

Residential Uncovered Decks & Porches

Building Guide

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The purpose of this guide is to assist you in the permit process for your project. This handout is intended as a basic plan submittal under the 2003 International Residential Code. It is not intended to cover all circumstances. Depending on the scope and complexity of your project, additional and/or more detailed plans might be required.

How to Use this Guide:

1. Complete this Building Guide

Fill in the blanks on page two (2) and indicate which construction details will be used. At least two completed copies must be provided to apply for a building permit.

2. Provide two (2) plot plans:

Show the dimensions of your project and its relationship to existing setbacks, easements, structures on the property, and the distance to property lines. All property pins must be located. If proposed structure is less than 12" from the minimum setback required by your local zoning ordinance an as-built survey is required. Locations of any easements are the responsibility of the property owner. Structures shall not be located on easements.

3. Submit a completed Permit Application:

Applications may be obtained at the jurisdiction. It is important that the permit is filled out completely to the best of your knowledge and that you provide any additional pertinent information.

4. Provide a copy of the HOA approval.

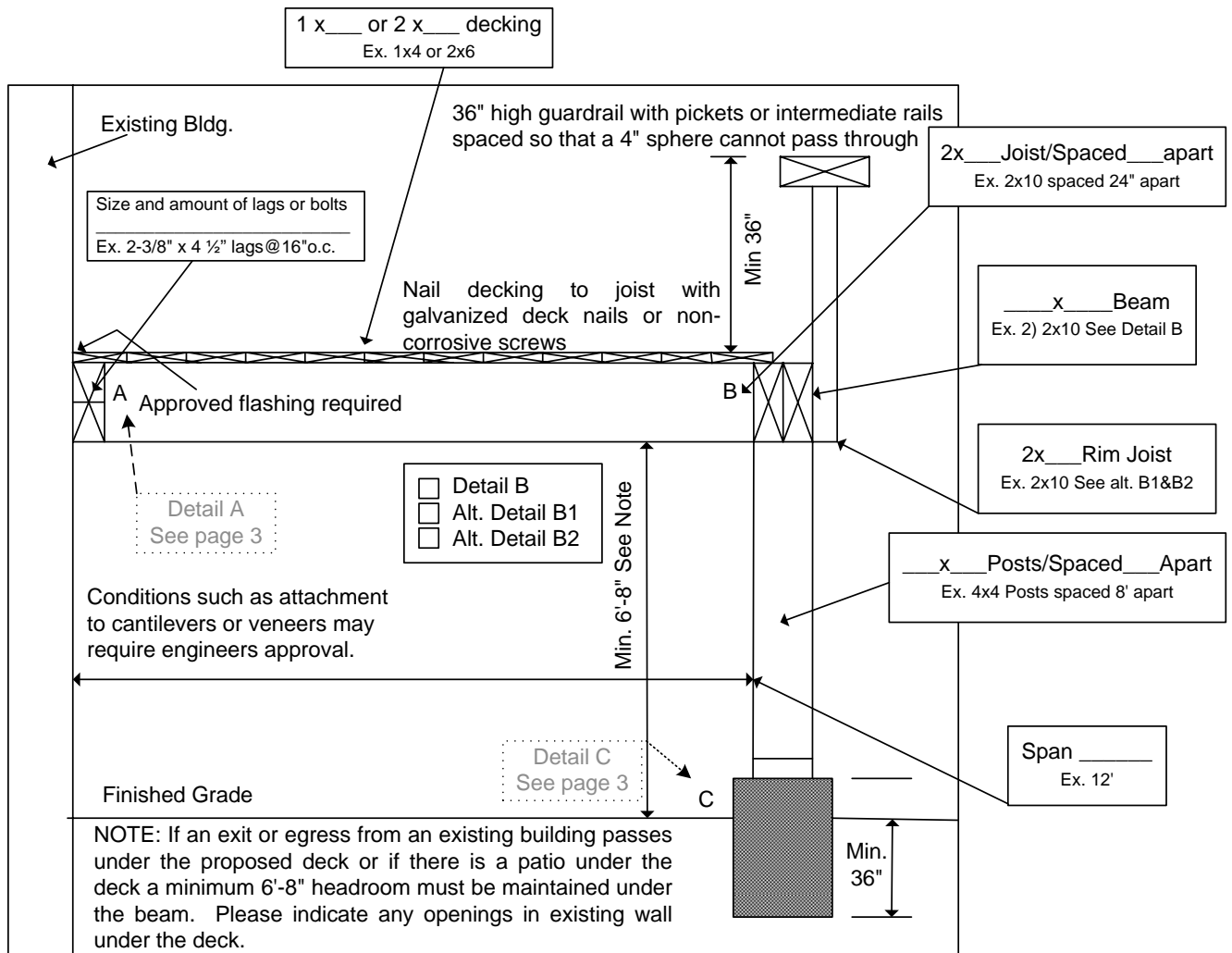
CONSTRUCTION DETAILS

Residential Uncovered Decks & Porches

Directions

1. Fill in the blanks on page two (2) and three (3) with dimensions and materials which will be used to build the structure. Please print legibly.
2. Indicate in the check boxes which detail from page three (3) will be used.

Job Site Address: _____

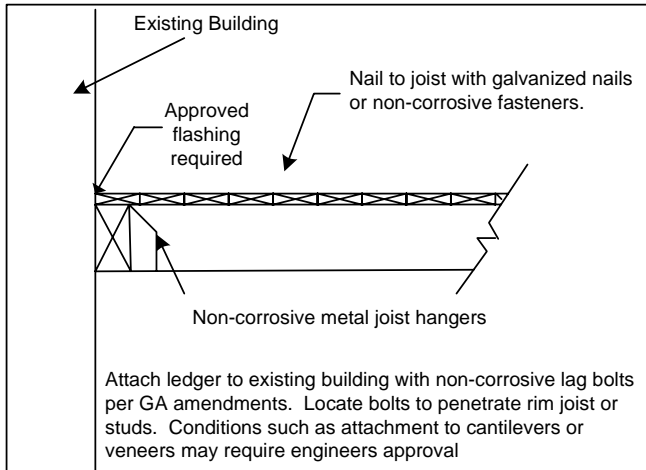


NOTE: A floor plan (plan review) showing the dimensions of your project or addition and its relationship to the existing building or structure on the property must be included. In addition to the projects dimensions, your floor plan must also show other details such as post locations and spacing, joist and beam spans, and any other pertinent information not shown on the section drawing.

