

Building Guide

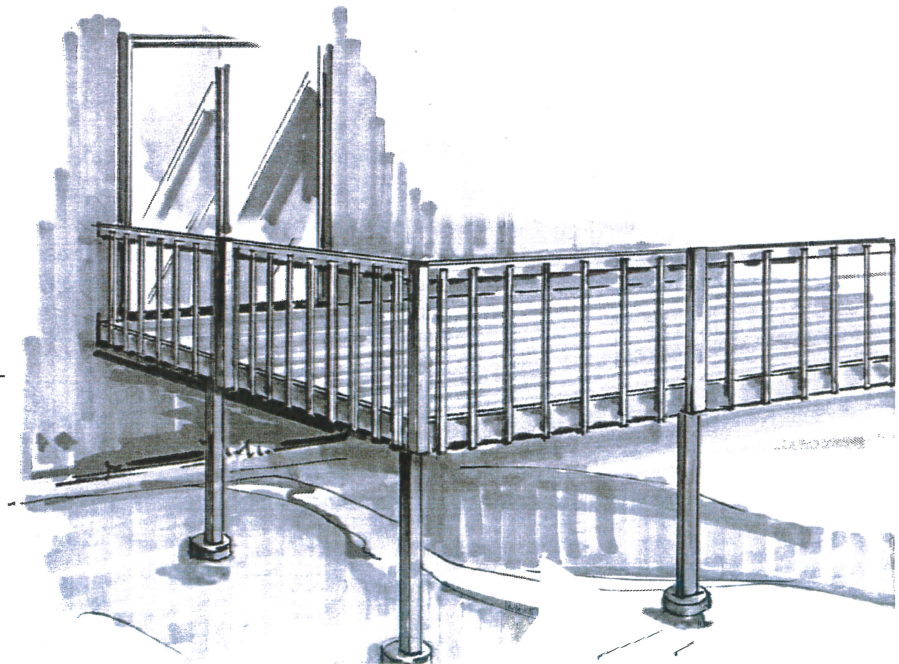
Single Family Residential Uncovered Decks and Porches

How to Use this Guide

Check with your jurisdiction regarding type of submittal (paper or electronic) and for additional requirements. Draw to scale and complete the following (hint: use graph paper with $\frac{1}{4}$ " squares. Example: $\frac{1}{4}$ " = 1')

- 1. Complete this Building Guide** by filling in the blanks on page three, and indicating which construction details will be used.
- 2. Provide Plot Plan** (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. See page 2.
- 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.

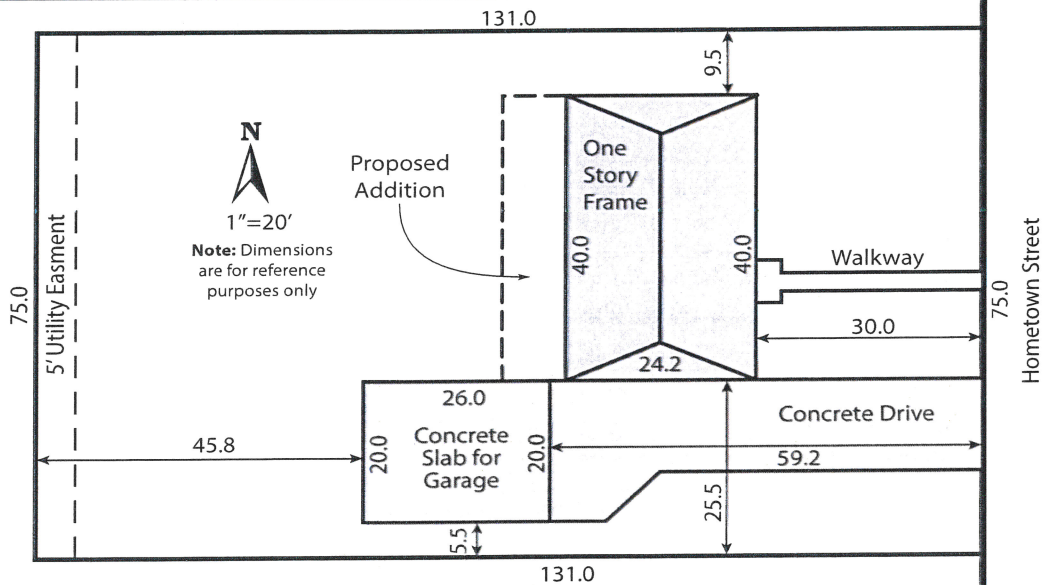


This handout was developed as a basic plan submittal under the 2015 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.

