

BUILDING GUIDE

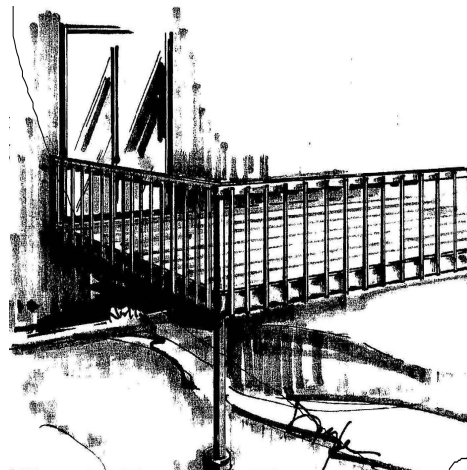
SINGLE FAMILY RESIDENTIAL UNCOVERED DECKS & PORCHES

HOW TO USE THIS GUIDE:

PROVIDE THE REQUIRED DOCUMENTS AND COMPLETE THE FOLLOWING.

1. **Complete this Building Guide**, by filling in the blanks and indicating which construction details will be used.
2. **Provide a Plot Plan**, must be stamped by a licensed surveyor and 5 years or less old in the Village limits in most cases.
 - a. Show all buildings (proposed and existing) and sizes.
 - b. Show well and septic system with distances to structure and distance apart. (If applicable)
 - c. Streets and setbacks to all property lines
 - d. On new foundations, **show drainage away from structure; provide 6" of slope for the first 10' away from structure. Control drainage to an approved location and provide erosion control prior to final approval.**
 - e. List Flood Zone (show where even if only on part of property)
3. **Provide Floorplan**, draw to scale.
4. **Include a Completed 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 NUMBER: _____
PERMIT NUMBER: _____
DATE: _____



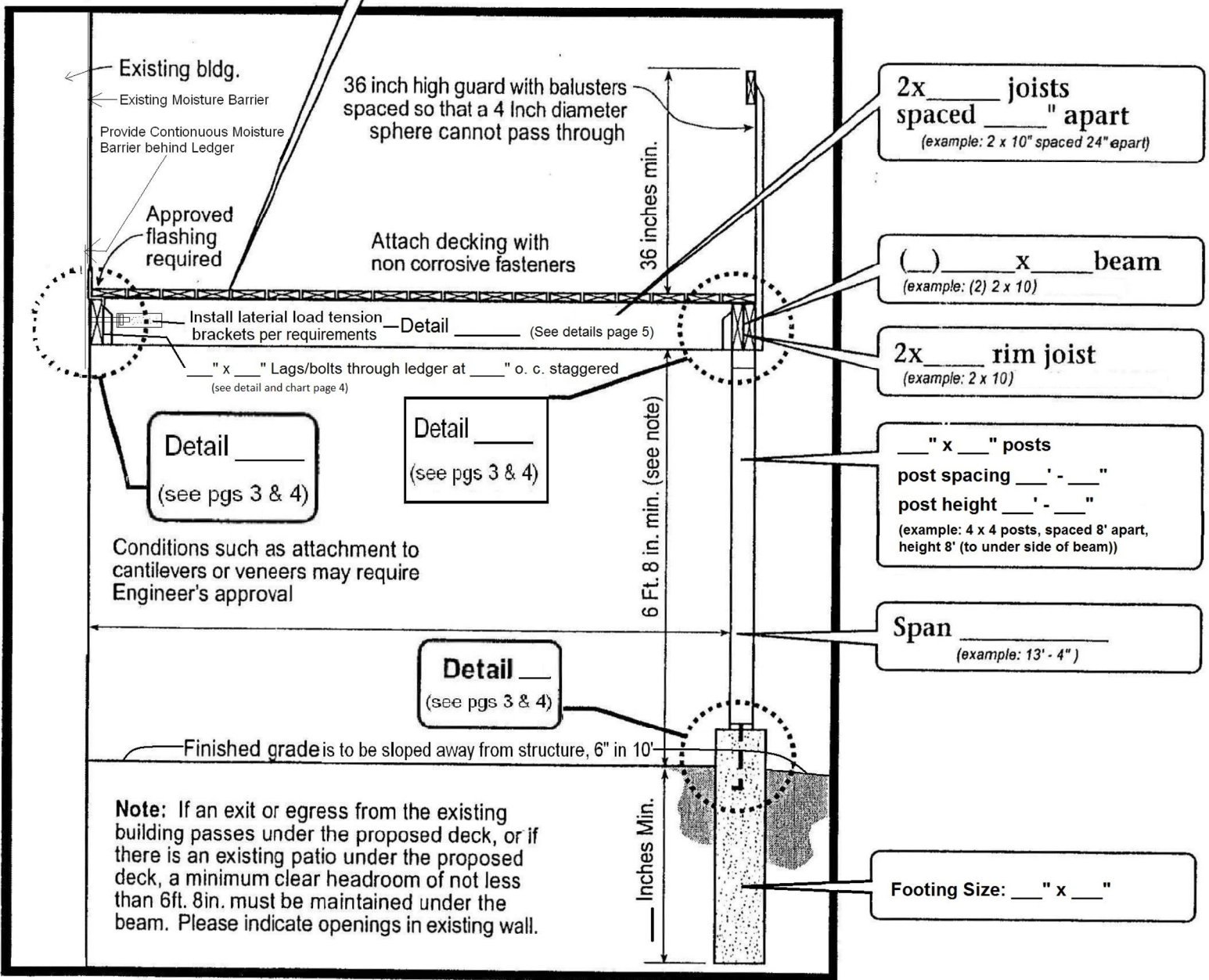
Single Family Residential Uncovered Decks & Porches

