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# DECKS & COVERED PATIOS FREE STANDING OR ATTACHED

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## 1. PLANNING & ZONING REQUIREMENTS

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Room #210 Phone # (719)276-7360

- Evidence of Ownership – Most recent recorded deed.
- Address – Issuance of Address or Verified Address
- County Driveway Access Permit / State Highway Access Permit
- Plot Plan – Configuration of lot and all property dimensions. Location on lot & dimensions of all structures. Identify each structure as “existing” or “proposed.” Setback distances from proposed structures to all property lines and any existing buildings. Location and name of any public or private roads which adjoin property. Location that driveway enters property. North arrow. (2 Copies)

## 2. BUILDING DEPARTMENT REQUIREMENTS FOR DECKS & COVERED PATIOS

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Room #212 Phone # (719)276-7460

- Flood Damage Prevention Permit – Only required if the property lies within a designated flood plain as determined by FEMA. A Flood Elevation Certificate is required to accompany the permit.
- Construction Details – May be prepared by the applicant. Details must identify structural components such as footing size & depth, floor support beam sizes, floor joist size & spacing, wall stud size & spacing, header size for all openings, roof assembly components or engineering from truss manufactures, etc. (2 Copies)
- Manufacturers Engineered Truss Design – Must be provided by truss manufacturer. Must be signed and sealed by a Colorado registered design professional. (2 Copies)

**\*\*Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared, signed and sealed by a Colorado registered design professional.\*\***



# Building Guide

Colorado Chapter of the International Code Council

## Single Family Residential Uncovered Decks and Porches

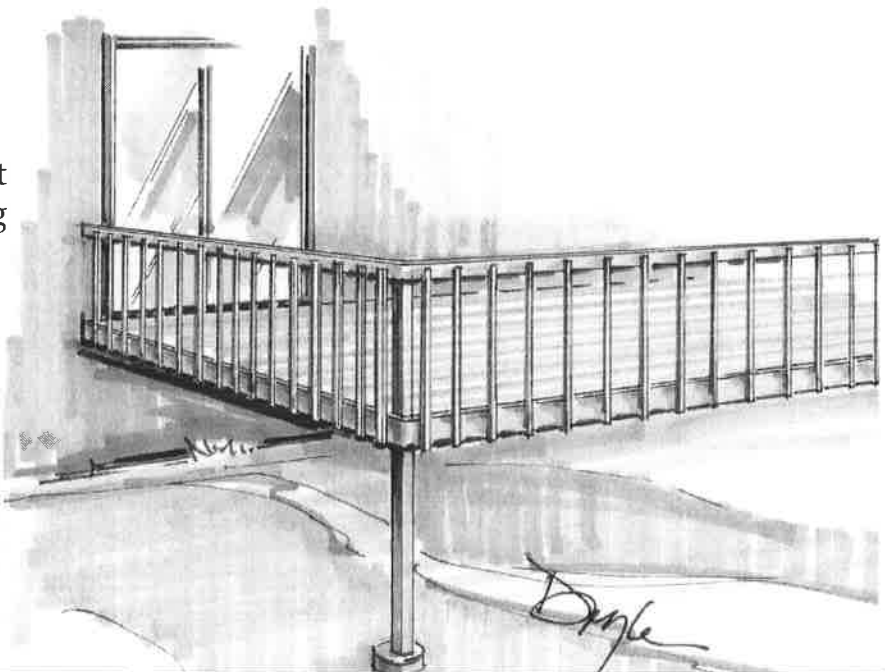
### How to Use this Guide

Provide two sets of plans 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.
- 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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# Single Family Residential Uncovered Decks and Porches