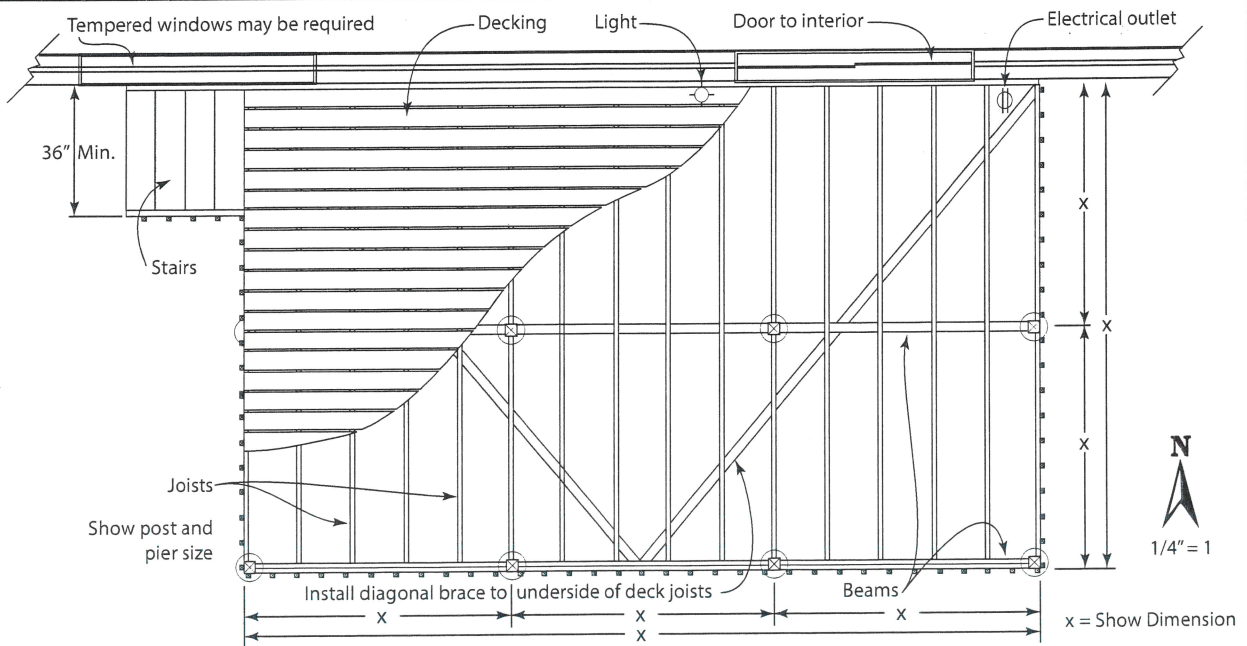
Single Family Residential Uncovered Decks and Porches

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 plan view 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.

Site Plan Example



Plan View Example



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 4 will be used.

Address: _____

Size and Spacing of Lags

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

Type of decking _____ x _____ - _____
(example: 1 x 4 or 2 x 6 - Trex)

Deck Section

Existing bldg.

Electrical outlet
required on decks

Approved
flashing
required

Beam splices to occur over
posts with 1 1/2" bearing

Attach decking with non corrosive fasteners

Detail A
(see page 4)

Check one

- ☐ Detail B
☐ Alternate Detail B1
☐ Alternate Detail B2
(see page 4)

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

Span

6 Ft. 8 in. min. (see note)

Detail C
(see page 4)

Finished grade

Note: Emergency escape windows are allowed
to be installed under decks and porches provided
the location of the deck 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.

30 inches Min.

2x _____ joists
spaced _____ " apart
(example: 2 x 10" spaced 24" apart)

() _____ x _____ beam
(example: (2) 2 x 10 - see detail B)

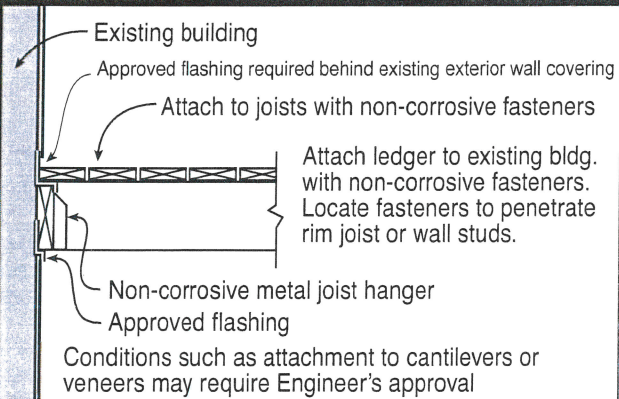
_____ x _____ posts
spaced _____ apart
(example: 4 x 4 posts spaced 8' apart)

