



BUILDING DIVISION
Development Services
100 N Wilcox Street
Castle Rock
CO. 80104

UNCOVERED DECK AND PORCH APPLICATION CHECKLIST 2012 IRC

The Town of Castle Rock requires electronic submission of all permit applications and required documents in pdf format via eTrakiT

Please provide the following information:

- Completed Application (if not using eTrakiT)
- Completed Building Guide
- Include address on each page
- 1 Set of Plans Drawn to an Architects scale (i.e. 1/8"= 11', 1/4"=1') on minimum 8 1/2" x 11" paper.

- Plot/ Site Plan with setback requirements.
- Post and caisson size and location
- Square footage calculated and shown on plans
- Beam and joist sizes, spans and material
- Location and details of handrails and guardrails.
- Stair details. Stairs **must** be illuminated
- Size and location of all required egress windows. Egress windows located below the deck must provide a removable section of the deck to maintain the required egress.
- Ledger size along with attachment details to structure. There can be no attachment to cantilevers without engineering
- Electrical details including receptacles, lights, fans and switches following 2011 NEC if applicable.

Please contact buildingcounter@crgov.com or phone 720-733-3527 for alternate submittal methods

Contractors listed on the permit must have a valid license from a testing jurisdiction with an ICC equivalent exam, current registration and Certificate of Liability of Insurance and Workers Compensation (as applicable) with the Town of Castle Rock as an additional insured prior to permit issuance

For Contractor Registration/Renewal information please eTrakiT

Department Mission: "Implementing Community Vision through Development Activities"



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 1/4" squares. Example: 1/4" = 1'*):

- 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>

This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2009 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.