## Directions

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

Address: \_\_\_\_\_

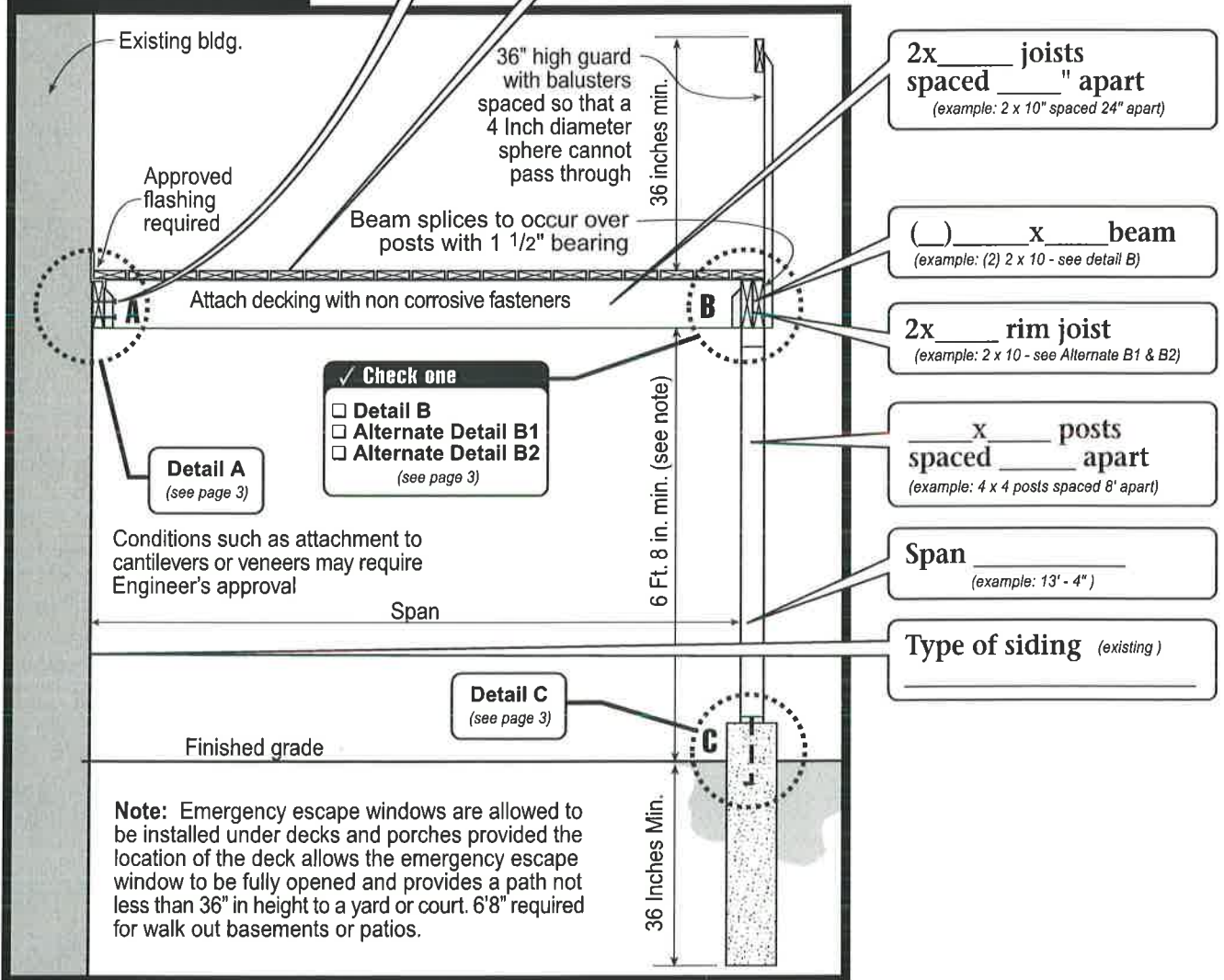
Size and Amount of Lags \_\_\_\_\_

(example: Two 3/8"x 4 1/2" lags @ 16" O.C.)

