

# Single Family 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 2006 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 City Hall. It is important that the permit is filled out completely to the best of your knowledge and that you provide any additional pertinent information.

# CONSTRUCTION DETAILS

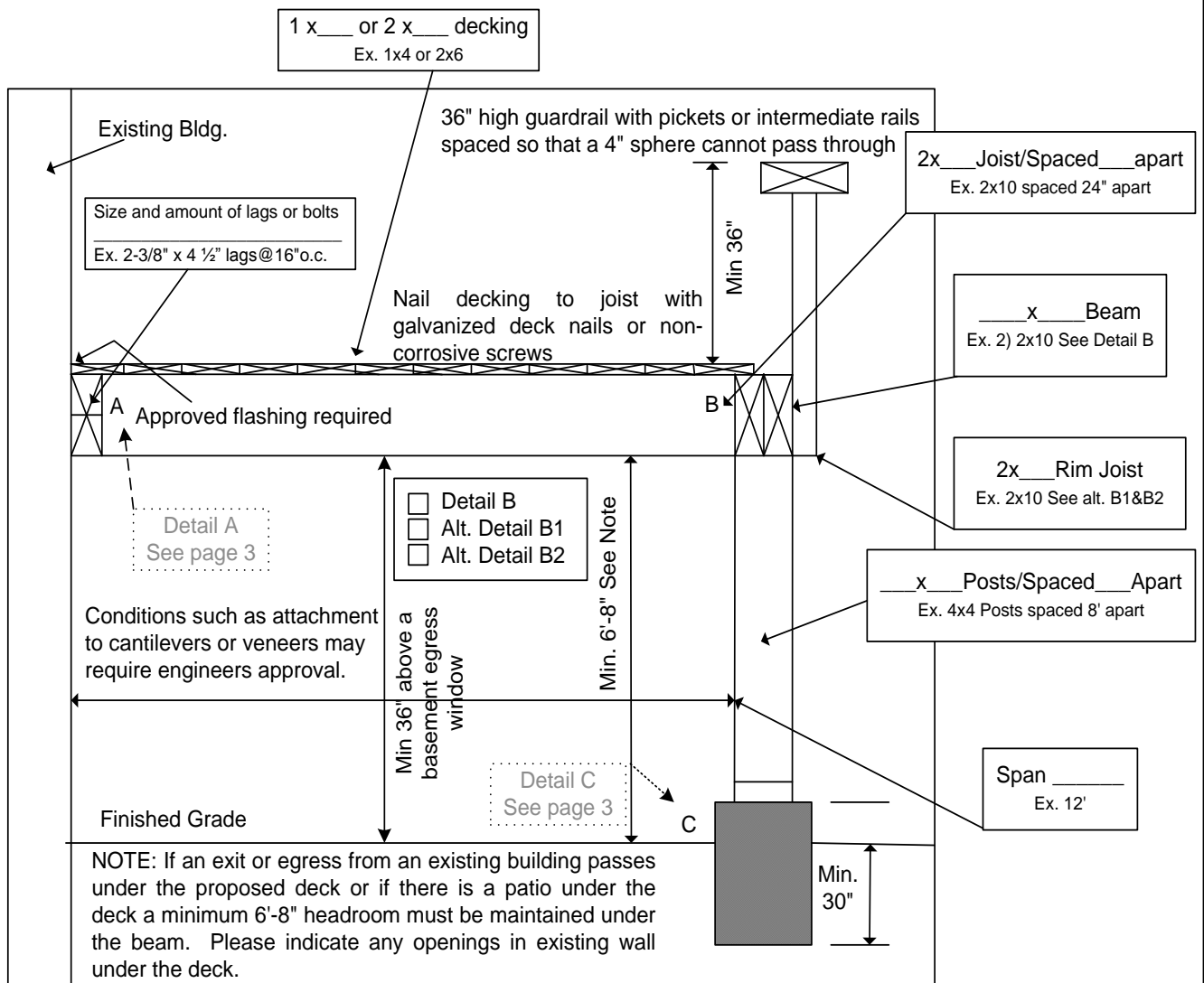
## Single Family Uncovered Decks & Porches

### 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:** \_\_\_\_\_

\_\_\_\_\_

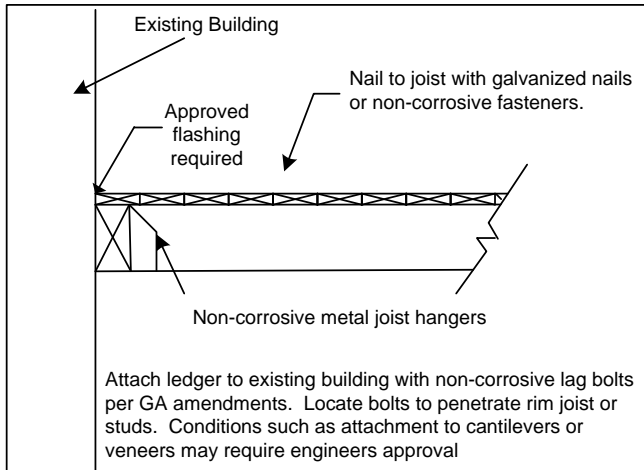


**NOTE:** A floor plan (plan review) showing the dimensions of your project or addition and its relationship to the existing building or structure on the property must be included. In addition to the projects dimensions, your floor plan must also show other details such as post locations and spacing,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

