ✓ North arrow
- ✓ Dimensions of any additions or accessory structure
 - Width
 - Length
 - Height
- ✓ Distance from property lines for any addition or accessory structure
- ✓ Easements
- ✓ Water Meter Location
- ✓ Electrical Service Location (specify overhead or underground)



Ramp / Handicap Accessible

The attached information and drawings are provided for your information as it pertains to ramp requirements. This information and these drawings do not depict all possible configurations.

Ramps for private homes (individual single family dwellings - SFD) serving the egress (front) door may be no steeper than 1:12 and other SFD ramps may be no steeper than 1:8. SFD ramps may be as narrow as 36" in width, may have a single handrail, may have 36" x 36" landings and other dimensional criteria as described and shown below.

Ramps for multi-family dwellings and commercial applications must meet all commercial handicap specifications.

GENERAL REQUIREMENTS

Slope ¹	Maximum Rise
Steeper than 1:10 but not steeper than 1:8	3 inches (75 mm)
Steeper than 1:12 but not steeper than 1:10	6 inches (150 mm)

¹A slope steeper than 1:8 shall not be permitted.

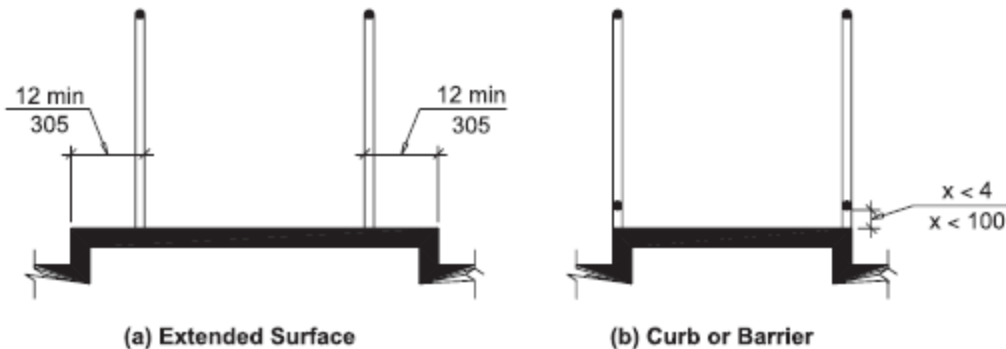
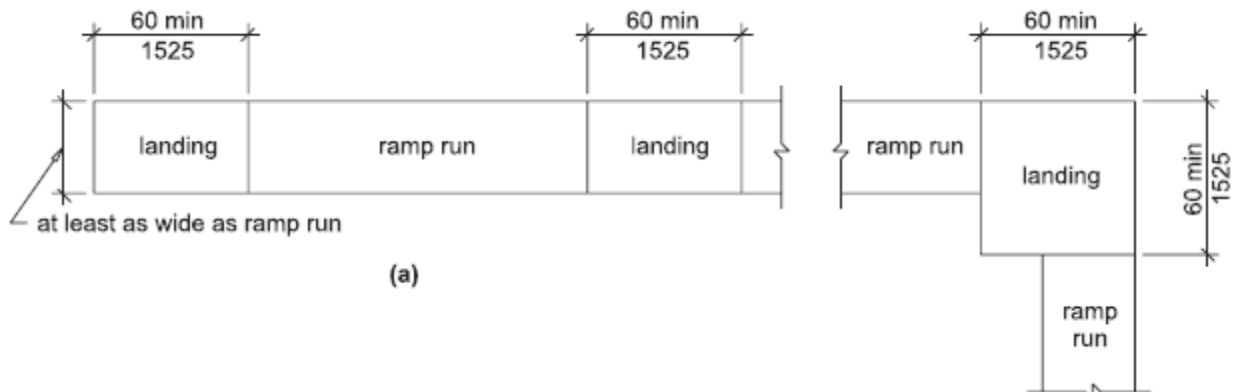