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.

Note: Structures shall not be supported by or structurally attached to Manufactured structures without approval and plans stamped by an approved NM Design Professional

Deck Section

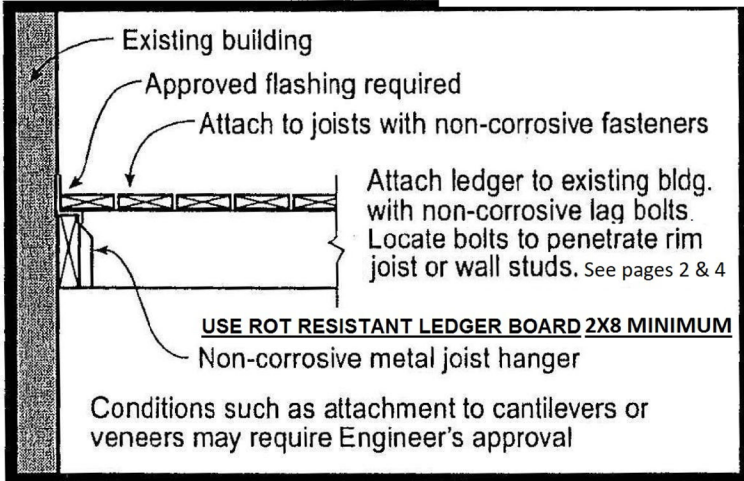


Note: A plot plan (plan view) showing the dimensions of your project or additions and its relationships to existing buildings or structures on the property must be included. In addition to project dimensions, your plot plan must also show other details such as post locations and spacing, joist and beam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

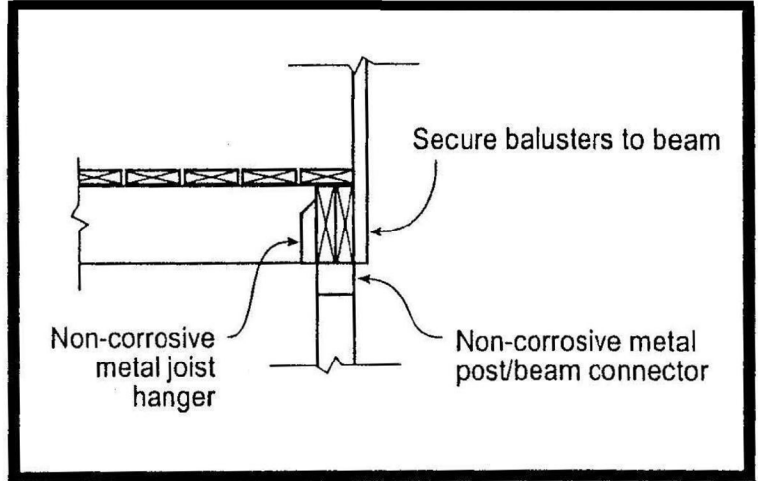
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Single Family Residential Uncovered Decks & Porches

