

DECKS AND STAIRS

A PERMIT IS REQUIRED FOR ALL DECKS.

Inspections:

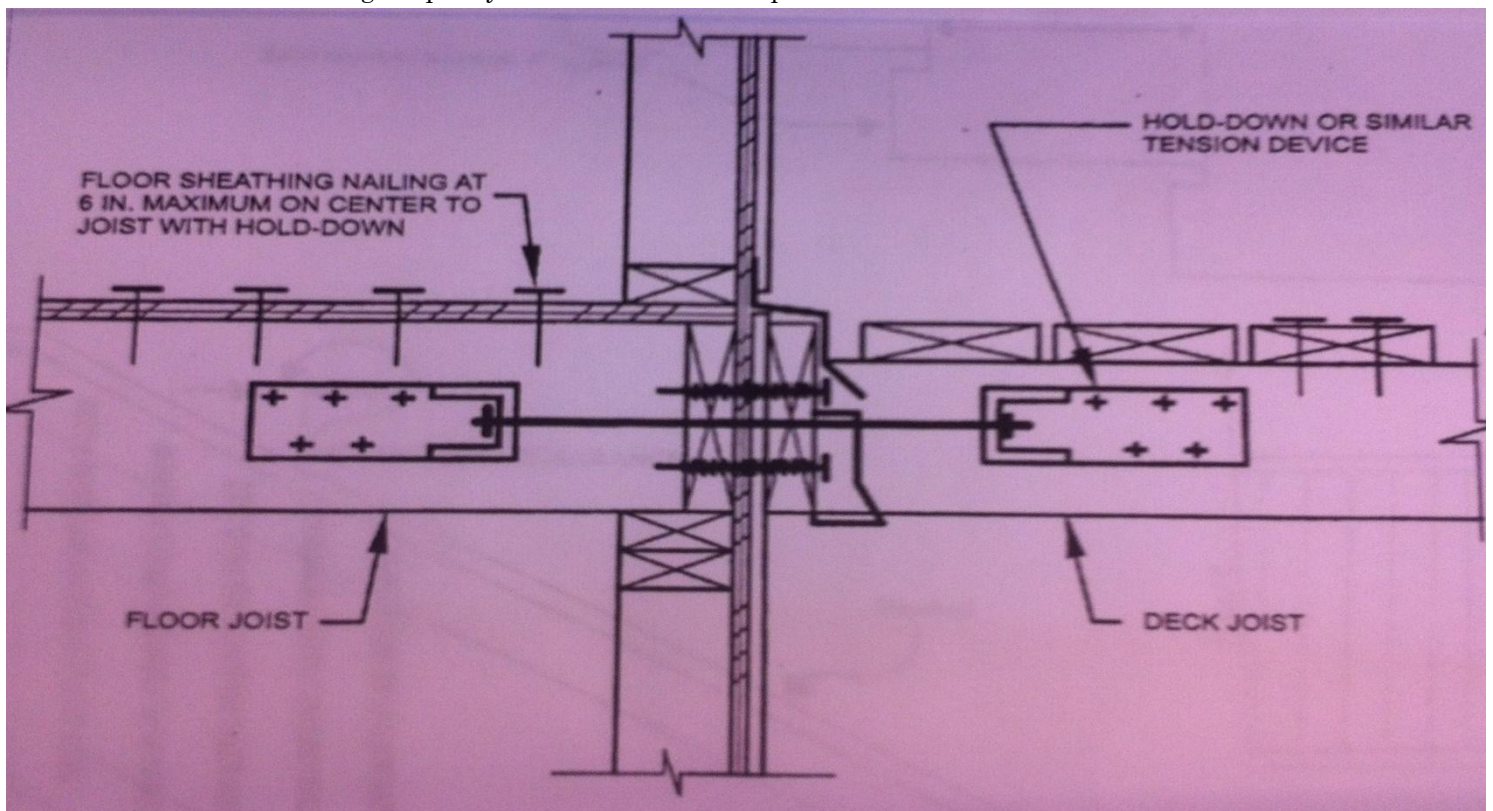
An inspection is required after the piers are dig but BEFORE the piers are poured with concrete. If the piers are poured before an inspection, you will need to dig down beside them so the depth can be checked. The next inspection needed will be a final when the deck is completed.

Piers:

Minimum depth of piers or exterior footing and foundation systems shall extend below the frost line which is 30". Frost-protected footings erected on solid rock shall not be required to extend below the frost line.

