

Residential Deck

Permit submittal requirements

Incomplete submittals will be returned without being reviewed or approved

1. A complete BUILDING PERMIT APPLICATION, signed and dated by the applicant.
2. SITE PLAN, (1) copy submitted for permanent records, must show the location of all proposed construction and all clearances in relation to property and any other structures currently on the property.
3. CONSTRUCTION PLANS. Provide two complete sets, drawn to scale, showing all work that is proposed, including:
 - All framing specifications, including the type of lumber being used, the size of the dimension lumber and on center spacing of all framing members.
 - The plans must clearly indicate the spans of ALL framing members, joists from wall to beam, cantilever length (2' maximum), beam span from post to post, etc
 - Provide specific details regarding the beam construction, whether it is solid sawn, a built up beam (multiple members nailed together as a beam), or one member on each side of the posts (which is not calculated as a beam), etc
 - Provide details regarding how the ledger is to be attached to the house, including the bolt type, diameter, length and on center spacing
 - Indicate the type and size of the joist hangers to be used
 - Indicate how the posts are to be anchored to the piers and to the beam
 - Indicate the diameter and depth of the caissons (12" X 36" minimum unless stamped engineered details are provided)
 - Indicate the total square footage for the deck being built
 - Detail how the stairs are to be built, number of stringers, rise and run dimensions, type and height of handrails, verify that there will be a 36" X 36" landing at the base of the stairs, that the stringers will be adequately anchored to the deck, etc
 - Detail the type of and handrail and guardrail to be used, the height and how it is to be supported. Guardrails and handrails must be able to withstand a 200# single concentrated load applied in any direction at any point along the top and 50 PSF applied horizontally at right angles over the entire tributary area and guard in fill components, per the requirements of Table R301.5 of the 2015 IRC.
 - Clearly indicate the height above grade to the walking surface and clearances to all framing members where deck components are less than 18" to grade level
 - Code compliant egress must be maintained from basement egress windows, where decks are built over or near such windows. Provide details if applicable.
 - All components must be inspected prior to concealment
 - **Please refer and use the attached Colorado ICC Chapter guidelines as an aid in proper permit submittal, though additional details are normally required.**



Building Guide

Colorado Chapter of the International Code Council

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.