# CONSTRUCTION DETAILS

## Single Family Uncovered Decks & Porches

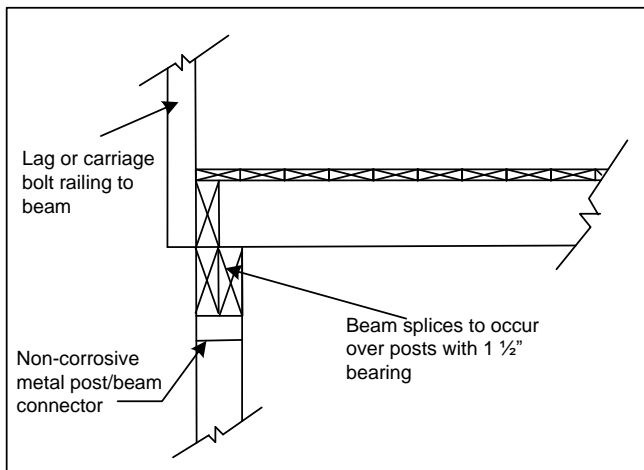
DETAIL A



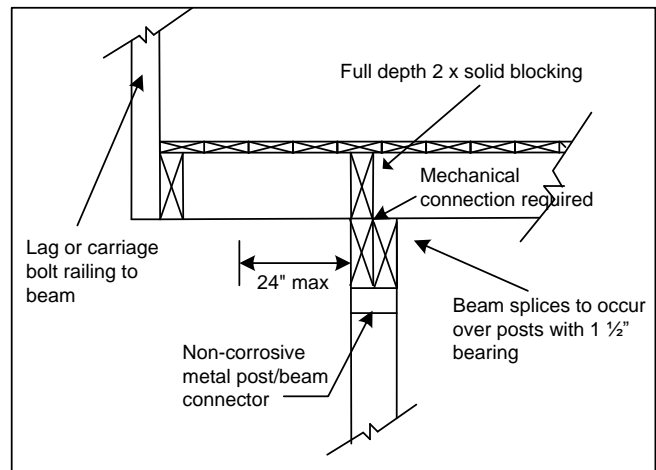
DETAIL B



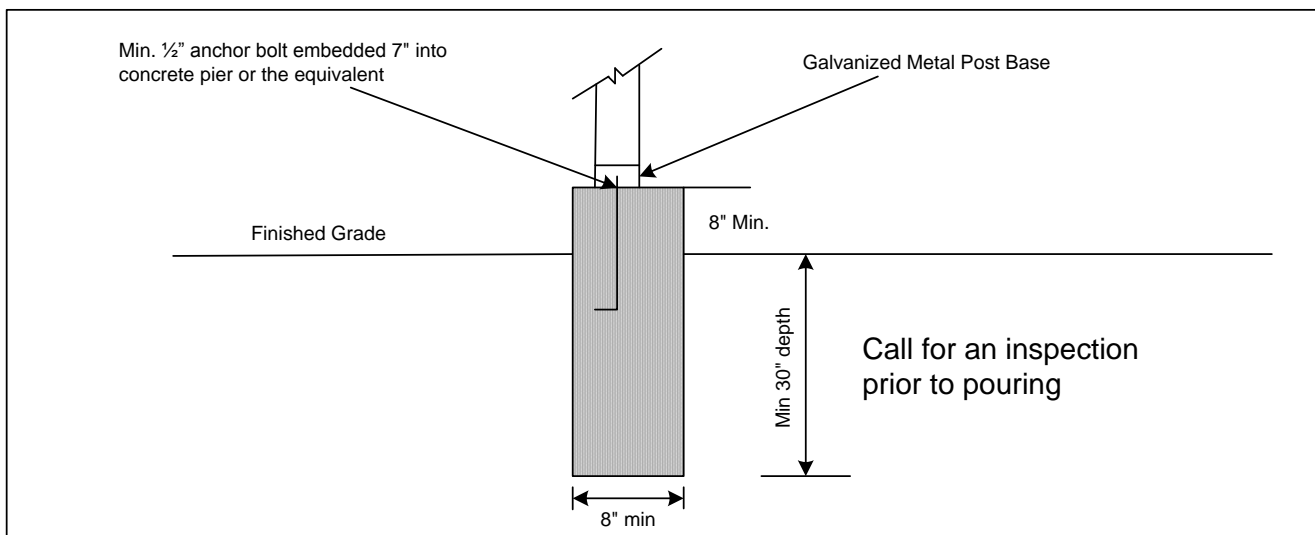
DETAIL B1



DETAIL B2



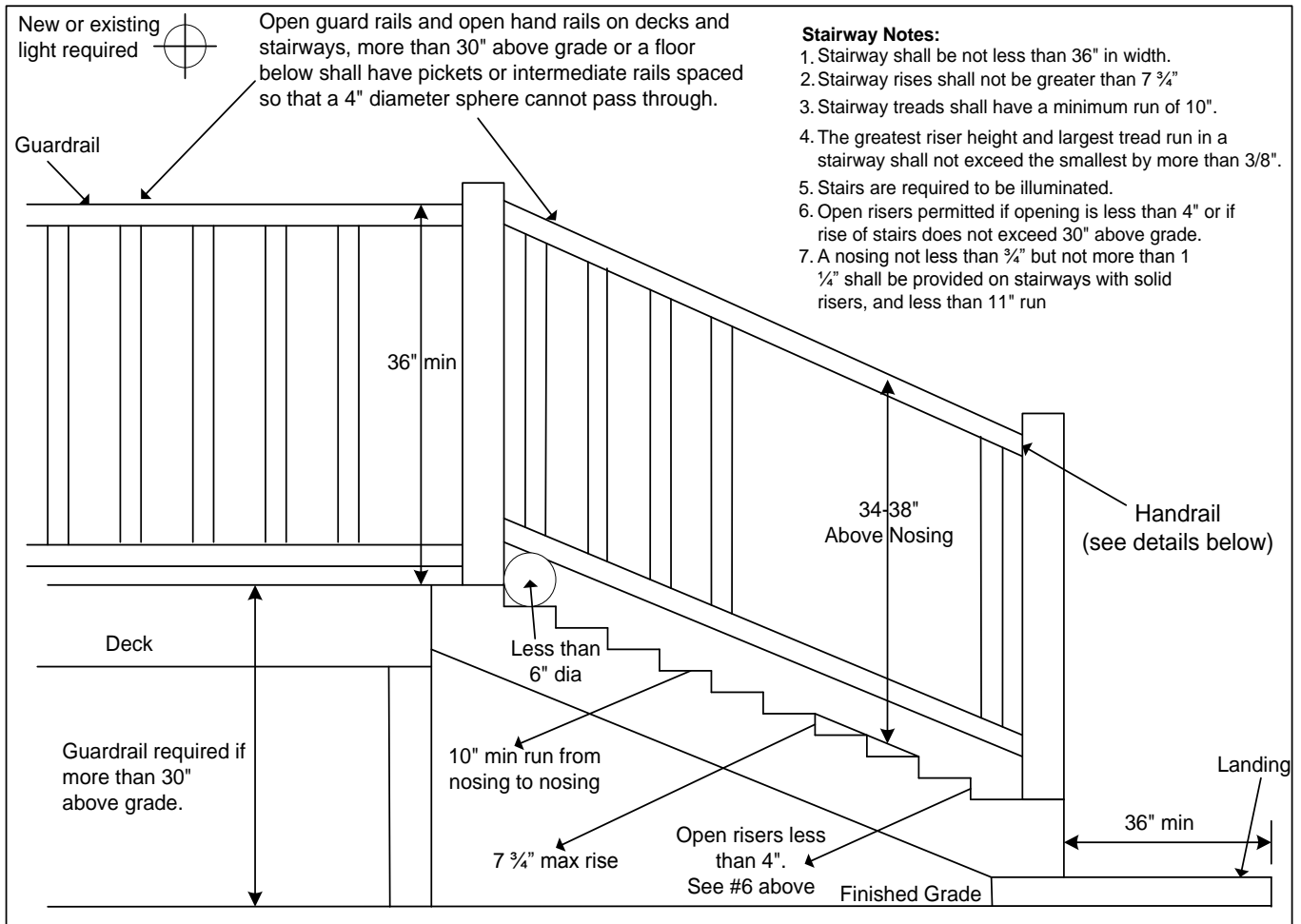
DETAIL C



# CONSTRUCTION DETAILS

## Single Family Uncovered Decks & Porches

### STAIR & HANDRAIL SPECIFICATIONS



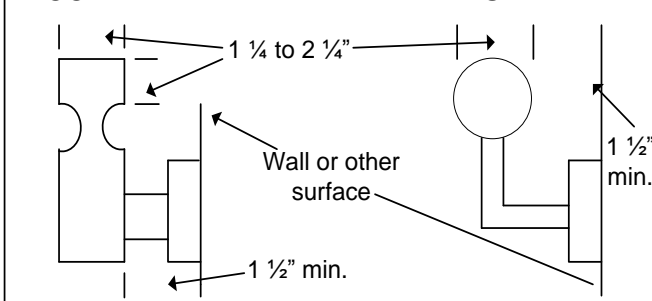
#### Stairway Notes:

1. Stairway shall be not less than 36" in width.
2. Stairway rises shall not be greater than 7 3/4"
3. Stairway treads shall have a minimum run of 10".
4. The greatest riser height and largest tread run in a stairway shall not exceed the smallest by more than 3/8".
5. Stairs are required to be illuminated.
6. Open risers permitted if opening is less than 4" or if rise of stairs does not exceed 30" above grade.
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" run

#### 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