Fig. 405.9
Ramp Edge Protection

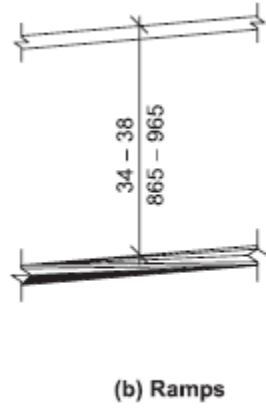
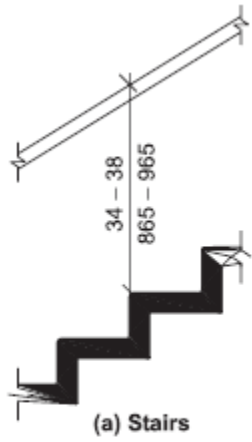
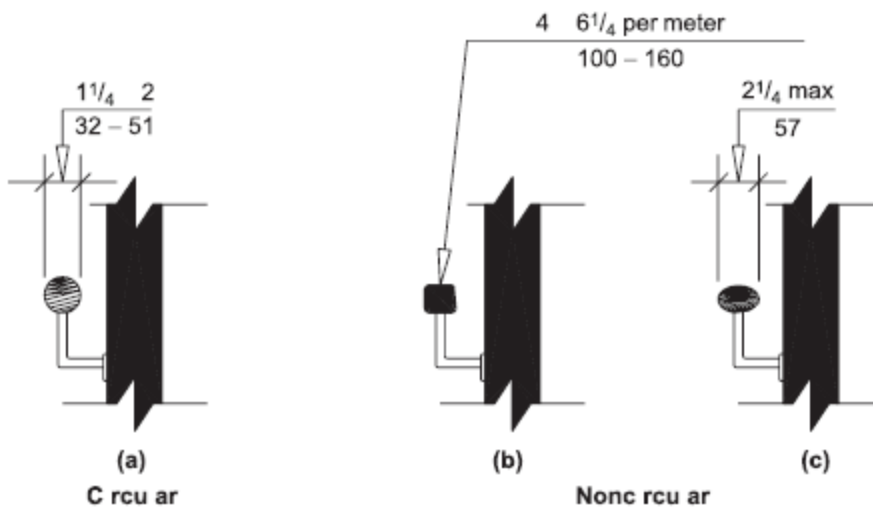
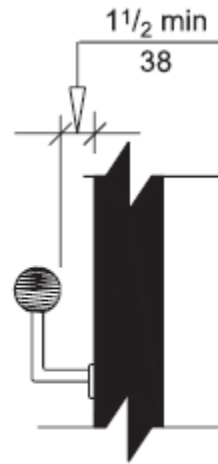


Fig. 505.4
Handrail Height



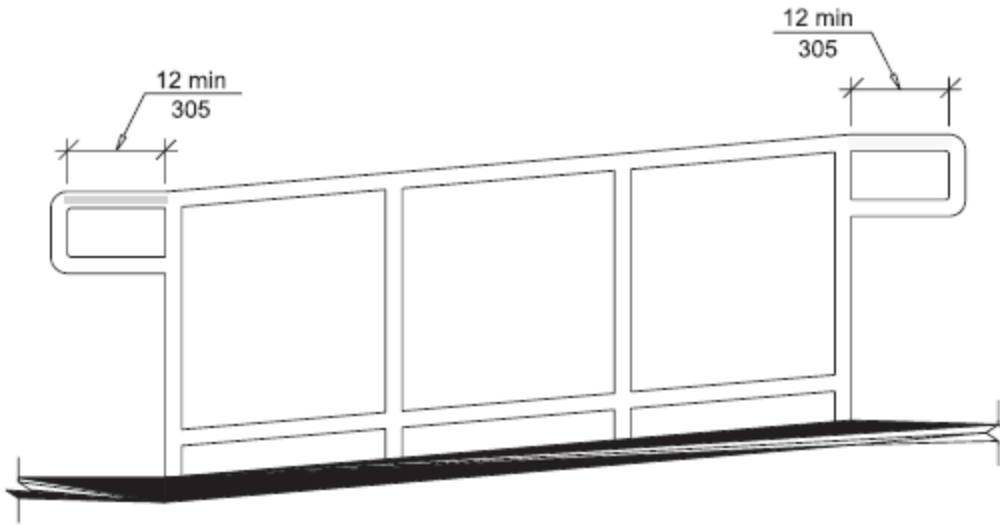
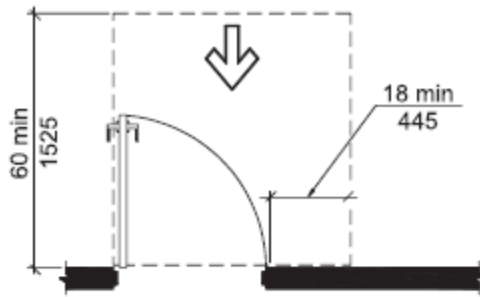
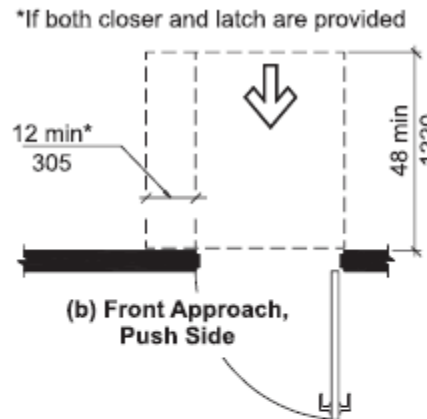