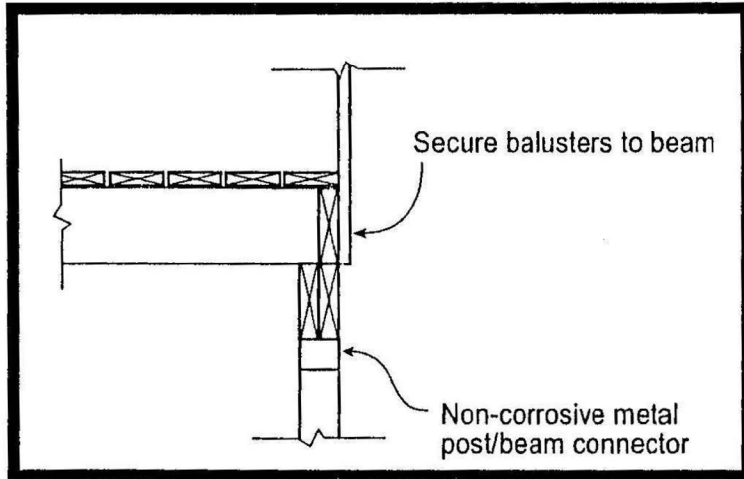
Detail A



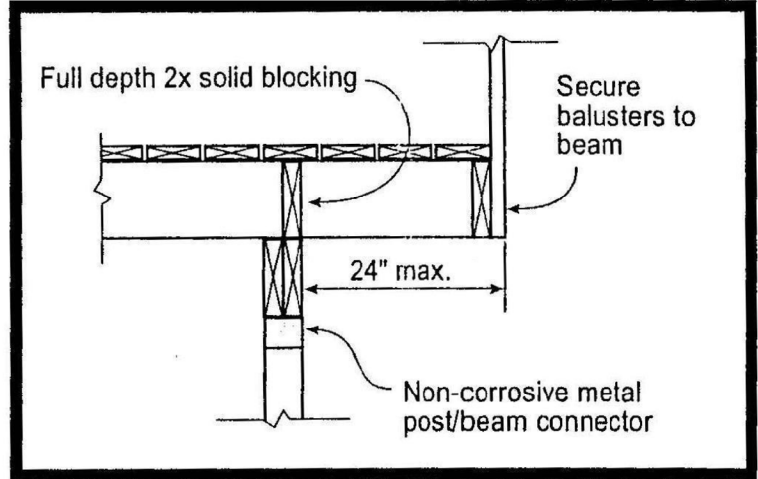
Detail B



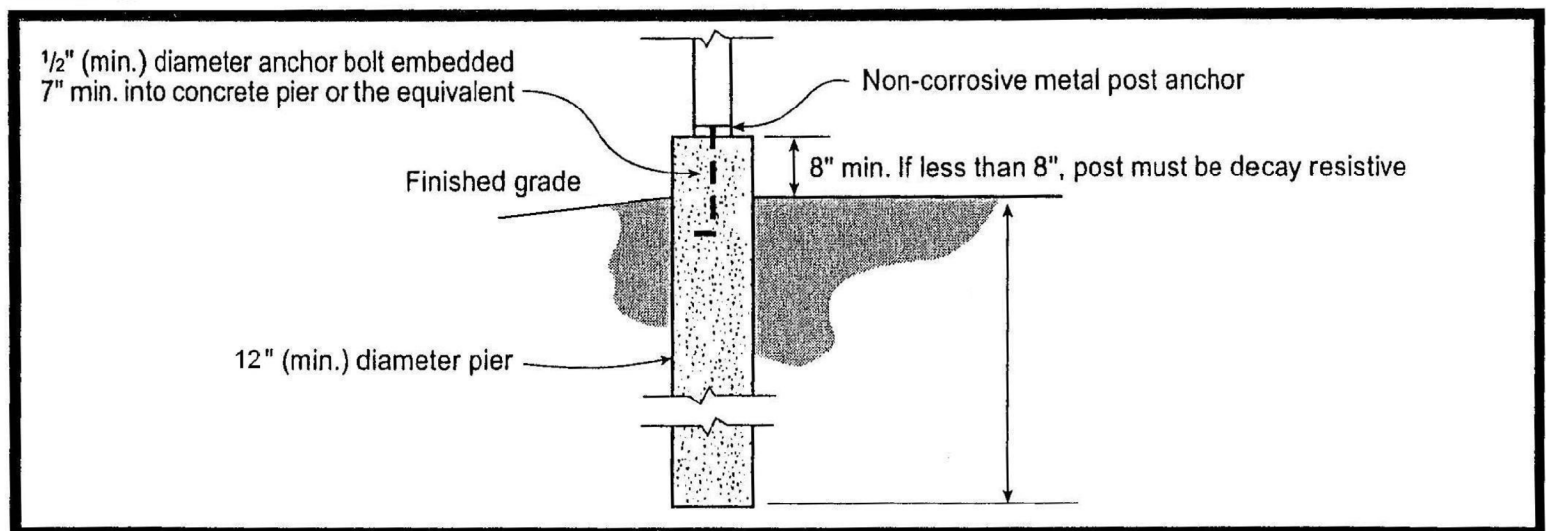
Alternate detail B1



Alternate Detail B2



Detail C



NAME: _____

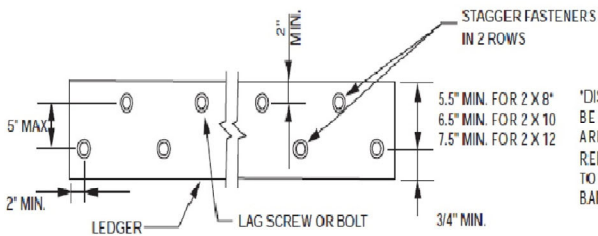