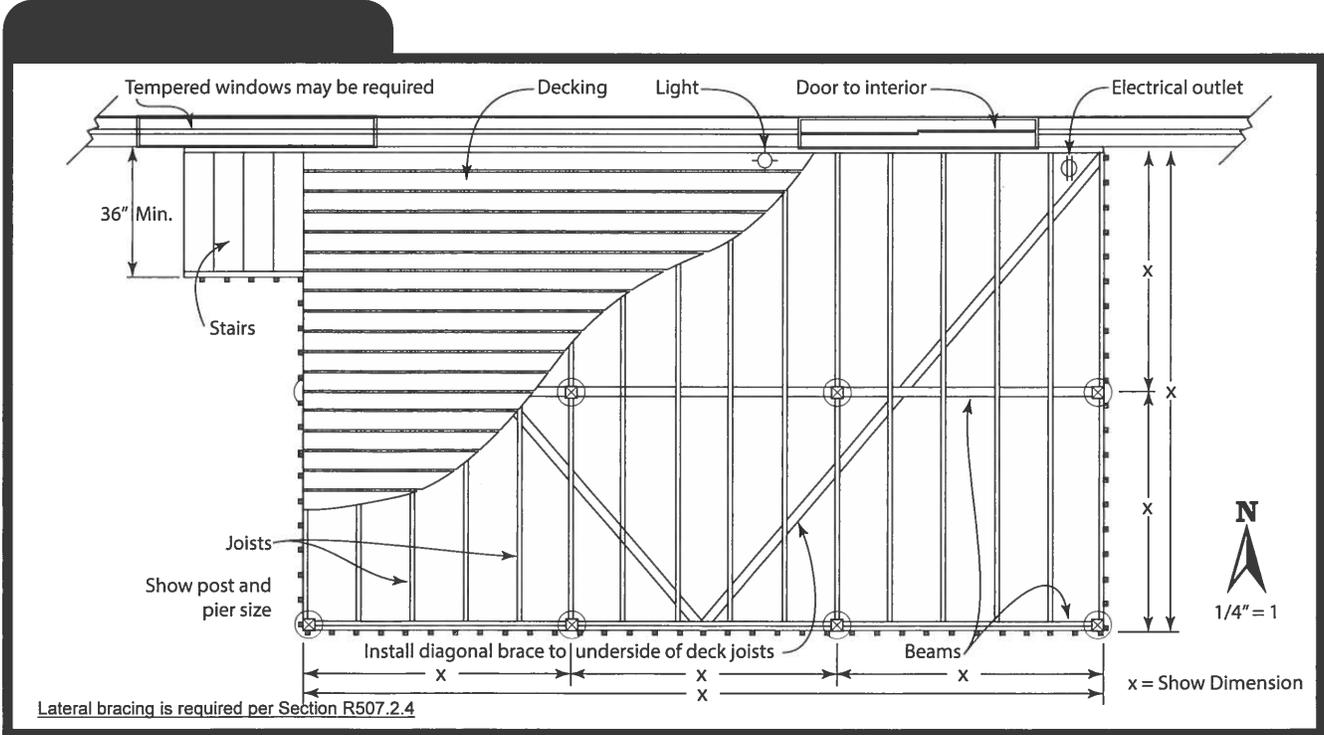
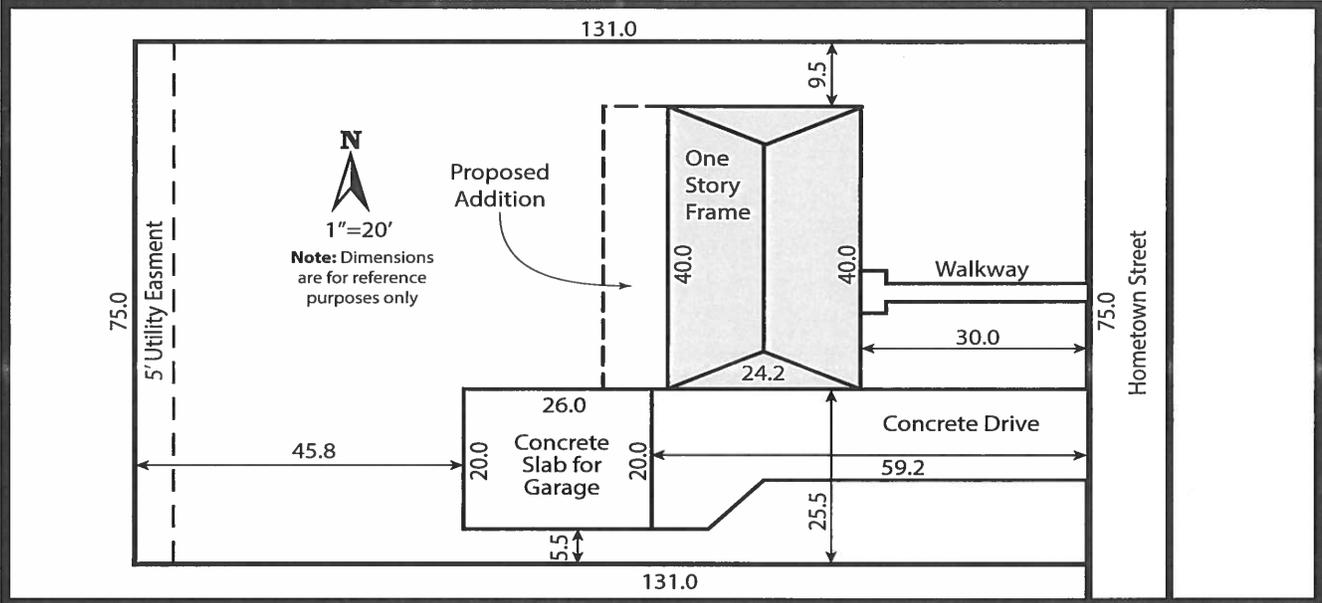
The Colorado Chapter of the International Code Council is a professional organization seeking to promote the public health, safety and welfare to building construction. We appreciate your feedback and suggestions. To obtain a master copy of this building guide, please write to the Colorado Chapter of the International Code Council, P.O. Box 961, Arvada, CO 80001.
<http://www.coloradochaptericc.org>



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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.