Single Family Residential Uncovered Decks and Porches

Directions

1. Fill in the blanks. Please print legibly.
2. Indicate in the check box which detail from page 3 will be used.

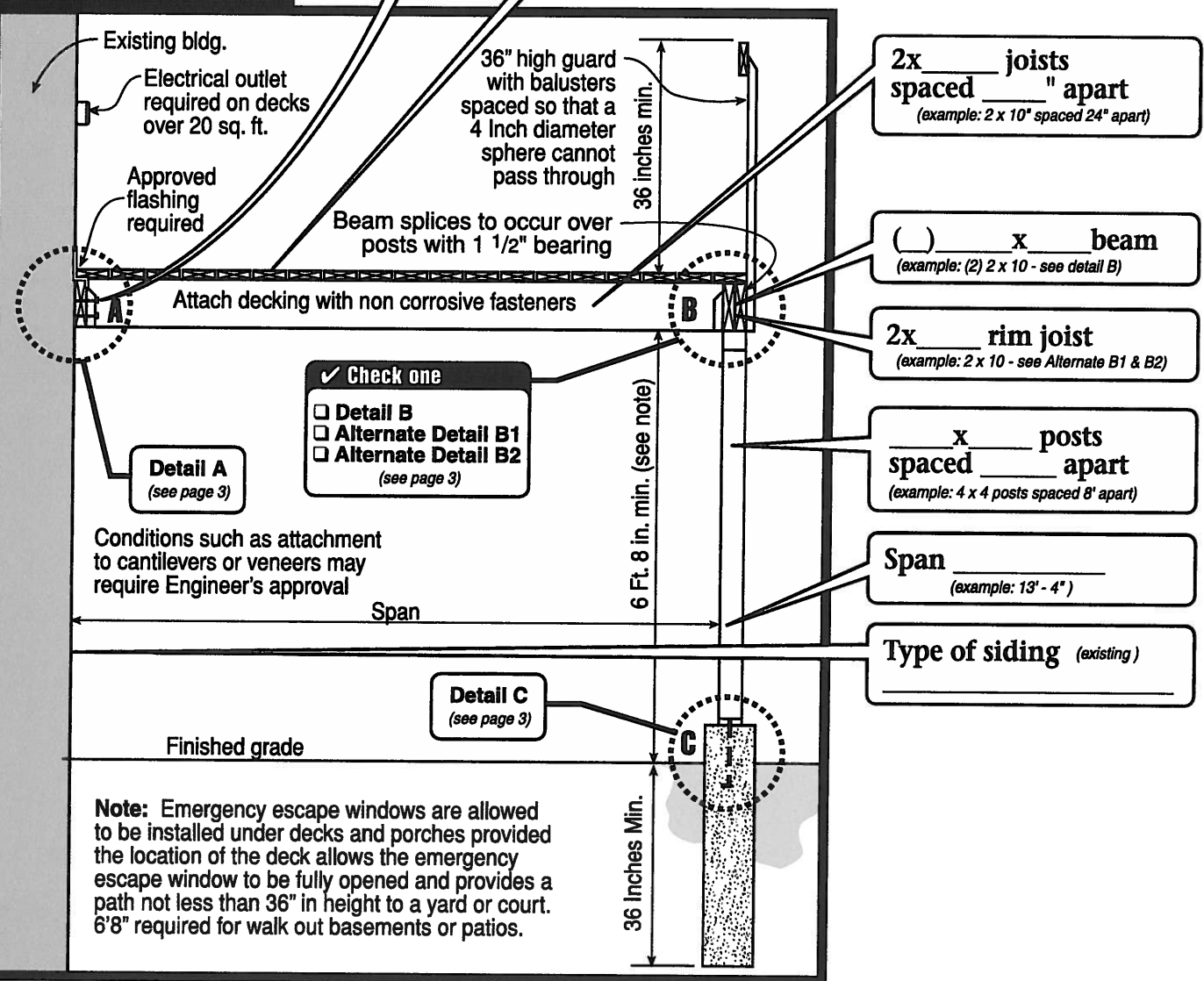
Address: _____

Size and Amount of Lags

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

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

Deck Section



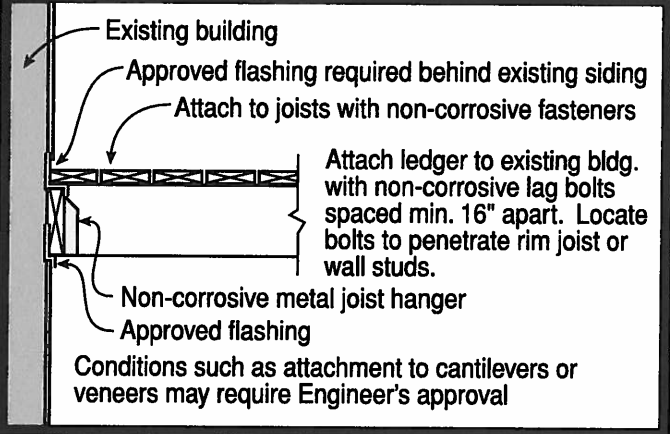
Note: Emergency escape windows are allowed to be installed under decks and porches provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than 36" in height to a yard or court. 6'8" required for walk out basements or patios.

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.

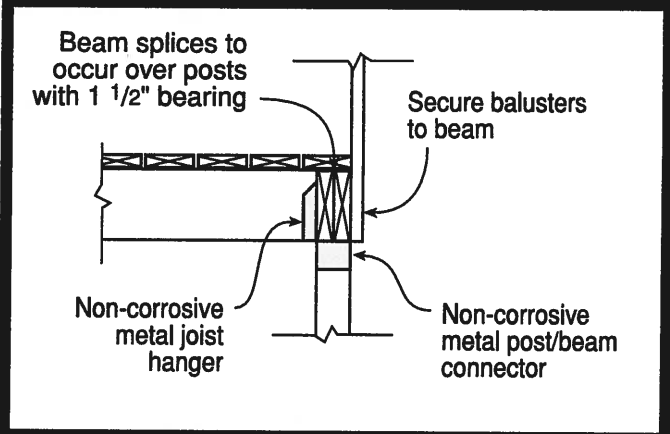
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Single Family Residential Uncovered Decks and Porches