Height of Deck \_\_\_\_\_

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

## Deck Section



Check one

Detail B

Alternate Detail B1

Alternate Detail B2

(see page 3)

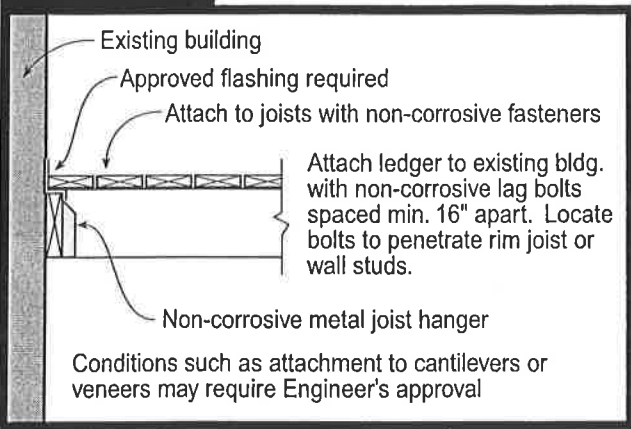
**Note:** A plot plan (plan view) showing the dimensions of your project or additions and its relationships to existing buildings or structures on the property must be included. In addition to project dimensions, your plot plan must also show other details such as post locations and spacing, joist and beam spans, and any other pertinent information not shown on the section drawing.

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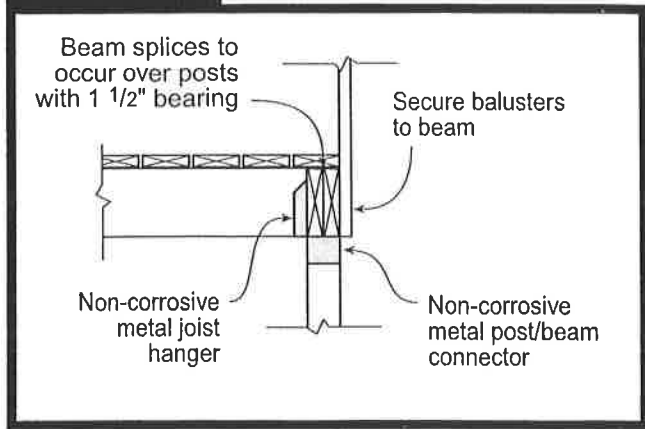
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# Single Family Residential Uncovered Decks and Porches