Lateral Load Connection:

The lateral load connection required by Section R502.2.2 shall be permitted to be in accordance with Figure R502.2.2.3. Hold-down tension devices shall be installed in not less than two locations per deck, and each device shall have an allowable stress design capacity of not less than 1500 pounds.



Stairs:

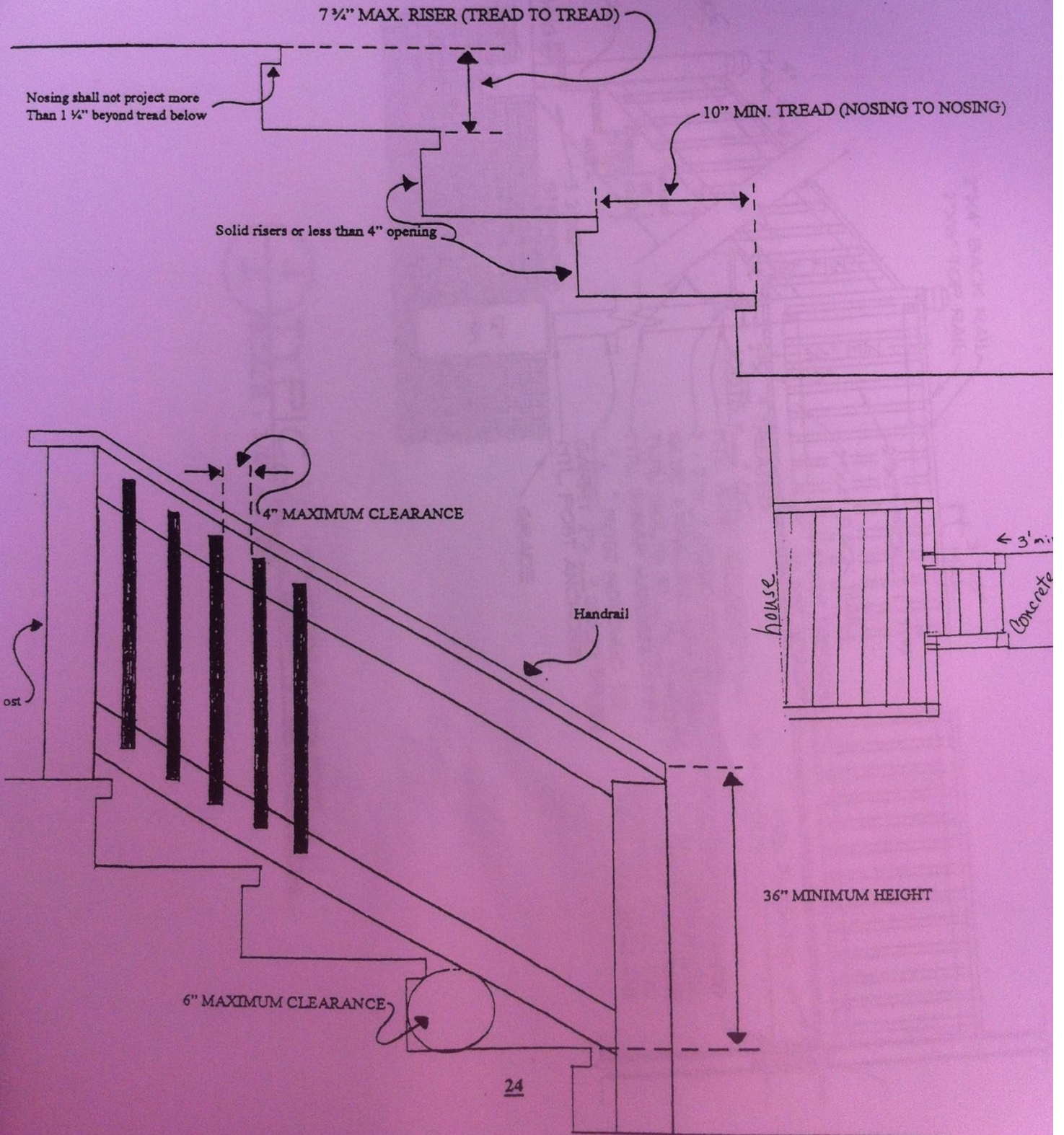
There shall be a maximum riser height of 7 ¾" (tread to tread) and a minimum tread width of 10" (nosing to nosing). A nosing not less than ¾" but not more than 1 ¼" shall be provided on stairways with solid risers. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4-inch diameter sphere.

Handrails:

There shall be a minimum handrail height of 34" and a maximum height of 38". Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4 inches in diameter. Required guards shall not be constructed with horizontal rails or other ornamental pattern that results in a ladder effect.