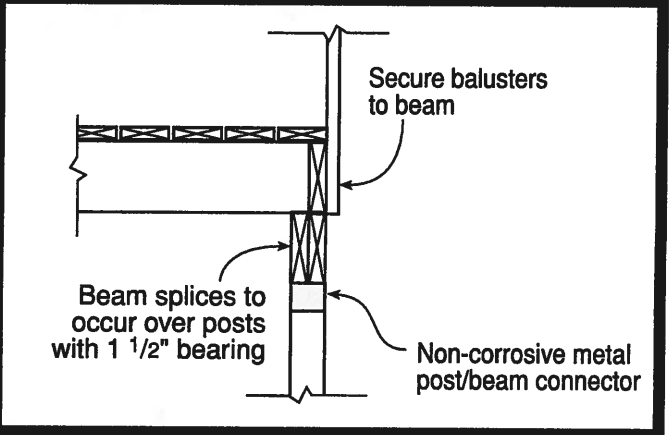
Detail A



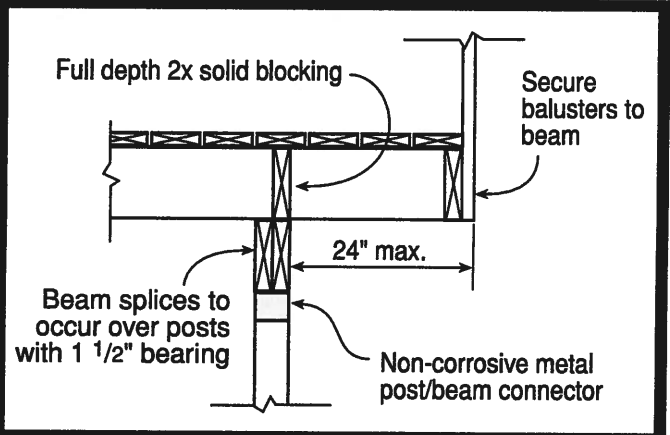
Detail B



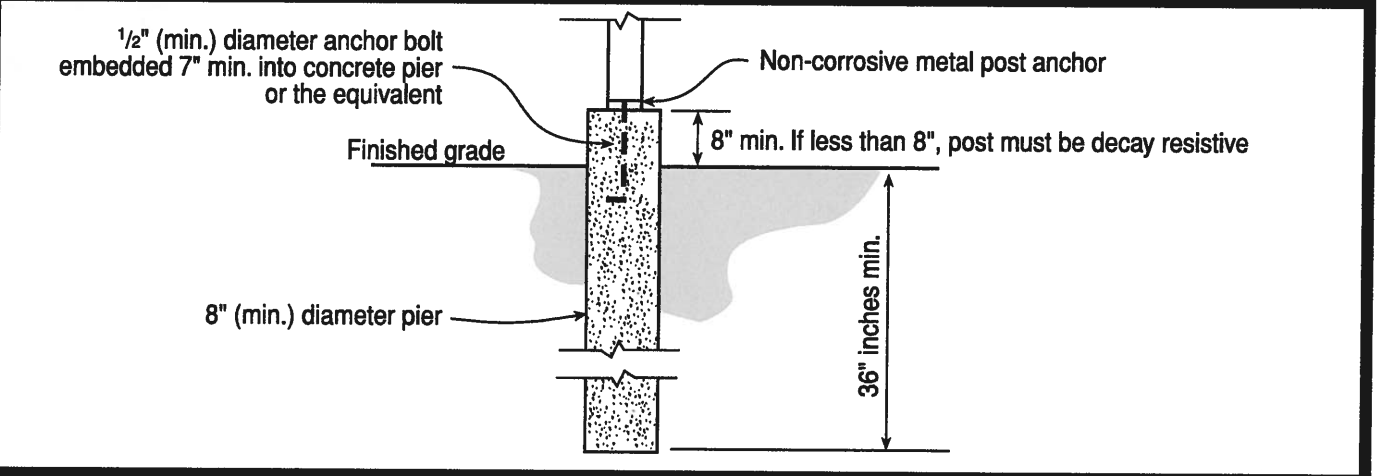
Alternate Detail B1



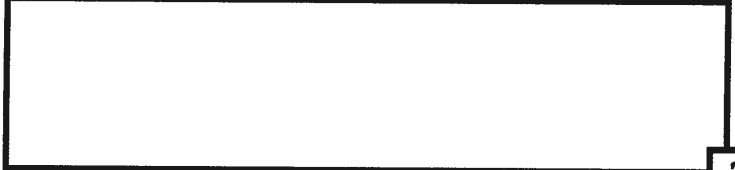
Alternate Detail B2



Detail C

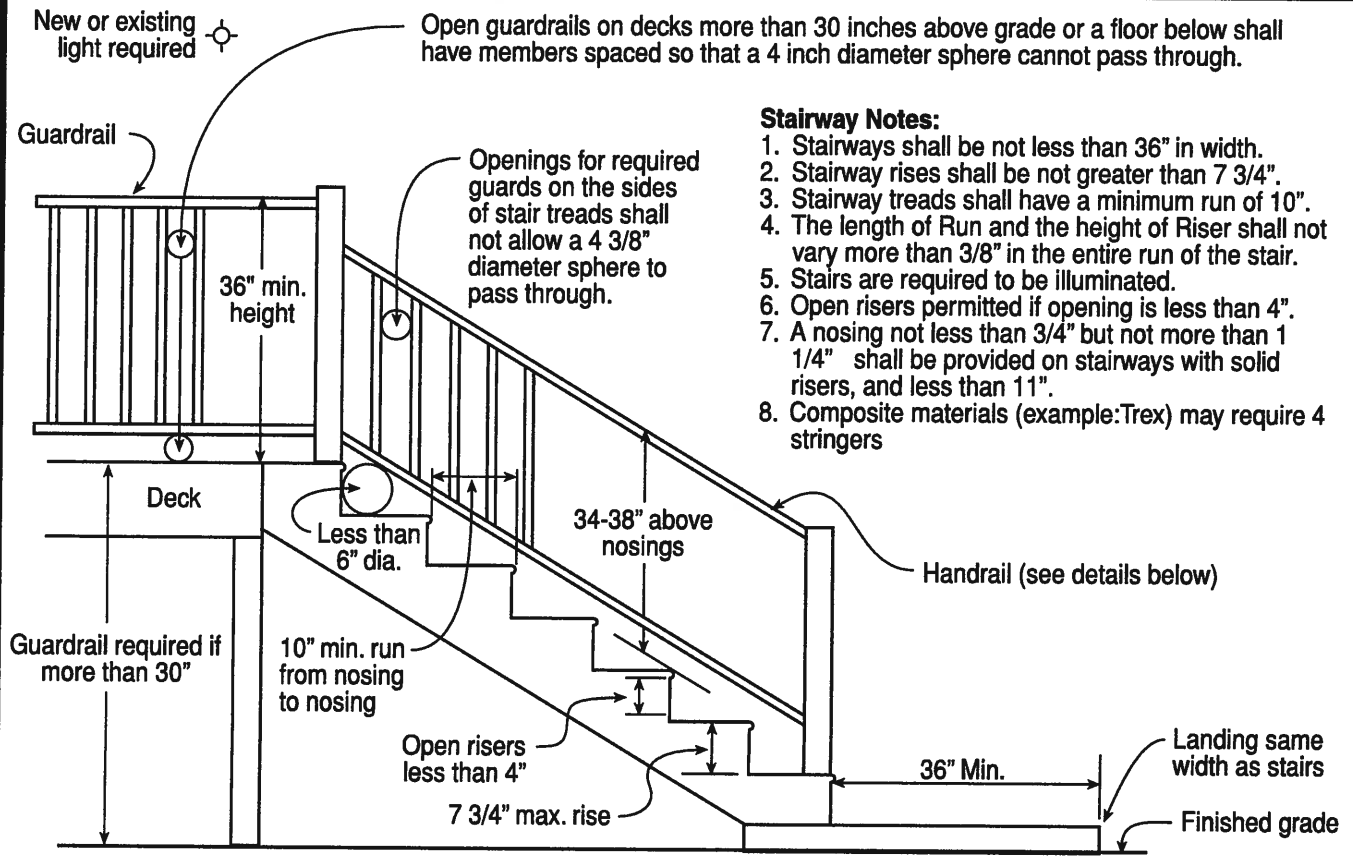


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Single Family Residential Uncovered Decks and Porches

