

HOW MUCH SHOULD BE REPLACED AT THE SAME TIME AS YOU REPLACE THE STAIR TREADS?



Above post & stringer clearly needs replacement. This may be one of the few in the project that needs such major work. (next time, put brackets on the inside.)



Above is typical of generally well-maintained stringers and posts in the same project as top. When tapped or poked, they sound solid, so probably don't need replacing. Water hasn't wicked up from the slab and done more than cosmetic deterioration, so treat at the same time the stair treads are replaced. Some angles may have to be replaced, but not these.



Above is "Before" at a different Waipio condo, but same original builder. These posts and stringers had deteriorated to the point they all needed replacing.

Below is "After", with new posts and stringers suspended on treated brackets. Is this overkill? The fastening method at left has lasted 20 years.



Note: BUILDING SYSTEMS is the Hawaii distributor for Stepstone Inc. WE ARE NOT CONTRACTORS or installers of our products. Our advice is offered in the interest of being able to save substantial rehab costs for condo owners, or at least for you to be able to ask informed questions of potential contractors. Often, replacement of only the stair treads would be the most cost-effective solution, along with patching & painting of the existing wood stringers, minor wood repair (such as patching with Bondo), and replacement of wood framing & railings as necessary, rather than the possible overkill of replacing all members. **An innovative non-removal method of treating lower stringer rot is injection of special free-flowing epoxy in the affected areas.** A few contractors specialize in this treatment—it's quite effective. In most rehabs, the contractor must be protected against unforeseen damage discovered during removal of existing stair treads/landings. A time and materials clause is common to solve this, which can be approved as rehab progresses. Perhaps a less-expensive solution is to do the job in-house. Stair tread replacement does not require present building codes be followed. Replacement of all framing often does, especially if a building permit is pulled, which may require Closed-Riser STEPTREADS, a more costly solution.



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