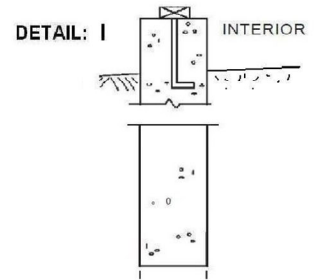
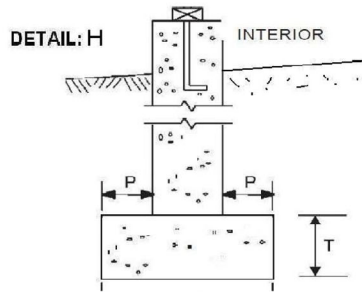
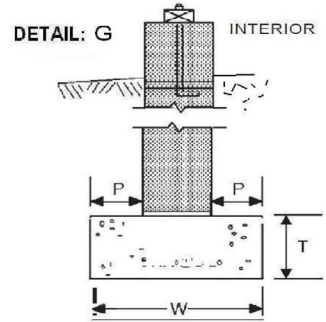
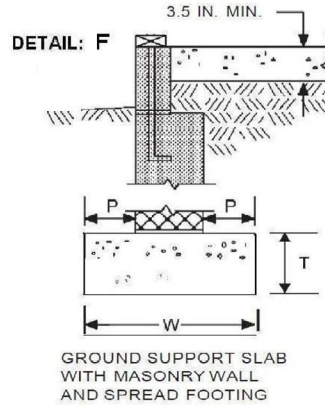
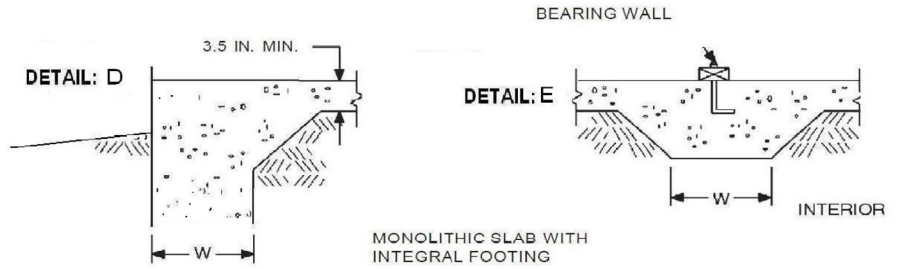
ADDRESS: _____