Span _____
(example: 13' - 4")

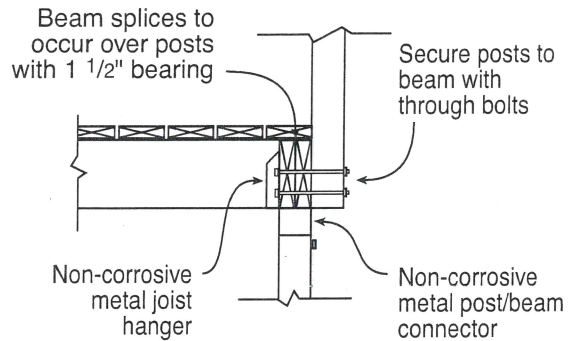
Type of exterior wall covering
(existing) _____

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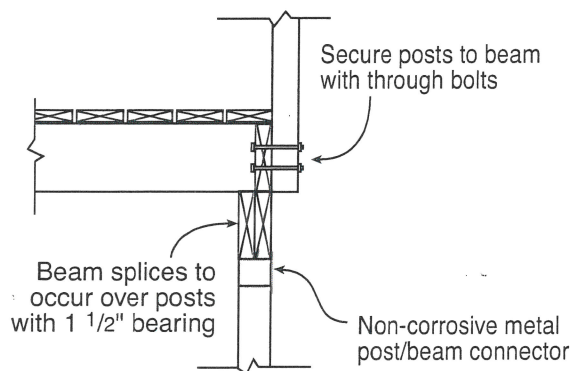
Detail A