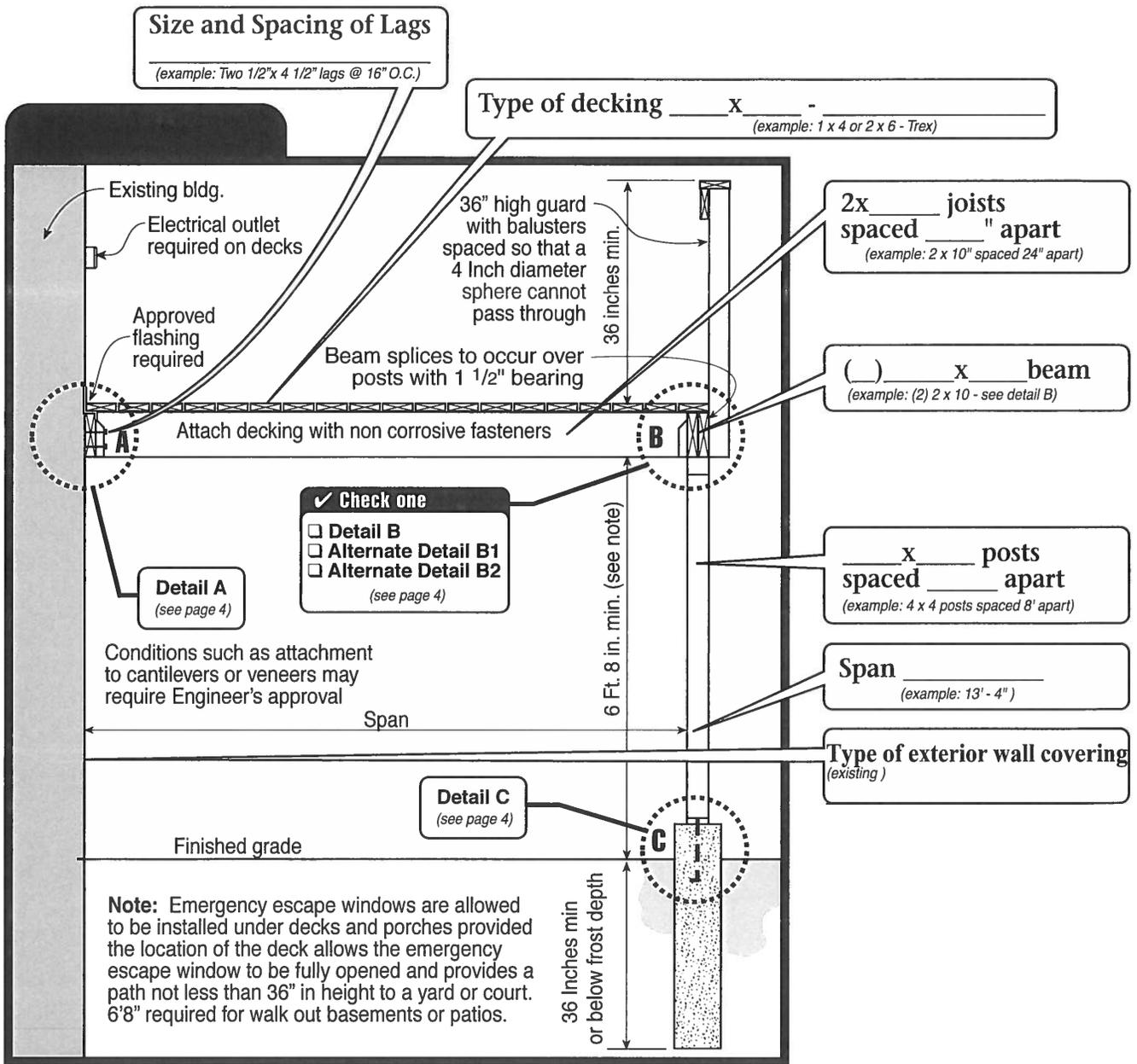


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