TYPICAL RESIDENTIAL STAIR DETAIL

EXHIBIT #2



Size of deck: _____ x _____

Treated joists are _____ x _____ on _____" centers

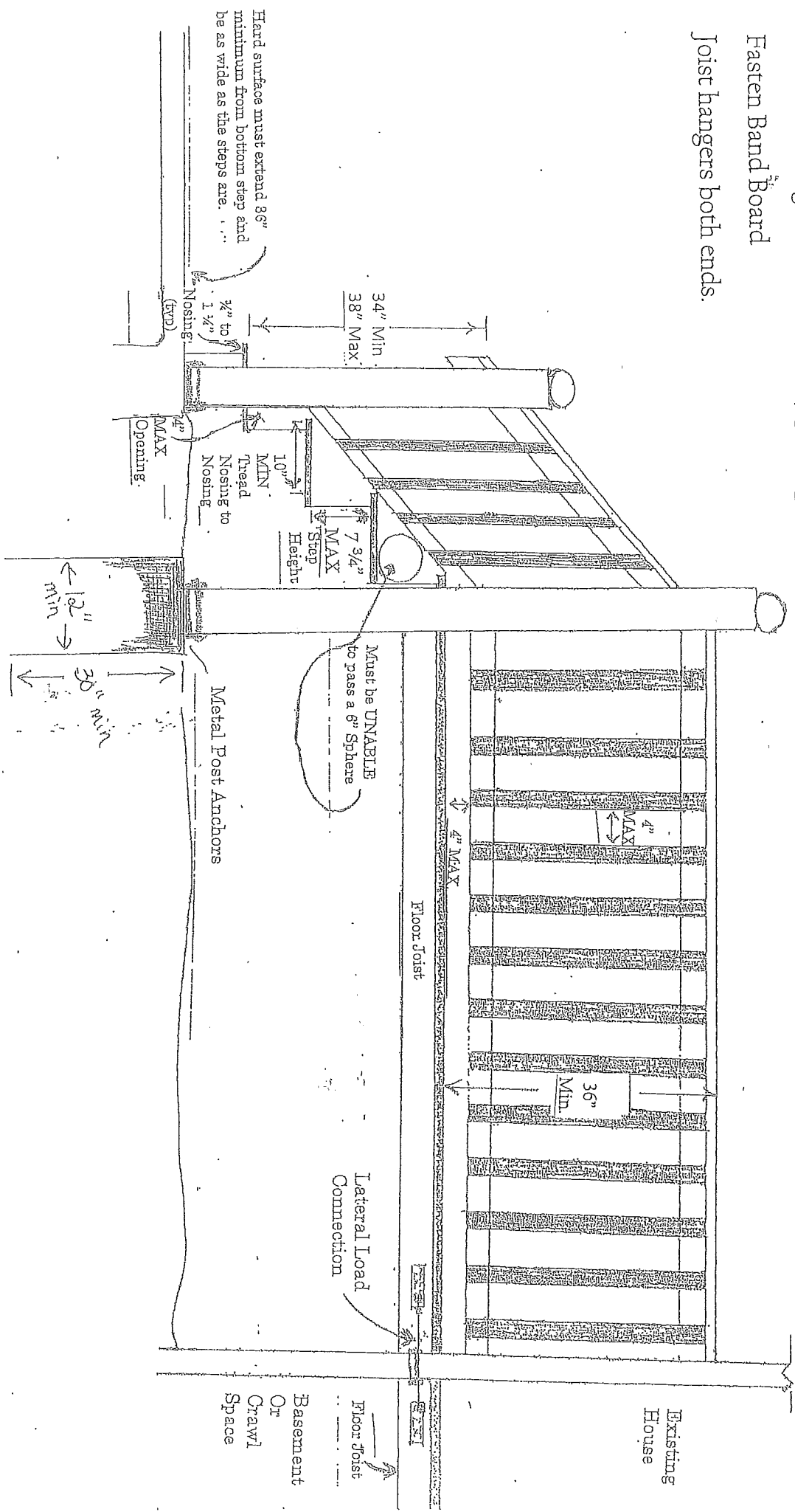
Treated posts are _____ x _____

Header size is _____ x _____

The top of gripping surfaces of handrails shall be 36" max. vertically above walking surfaces, stair nosings, and ramp surfaces and shall be at a consistent height. Handrails shall be continuous within the full length of each stair flight. There must be at least 1 1/4" of space between handrail and deck or mounting wall to allow for easy grasping of handrail.