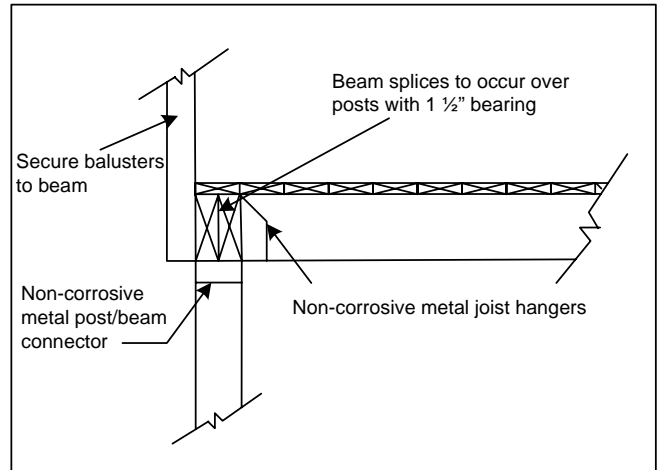
CONSTRUCTION DETAILS

Single Family Uncovered Decks & Porches

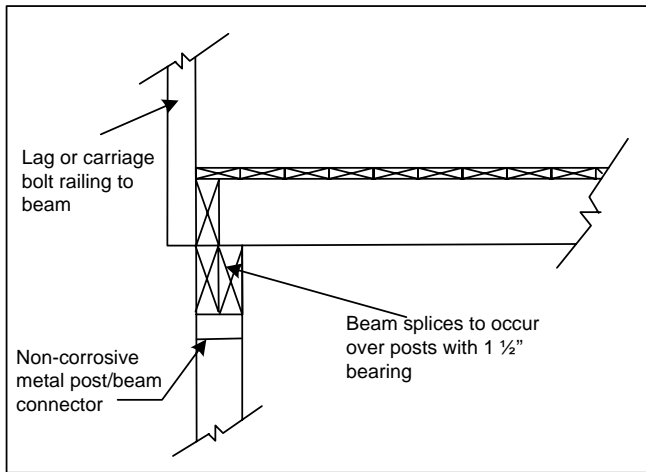
DETAIL A



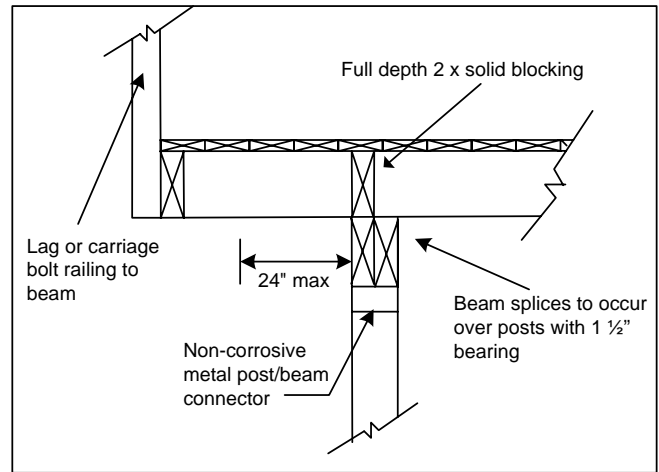
DETAIL B



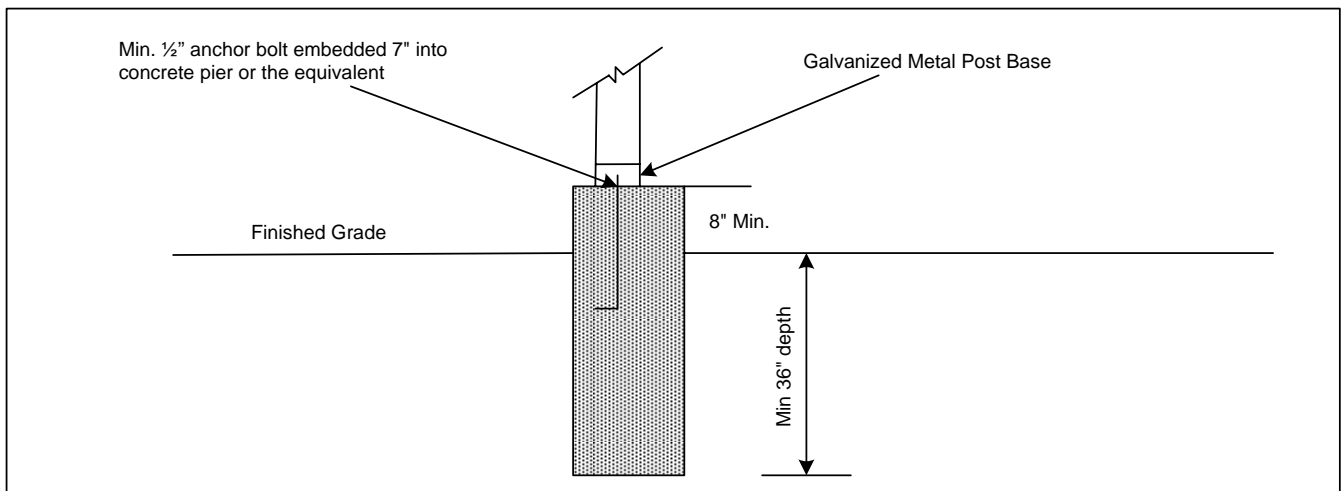
DETAIL B1



DETAIL B2



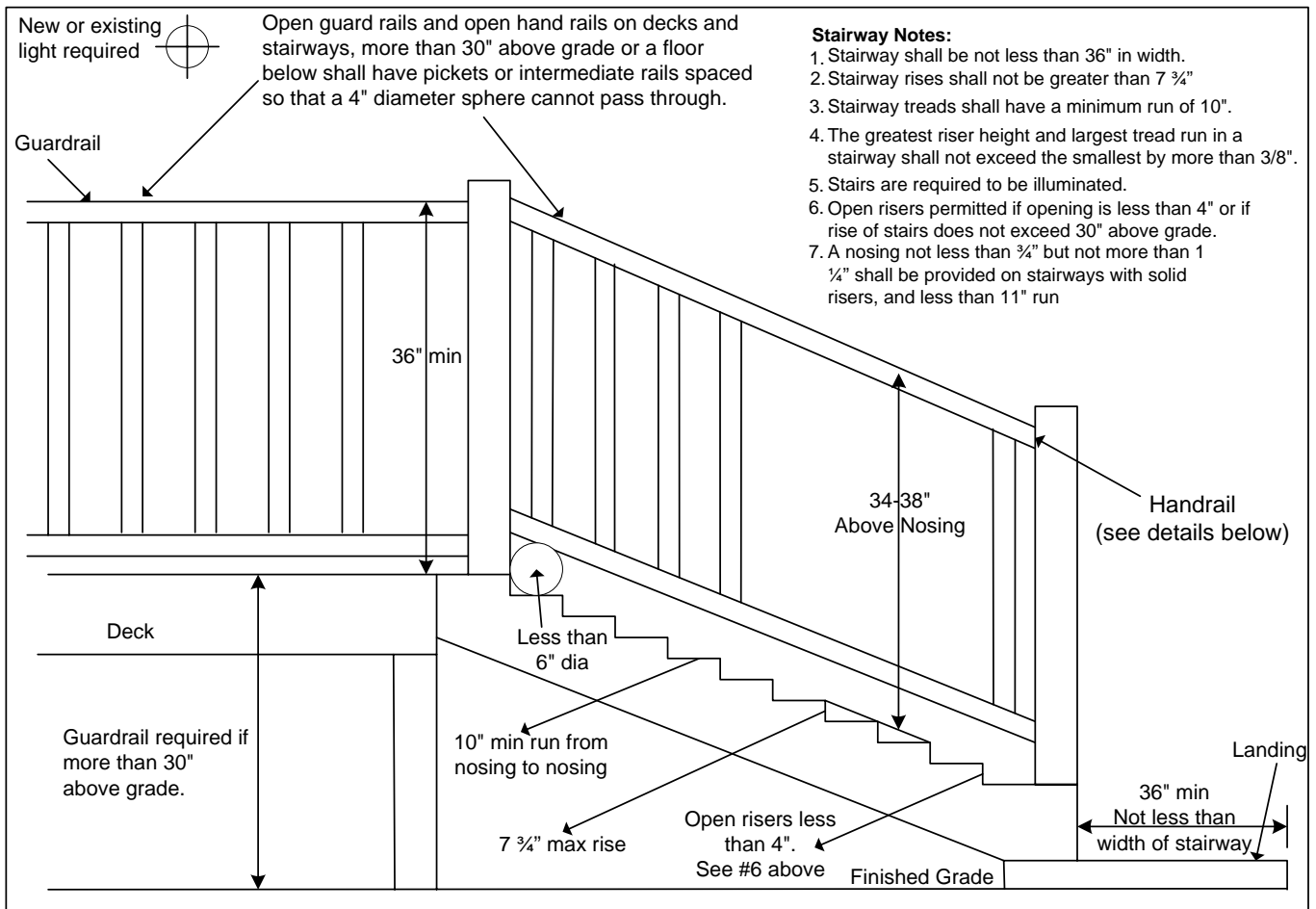
DETAIL C



CONSTRUCTION DETAILS

Single Family Uncovered Decks & Porches

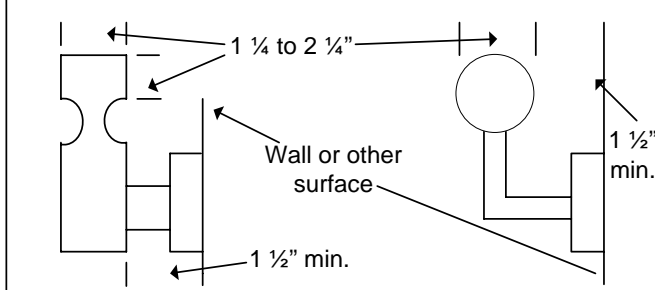
STAIR & HANDRAIL SPECIFICATIONS



HANDRAIL NOTES:

1. Handrails shall be continuous on at least one side of stairs with 4 or more risers.
2. Handrails shall be placed not less than 34" nor more than 38" above stair nosings.
3. The hand grip portion of handrails shall be not less than 1-1/4" nor more than 2 1/4" in circular cross section.
4. Handrails shall be placed not less than 1-1/2" from any wall or other surface.
5. Handrails to be returned to wall, post or safety terminal (per 311.5.6.2 IRC)

ACCEPTABLE HANDRAIL DETAILS



UNACCEPTABLE HANDRAILS