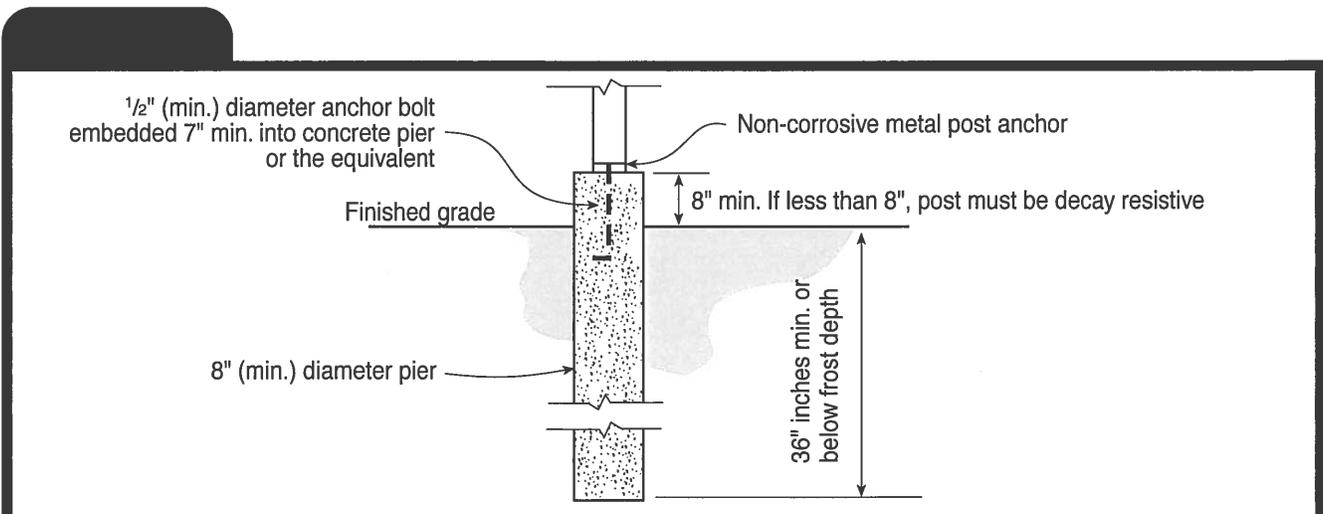
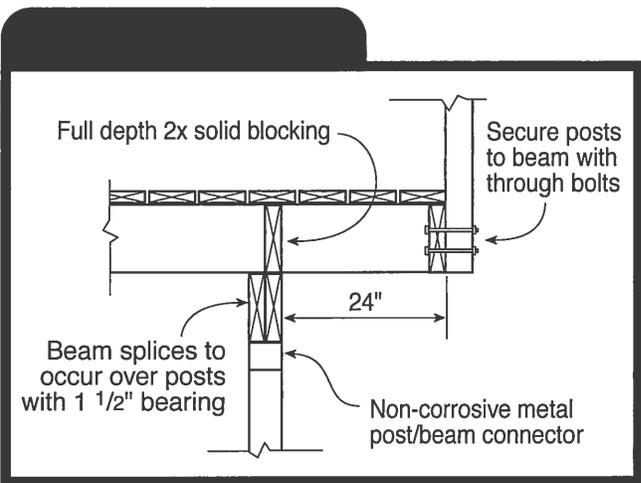
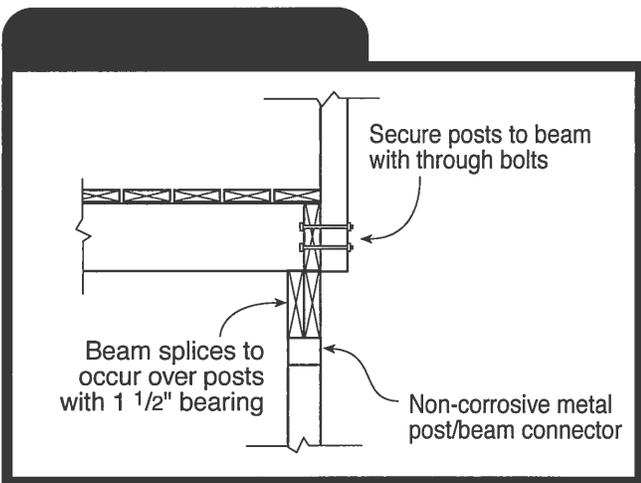