PHONE: _____

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Single Family Residential Uncovered Decks & Porches

Foundation Examples, Reinforcement not shown



^aDISTANCE SHALL BE PERMITTED TO BE REDUCED TO 4.5" IF LAG SCREWS ARE USED OR BOLT SPACING IS REDUCED TO THAT OF LAG SCREWS TO ATTACH 2 X 8 LEDGERS TO 2 X 8 BAND JOISTS.

For SF: 1 inch = 25.4 mm.

FIGURE R507.2.1(1)
PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS

TABLE R507.2
DECK LEDGER CONNECTION TO BAND JOIST^{a,b}
(Deck live load = 40 psf, deck dead load = 10 psf, snow load ≤ 40 psf)

CONNECTION DETAILS	JOIST SPAN						
	6' and less	6'1" to 8'	8'1" to 10'	10'1" to 12'	12'1" to 14'	14'1" to 16'	16'1" to 18'
	On-center spacing of fasteners						
1/2-inch diameter lag screw with 1/2-inch maximum sheathing ^{c,d}	30	23	18	15	13	11	10
1/2-inch diameter bolt with 1/2-inch maximum sheathing ^d	36	36	34	29	24	21	19
1/2-inch diameter bolt with 1-inch maximum sheathing ^e	36	36	29	24	21	18	16

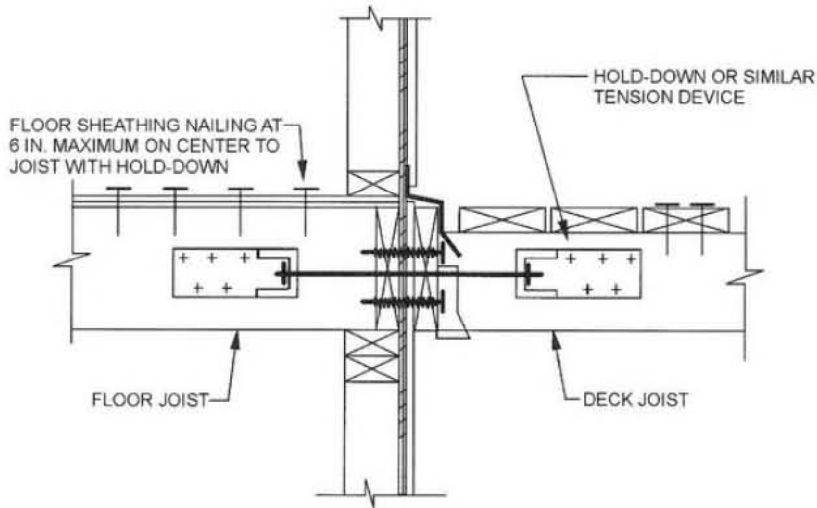
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Single Family Residential Uncovered Decks & Porches



For SI: 1 inch = 25.4 mm.

