How to Use this Guide
Provide two sets of plans, drawn to scale and complete the following (hint: use graph paper with ¼” squares. Example: ¼” = 1’):

1. **Complete this Building Guide** by filling in the blanks on page two, and indicating which construction details will be used.

2. **Provide 2 Plot Plans** (site plan) showing dimensions of your project or addition and its relationship to existing buildings or structures on the property and the distance to existing property lines drawn to scale.

3. **Fill out a building permit application.**

The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.

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**Single Family Residential Uncovered Decks and Porches**

**Directions**
1. Fill in the blanks. Please print legibly.
2. Indicate in the check box which detail from page 3 will be used.

### Deck Section

- **Existing bldg.**
- **Electrical outlet required on decks over 20 sq. ft.**
- **Approved flashing required**
- **Beam splices to occur over posts with 1 1/2" bearing**
- **Attach decking with non corrosive fasteners**
- **36" high guard with balusters spaced so that a 4 Inch diameter sphere cannot pass through**
- **Check one**

- **Detail A**
- **Alternate Detail B1**
- **Alternate Detail B2**

### Size and Amount of Lags

(example: Two 1/2"x 4 1/2" lags @ 16" O.C.)

### Type of decking

(example: 1 x 4 or 2 x 6 - Trex)

### Span

- **2x____ joists spaced ____" apart**
  (example: 2 x 10" spaced 24" apart)
- **2x____ rim joist**
  (example: 2 x 10 - see Alternate B1 & B2)
- **____ x____ posts spaced ____ apart**
  (example: 4 x 4 posts spaced 8' apart)
- **Type of siding (existing) [ ]**

### Conditions such as attachment to cantilevers or veneers may require Engineer's approval

**Note:** Emergency escape windows are allowed to be installed under decks and porches provided the location of the escape window allows the emergency escape window to be fully opened and provides a path not less than 36" in height to a yard or court. 6 8" required for walk out basements or patios.

**Note:** A plot plan (plan view) showing the dimensions of your project or additions and its relationships to existing buildings or structures on the property must be included. In addition to project dimensions, your plot 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.

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**Detail A**
- Existing building
- Approved flashing required behind existing siding
- Attach to joists with non-corrosive fasteners
- Attach ledger to existing bldg. with non-corrosive lag bolts spaced min. 16” apart. Locate bolts to penetrate rim joist or wall studs.
- Non-corrosive metal joist hanger
- Approved flashing
- Conditions such as attachment to cantilevers or veneers may require Engineer’s approval

**Detail B**
- Beam splices to occur over posts with 1 1/2” bearing
- Secure balusters to beam
- Non-corrosive metal joist hanger
- Non-corrosive metal post/beam connector

**Alternate Detail B1**
- Secure balusters to beam
- Beam splices to occur over posts with 1 1/2” bearing
- Non-corrosive metal post/beam connector

**Alternate Detail B2**
- Full depth 2x solid blocking
- Secure balusters to beam
- Beam splices to occur over posts with 1 1/2” bearing
- Non-corrosive metal post/beam connector

**Detail C**
- 1/2” (min.) diameter anchor bolt embedded 7” min. into concrete pier or the equivalent
- Non-corrosive metal post anchor
- Finished grade
- 8” (min.) diameter pier
- 8” min. If less than 8”, post must be decay resistive
- 36” inches min.

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Stair & Handrail Specifications

**Acceptable Handrail Details**

Type II

- 1 1/4" - 2 1/4" Gripable
- 1 1/2" min.

Type I

- 1 1/2" min.
- 1 1/4" - 2 Gripable
- 1 1/2" min.

**Unacceptable Handrails**

- Open risers
- Less than 4"

**Stairway Notes:**

1. Stairways shall be not less than 36" in width.
2. Stairway rises shall be not greater than 7 3/4".
3. Stairway treads shall have a minimum run of 10".
4. The length of Run and the height of Riser shall not vary more than 3/8" in the entire run of the stair.
5. Stairs are required to be illuminated.
6. Open risers permitted if opening is less than 4".
7. A nosing not less than 3/4" but not more than 1 1/4" shall be provided on stairways with solid risers, and less than 11".
8. Composite materials (example: Trex) may require 4 stringers.

**Handrail Notes:**

1. Handrails shall be continuous on at least one side of stairs with 4 or more risers.
2. Top of the handrails shall be placed not less than 34 inches nor more than 38 inches above stair nosings.
3. The handgrip portion of handrails shall be not less than 1-1/4 inches nor more than 2 1/4 inches in cross section for non circular handrails.
4. Handrails shall be placed not less than 1-1/2 inches from any wall or other surface.
5. Handrails to be returned to wall, post or safety terminal (per 311.7.7.2 IRC)

**Guardrail Required if more than 30”**

- Deck
- Less than 6" dia.
- 34-38" above nosings
- Open risers less than 4"
- 7 3/4" max. rise
- 10" min. run from nosing to nosing
- Landing same width as stairs
- Finished grade

Open guardrails on decks more than 30 inches above grade or a floor below shall have members spaced so that a 4 inch diameter sphere cannot pass through.

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