Fasten Band Board

Joist hangers both ends.

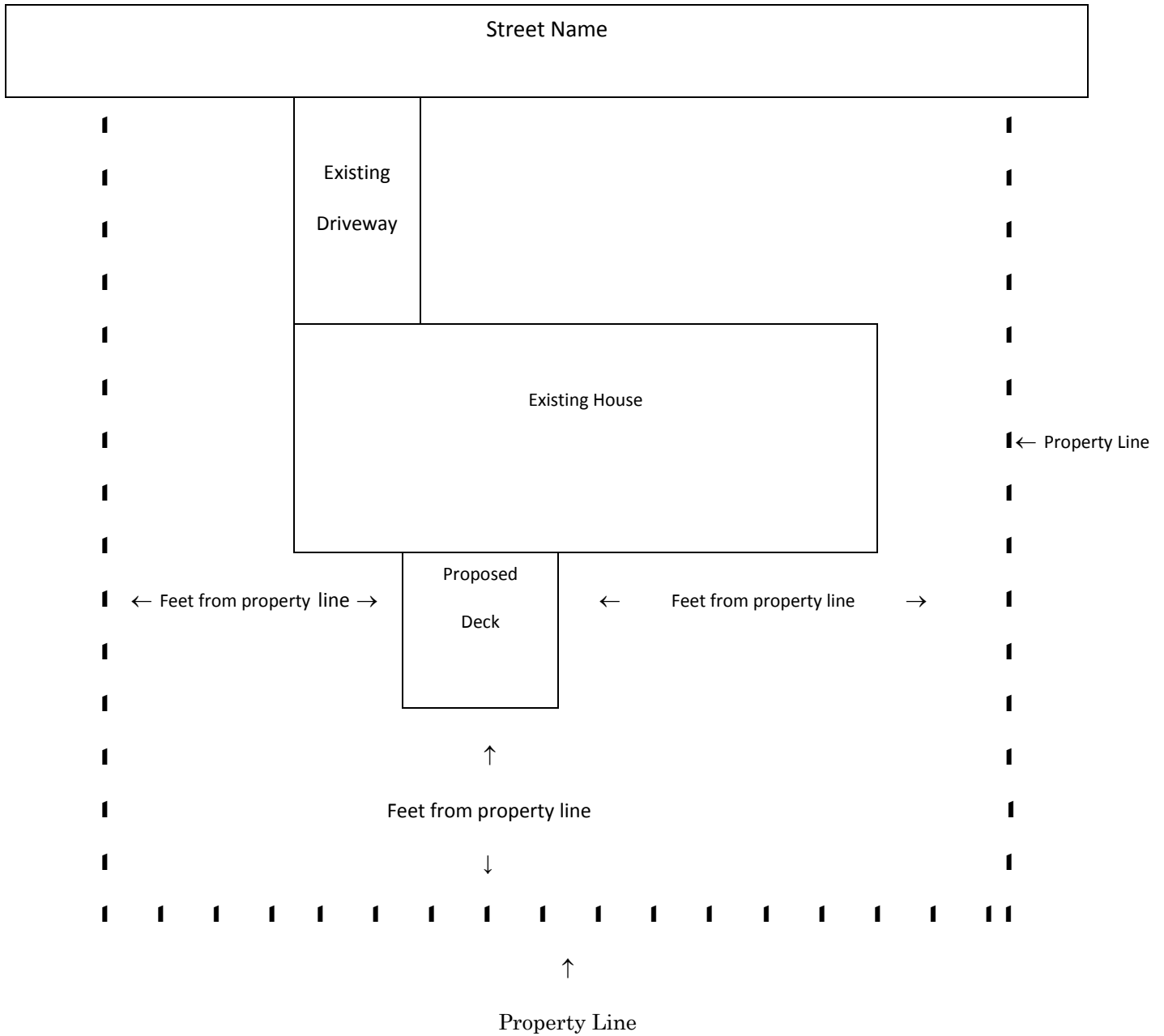


Hard surface must extend 36" minimum from bottom step and be as wide as the steps are.

Plot Plan

We will also need a sketch of your property showing where your deck will be located along with dimensions off of your rear and side lot lines.

Example:



Permit Fee

There is a \$25.00 permit application fee. For your building permit total, multiply your estimated construction cost by .0035. Add that to application fee.

Example:

Construction cost for new deck = \$1745.00. Multiply that amount by .0035 = \$6.11. Add to \$25.00 = **\$31.11 TOTAL.**