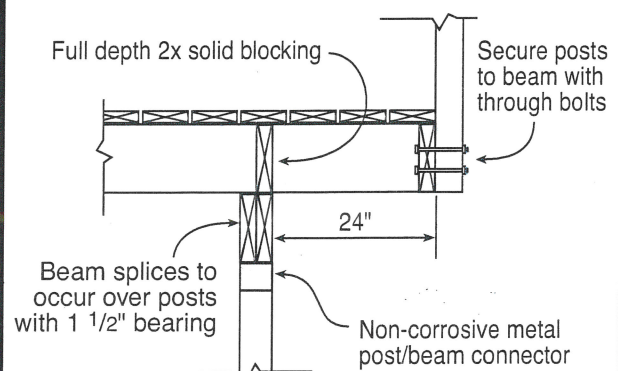
Detail B



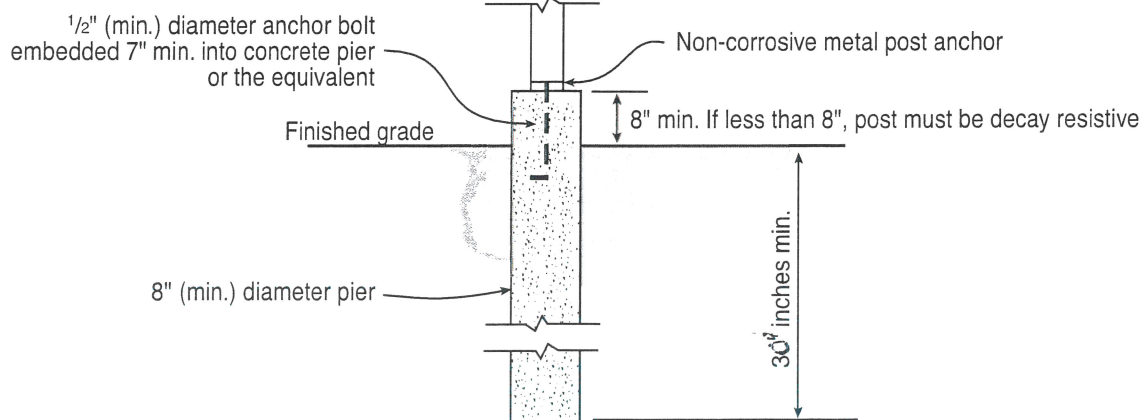
Alternate Detail B1



Alternate Detail B2

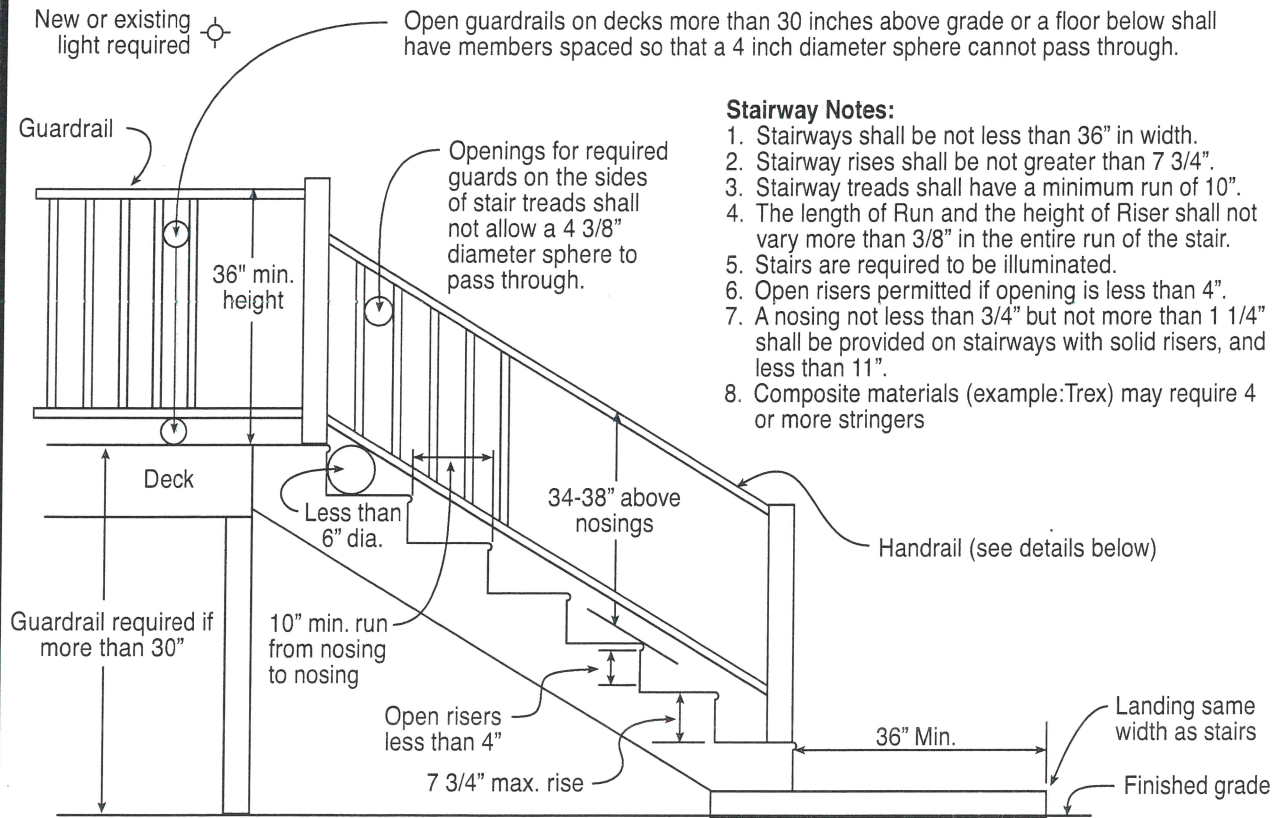


Detail C



Single Family Residential Uncovered Decks and Porches

Stair & Handrail Specifications



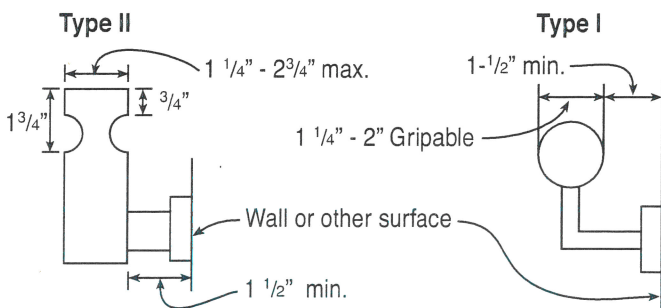
Stairway Notes:

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 or more 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 311.7.8.2 IRC)

Acceptable Handrail Details



Unacceptable Handrails