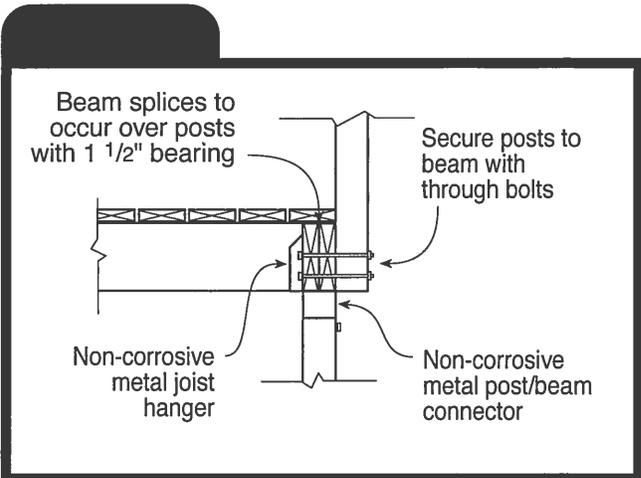
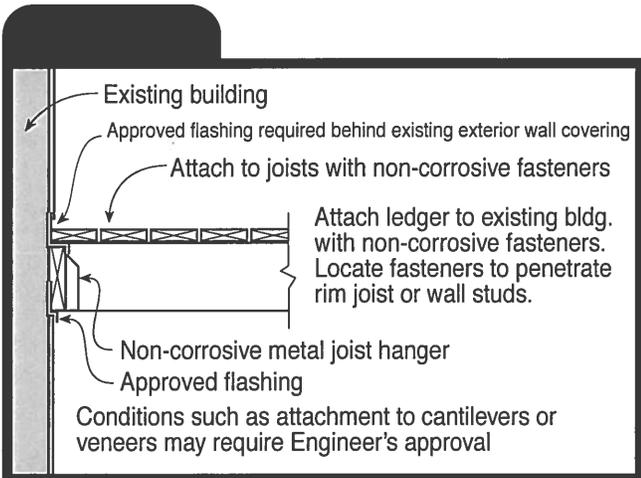
Directions

1. Fill in the blanks. Please print legibly.
2. Indicate in the check box which detail from page 4 will be used.



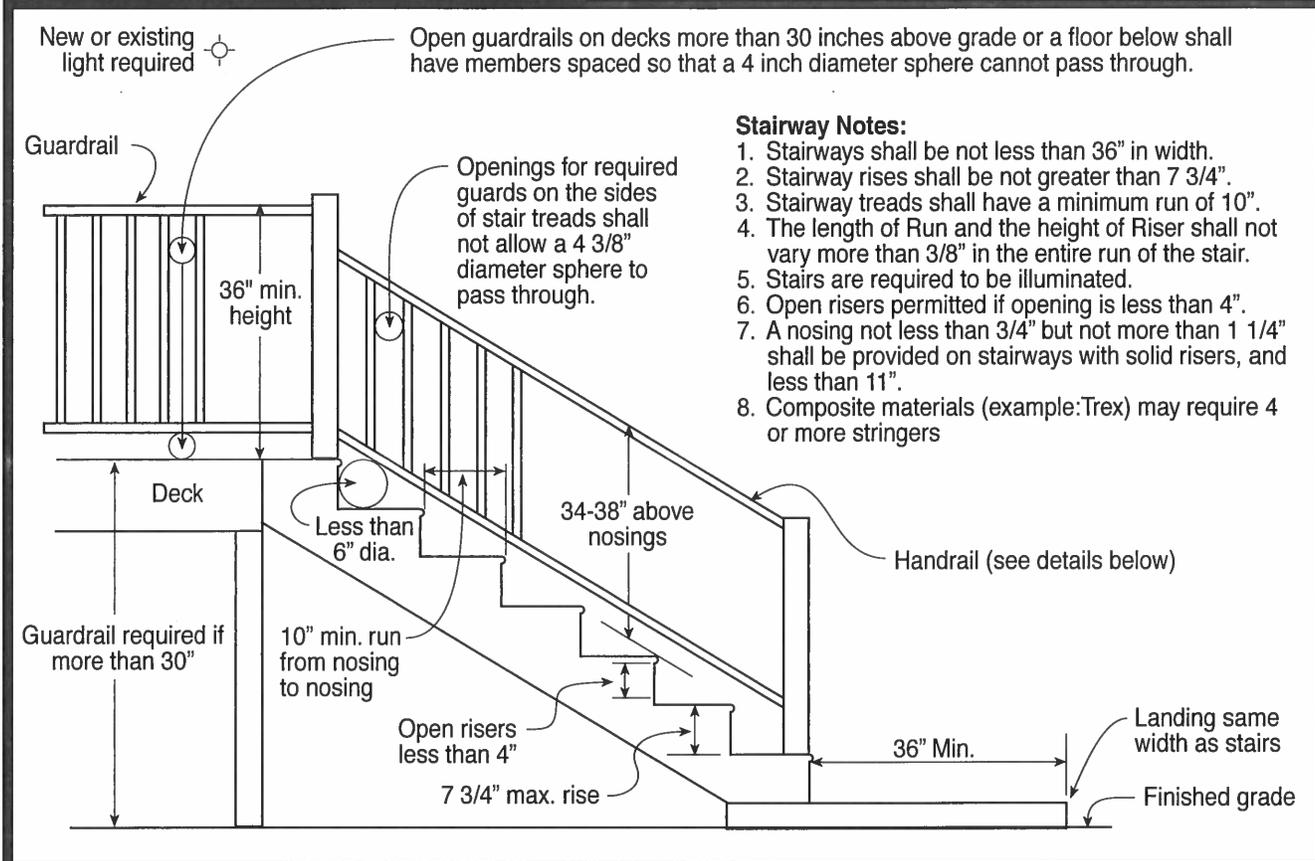
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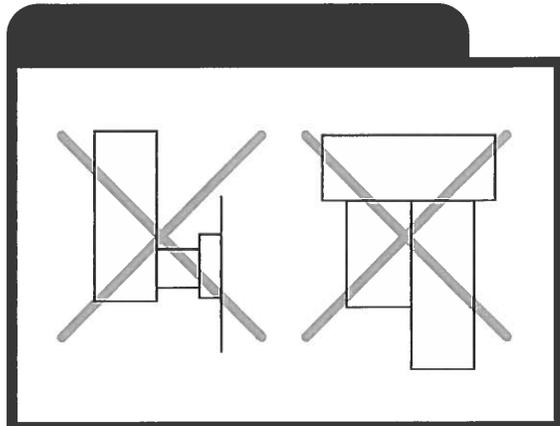
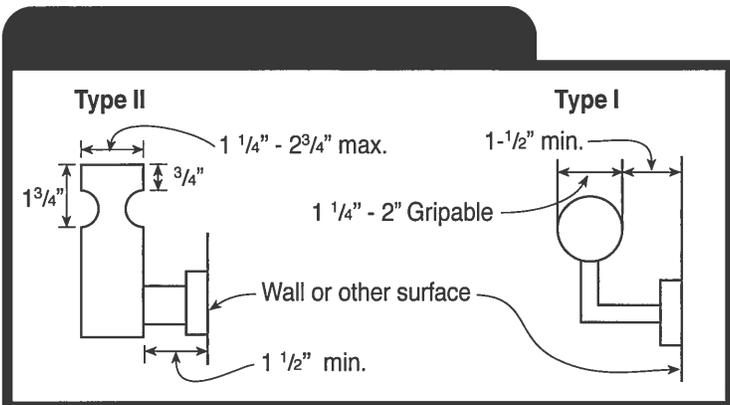


Stairway Notes:

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)



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