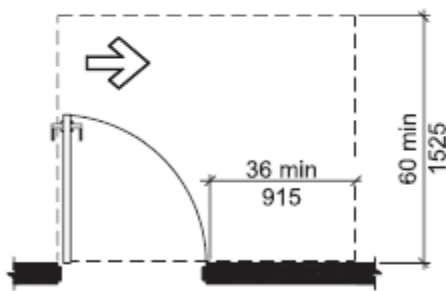
Fig. 505.10.1
Top and Bottom Handrail Extensions at Ramps



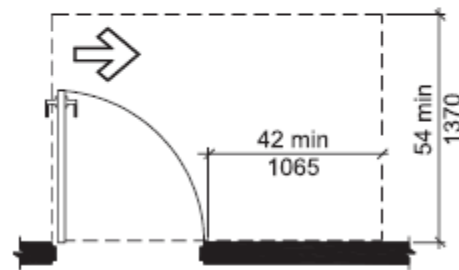
(a) Front Approach, Pull Side



(b) Front Approach, Push Side



(c) Hinge Approach, Pull Side



(d) Hinge Approach, Push Side

* If both closer and latch are provided
 ** 48 min (1220) if both closer and latch provided

RAMPS

Construction & Structural: Ramps for Single Family Dwellings may be constructed as would be residential decks. Ramps for multi-family and commercial applications shall be constructed with minimum 100 psf live load.

Slope & Rise: Ramps shall have a slope not less than 1:12. The rise for any ramp run shall be 30" maximum at which point a landing is required.

General: Floor surfaces shall be stable, firm and slip resistant.

Clear Width: The clear width of a ramp shall be 36" minimum between handrails or as required based on egress loads.

Landings: Ramps shall have level landings at bottom and top of each run. Landings shall have the following features:

- Slope - Cross slope shall not be steeper than 1:48.
- Length - Landings shall have a clear length of 60".
- Width - Clear width of landings shall be at least as wide as the ramp.
- Doorways - Typical 5' x 5' landing @ door with 18" clear floor space @ latch pull side of door.
- Landing height - Landing shall be constructed @ same height as inside floor.
- Door thresholds - Maximum height of ½" for multi-family & commercial ramps.

Handrails: Ramps with a rise greater than 6" shall have compliant handrails.

Wet Conditions: Ramps and landings subject to wet conditions shall be designed to prevent the accumulation of water. (note: max slope 1:48)

Edge Protection: Edge protection shall be provided on each side of ramps and landings.

The floor surface of the ramp run or the ramp landing shall extend 12" minimum beyond the inside face of a railing as depicted in attached drawings -or- A curb or barrier shall be provided that prevents the passage of a 4" sphere within 4" of the ramp or ramp landing floor.

Guards: Ramps and landings 30" or more above the ground shall be provided with guards.

Multi-family & commercial guards shall be 42" minimum height (36" SFD). Balusters shall be installed such that a 4" diameter sphere may not pass thru any opening up to 34" above the ramp run or landing.

Handrails: Handrails for ramps shall be as depicted in drawings and as noted below and shall be provided on both sides of ramps.

- Handrails shall be continuous within the full length of each ramp run.
- Inside handrails on switchback or dogleg ramps shall be continuous between ramp runs.
- Top of gripping surfaces shall be 34" minimum to 38" maximum vertically above ramp surfaces. Handrails shall be at a consistent height above ramp surfaces.
- Clear space between handrail and wall shall be 1 ½" minimum.
- Gripping surfaces shall be continuous, without interruption by newel posts, other construction elements or obstructions.
- Handrails shall have a circular cross section with an outside diameter of 1 ¼" minimum and 2" maximum; or shall provide equivalent graspability as follows: Other shapes shall be permitted provided they have a perimeter dimension of 4" minimum and 6 ¼" maximum, and provided the largest cross-section dimension is 2 ¼" maximum.
- Handrails and adjacent surfaces shall be free of sharp or abrasive elements. Edges shall be rounded.

Handrail Extensions: Handrails for multi-family and commercial ramps shall have compliant handrail extensions. Ramp handrails shall extend horizontally 12" minimum beyond the top & bottom of ramp runs. Such extensions shall return to a wall, guard or the floor, or shall be continuous to the handrail of the adjacent ramp run.