

# **Building Guide**

**Colorado Chapter of the International Code Council** 

# Single Family Residential Uncovered Decks and Porches

### **How to Use this Guide**

Provide two sets of plans, drawn to scale and complete the following (*hint: use graph paper with*  $\frac{1}{4}$ " squares. Example:  $\frac{1}{4}$ " = 1'): Check with your jurisdiction for additional requirements.

- **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. See page 3.
- 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

This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2012 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.



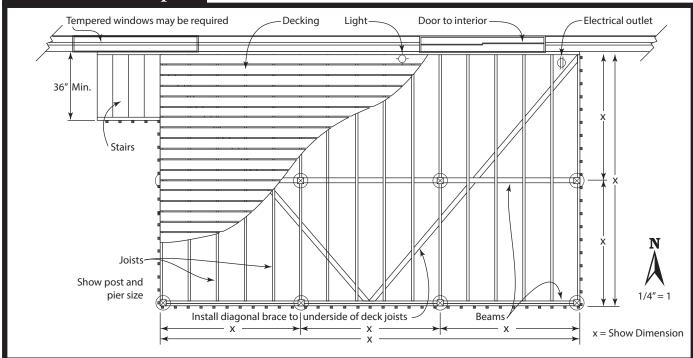
#### **Directions** Address: **1.** Fill in the blanks. Please print legibly. **2.** Indicate in the check box which detail from page 4 will be used. Size and Spacing of Lags (example: Two 1/2"x 4 1/2" lags @ 16" O.C.) Type of decking \_\_\_\_ **Deck Section** (example: 1 x 4 or 2 x 6 - Trex) Existing bldg. 36" high guard joists Electrical outlet with balusters " apart spaced required on decks spaced so that a (example: 2 x 10" spaced 24" apart) 4 Inch diameter sphere cannot Approved pass through flashing Beam splices to occur over required beam posts with 1 1/2" bearing (example: (2) 2 x 10 - see detail B) Attach decking with non corrosive fasteners rim joist (example: 2 x 10 - see Alternate B1 & B2) Check one min. (see note) □ Detail B □ Alternate Detail B1 posts □ Alternate Detail B2 spaced apart **Detail A** (see page 4) (example: 4 x 4 posts spaced 8' apart) (see page 3) .⊑ Conditions such as attachment ω Span to cantilevers or veneers may نن (example: 13' - 4") require Engineer's approval Span Type of siding (existing) **Detail C** (see page 4) Finished grade 36 Inches Min. Note: Emergency escape windows are allowed to be installed under decks and porches provided the location of the deck allows the emergency

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.

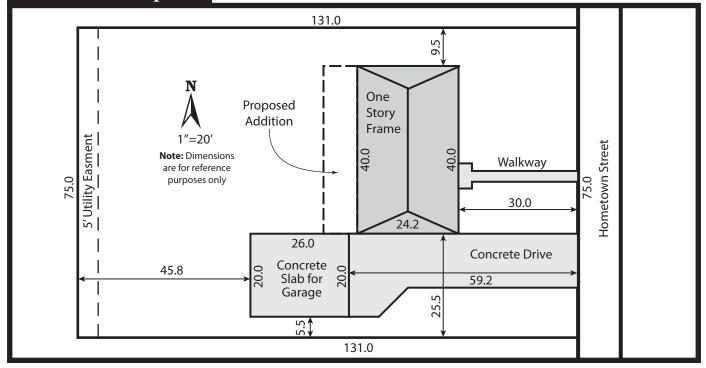
This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2012 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.

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.

### Plan View Example



### Site Plan Example



This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2012 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.

# Detail A Existing building

Approved flashing required behind existing siding

Attach to joists with non-corrosive fasteners

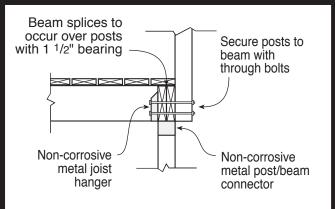
with non-corrosive fasteners.
Locate fasteners to penetrate rim joist or wall studs.

Non-corrosive metal joist hanger

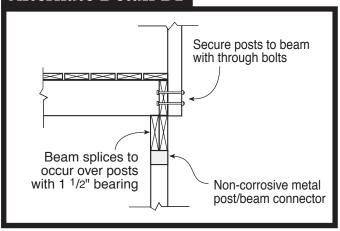
Attach ledger to existing bldg.

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

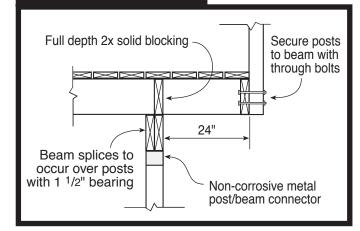
### Detail B



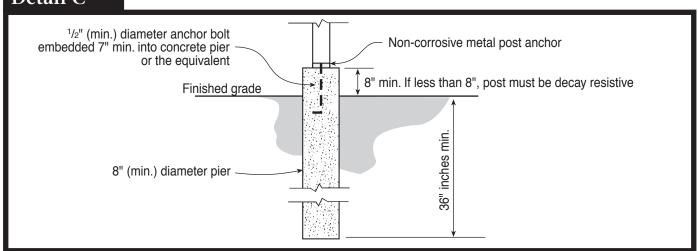
### **Alternate Detail B1**



### **Alternate Detail B2**

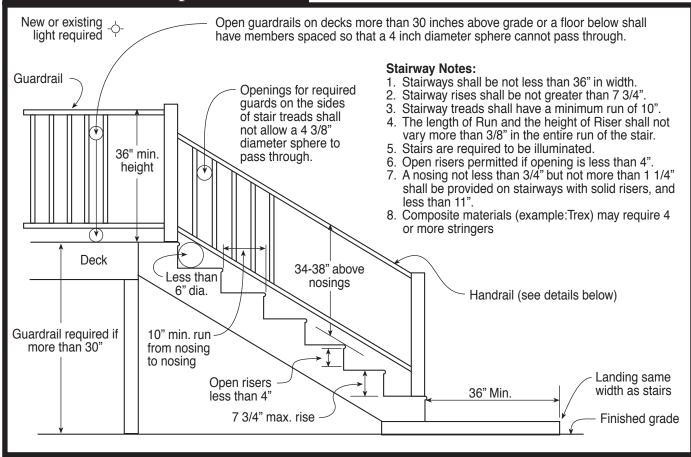


### Detail C



This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2012 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.

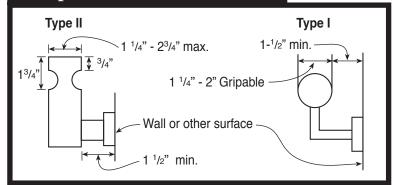
### Stair & Handrail Specifications



#### **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

This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2012 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.

5