FIGURE 507.2.3
DECK ATTACHMENT FOR LATERAL LOADS

148

2012 INTERNATIONAL RESIDENTIAL CODE®

DETAIL
J

FIGURE 507.2.3-USE 2 MINIMUM PER DECK WITHIN 24" OF ENDS OF DECK

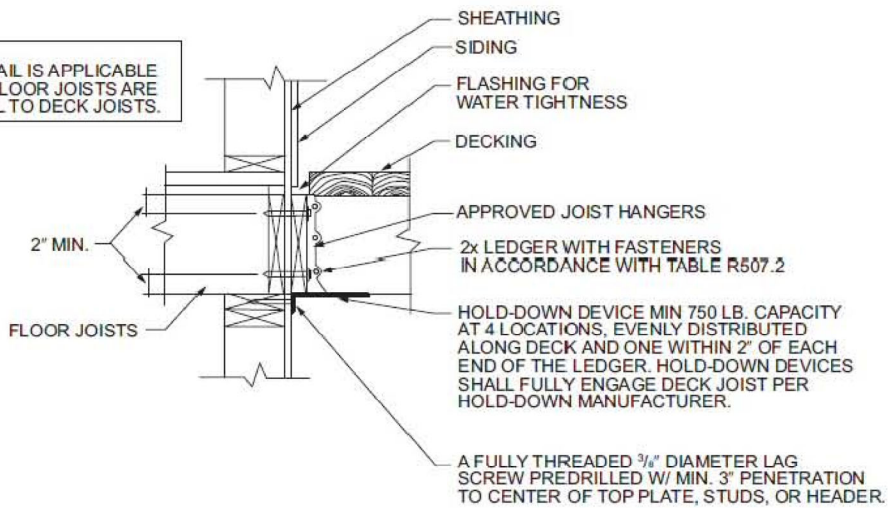


FIGURE 507.2.3(2)

DETAIL
K

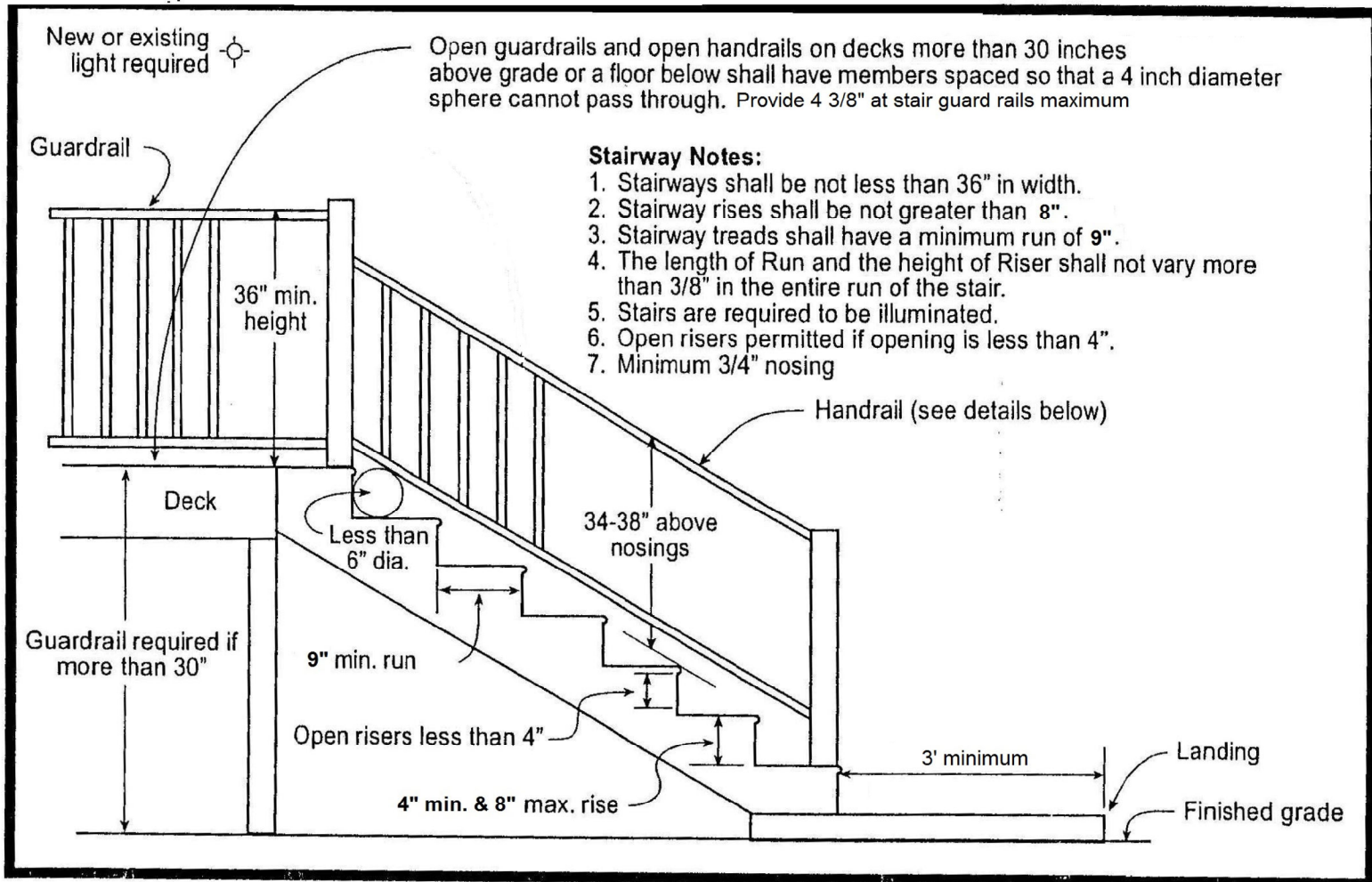
FIGURE 507.2.3(2)-USE 4 MINIMUM PER DECK