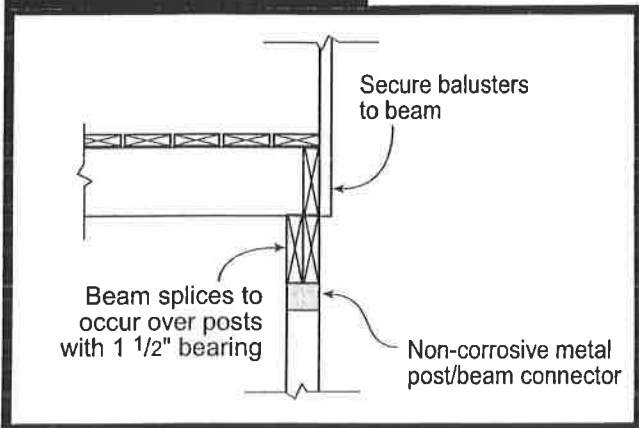
## Detail A



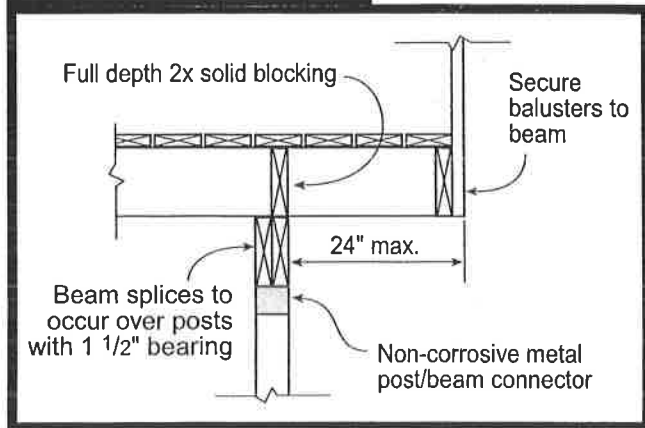
## Detail B



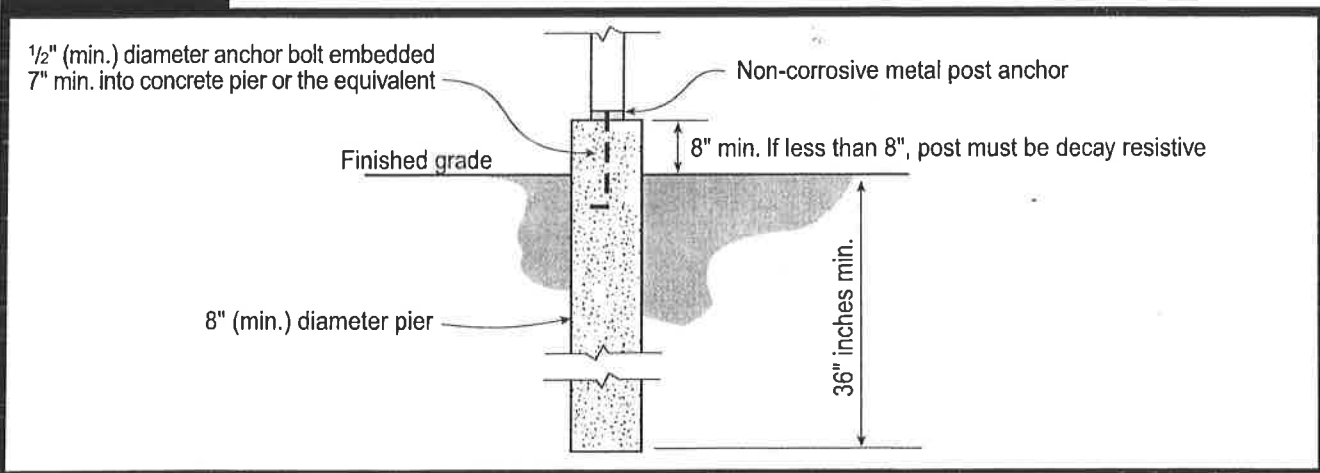
## Alternate Detail B1



## Alternate Detail B2



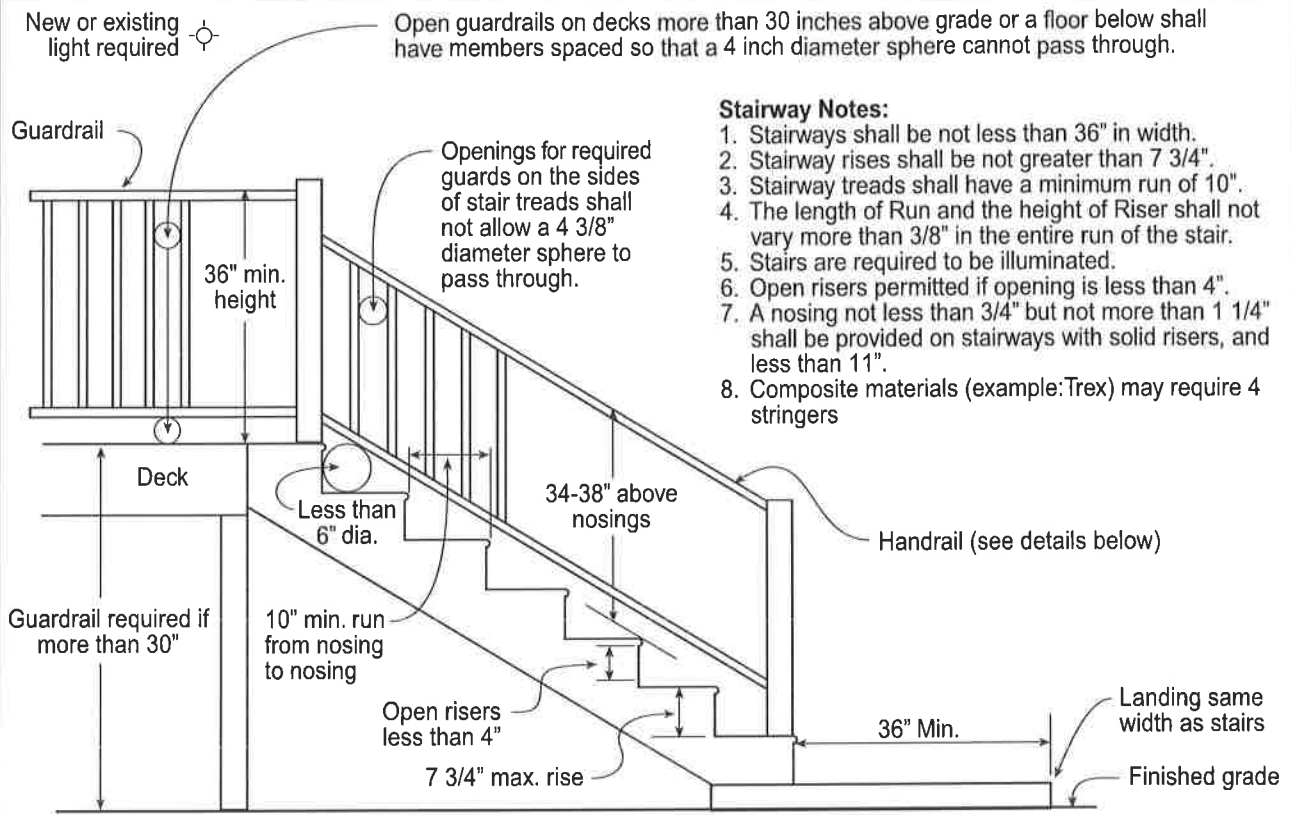
## Detail C



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# Single Family Residential Uncovered Decks and Porches