Stair & Handrail Specifications



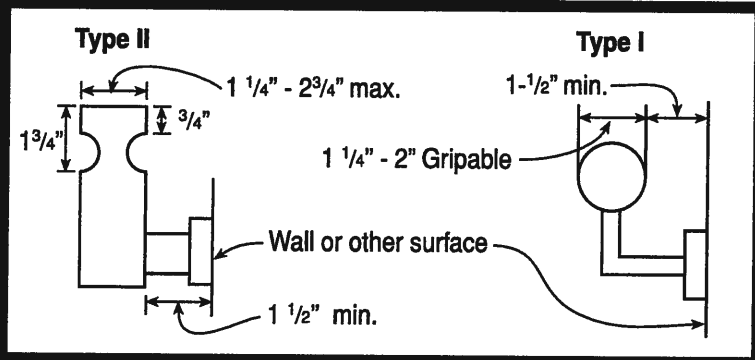
Stairway Notes:

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

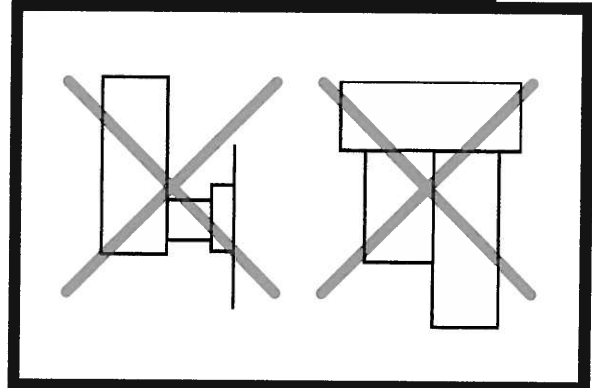
Handrail Notes:

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 311.7.7.2 IRC)

Acceptable Handrail Details



Unacceptable Handrails



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