NAME:
ADDRESS:
PHONE:
PERMIT NUMBER:

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Single Family Residential Uncovered Decks & Porches

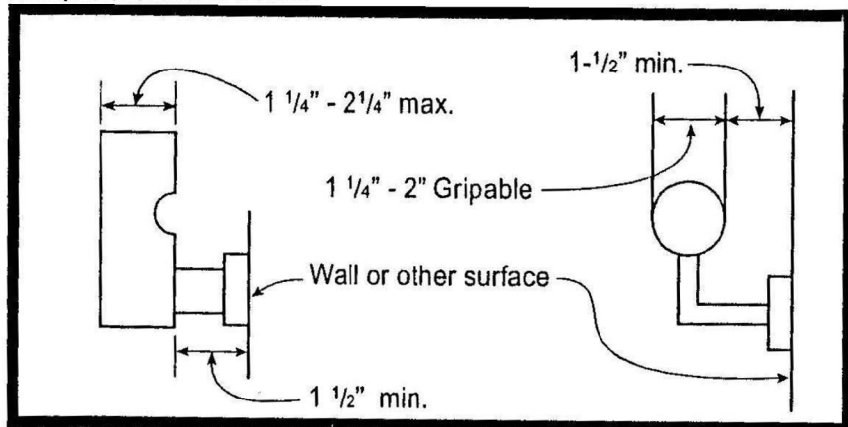
Stair & Handrail Specifications



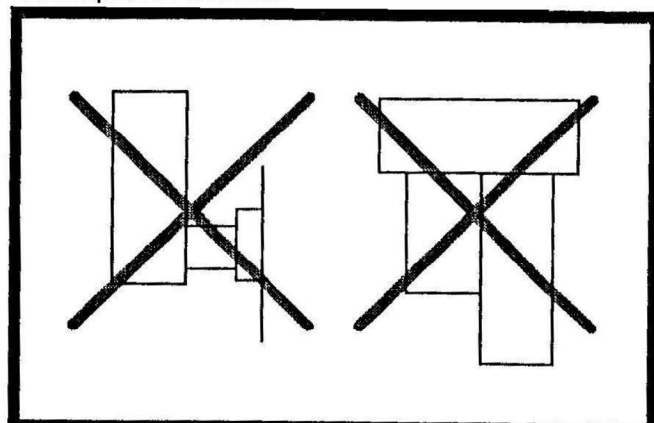
Handrail Notes:

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



Unacceptable Handrails



NAME:

ADDRESS:

PHONE:

PERMIT NUMBER: