Building Guide

Single Family Residential
Uncovered Decks & Porches

How to Use this Guide
Provide two sets of the required documents and complete the following:

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. Show the well and septic locations.

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.

NAME: 
ADDRESS: 
PHONE: 
PERMIT NUMBER: 

[Image of a building and sketch]
Single Family Residential Uncovered Decks & Porches

Directions
1. Fill in the blanks on page 2 with dimensions and materials which will be used to build the structure. Please print legibly.
2. Indicate in the check box which detail from pages 2 & 3 will be used.

Deck Section

1x___ or 2x___ decking
(example: 1 x 4 or 2 x 6)

Existing bldg.
Existing Moisture Barrier
Provide Continuous Moisture Barrier behind Ledger

Approved flashing required

36 inch high guard with balusters spaced so that a 4 inch diameter sphere cannot pass through

Attach decking with non corrosive fasteners

Install lateral load tension brackets per requirements

Detail ___
(See details page 5)

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

(____) x____ beam
(example: (2) 2 x 10)

2x___ rim joist
(example: 2 x 10)

____ posts spaced _____ apart
(example: 4 x 4 posts spaced 8" apart)

Span
(example: 13' - 4"

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

Detail ___
(see pgs 3 & 4)

Detail ___
(see pgs 3 & 4)

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

Finished grade is to be sloped away from structure, 6" in 10'

Inches Min.

Note: If an exit or egress from the existing building passes under the proposed deck, or if there is an existing patio under the proposed deck, a minimum clear headroom of not less than 6ft. 8in. must be maintained under the beam. Please indicate openings in existing wall.

Note: A plot plan (plan view) showing the dimensions of your project or additions and its relationship 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
- Attach to joists with non-corrosive fasteners
- Attach ledger to existing bldg. with non-corrosive lag bolts. Locate bolts to penetrate rim joist or wall studs. See pg. 2
- Use rot resistant ledger board
- Non-corrosive metal joist hanger
- Conditions such as attachment to cantilevers or veneers may require Engineer's approval

Detail B
- Secure balusters to beam
- Non-corrosive metal joist hanger
- Non-corrosive metal post/beam connector

Alternate detail B1
- Secure balusters to beam
- Non-corrosive metal post/beam connector

Alternate Detail B2
- Secure balusters to beam
- Full depth 2x solid blocking
- Non-corrosive metal post/beam connector
- 24" max.

Detail C
- ½" (min.) diameter anchor bolt embedded 7" min. into concrete pier or the equivalent
- Non-corrosive metal post anchor
- Finished grade
- 8" min. If less than 8", post must be decay resistive
- 12" (min.) diameter pier

NAME:
ADDRESS:
PHONE:
PERMIT NUMBER:
Foundation Examples, Reinforcement not shown

**DETAIL: D**
- 3.5 IN. MIN.
- BEARING WALL
- MONOLITHIC SLAB WITH INTEGRAL FOOTING
- \[ W \]

**DETAIL: E**
- BEARING WALL
- MONOLITHIC SLAB WITH INTEGRAL FOOTING
- \[ W \]

**DETAIL: F**
- 3.5 IN. MIN.
- GROUND SUPPORT SLAB WITH MASONRY WALL AND SPREAD FOOTING
- \[ W \]
- \[ T \]

**DETAIL: G**
- BEARING WALL
- GROUND SUPPORT SLAB WITH MASONRY WALL AND SPREAD FOOTING
- \[ W \]
- \[ T \]

**DETAIL: H**
- BEARING WALL
- \[ W \]
- \[ T \]

**DETAIL: I**
- BEARING WALL
- \[ W \]
FIGURE 507.2.3-USE 2 MINIMUM PER DECK WITHIN 24" OF ENDS OF DECK

DETAIL J

NOTE:
This detail is applicable where floor joists are parallel to deck joists.

SHEATHING
SIDING
FLASHING FOR WATER TIGHTNESS
DECKING
APPROVED JOIST HANGERS
2x LEDGER WITH FASTENERS IN ACCORDANCE WITH TABLE R507.2

HOLD-DOWN DEVICE MIN 750 LB. CAPACITY AT 4 LOCATIONS, EVENLY DISTRIBUTED ALONG DECK AND ONE WITHIN 2' OF EACH END OF THE LEDGER. HOLD-DOWN DEVICES SHALL FULLY ENGAGE DECK JOIST PER HOLD-DOWN MANUFACTURER.

A FULLY THREADED 3/8" DIAMETER LAG SCREW PREDRILLED W MIN 3"
PENETRATION TO CENTER OF TOP PLATE, STUDS, OR HEADER.

FIGURE 507.2.3(2)

DETAIL K

FIGURE 507.2.3(2)-USE 4 MINIMUM PER DECK

NAME: 
ADDRESS: 
PHONE: 
PERMIT NUMBER: 

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Stair & Handrail Specifications

Open guardrails and open handrails 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. Provide 4 3/8" at stair guard rails maximum.

Stairway Notes:
1. Stairways shall be not less than 36" in width.
2. Stairway rises shall be not greater than 8".
3. Stairway treads shall have a minimum run of 9".
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".

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 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 circular cross section.
4. Handrails shall be placed not less than 1-1/2 inches from any wall or other surface.

Acceptable Handrail Details

1 1/4" - 2 3/4" max.
1 1/4" - 2" Gripable
Wall or other surface
1 1/2" min.

Unacceptable Handrails

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NAME:  
ADDRESS:  
PHONE:  
PERMIT NUMBER:  