## Stair & Handrail Specifications



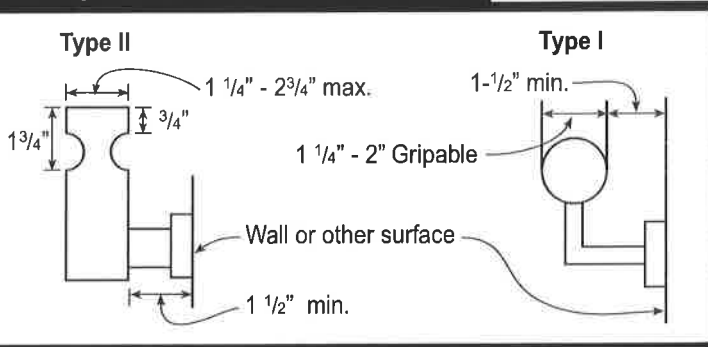
### Stairway Notes:

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 stringers

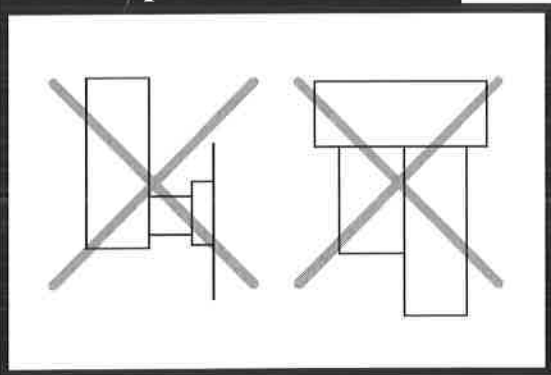
### Handrail Notes:

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 311.5.6.2 IRC)

### Acceptable Handrail Details



### Unacceptable Handrails



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