

Pikes Peak REGIONAL Building Department

RESIDENTIAL DECK PLAN REVIEW

This packet is provided to assist in assembling a successful deck plan review submittal. The information is a summary of plan review requirements and is not intended as a substitute for the Code. The following items are required for all deck plan reviews; covered decks require additional information. Walk-through plan check is limited to 15 minutes. If more time is required, the plans are checked in at the front counter.

DECKS NOT EXCEEDING 200 SQUARE FEET, LESS THAN 30" ABOVE GRADE AT ANY POINT WITHIN 36" HORIZONTALLY FROM THE EDGE OF THE WALKING SURFACE, DETACHED FROM THE DWELLING, AND NOT SERVING THE MAIN ENTRY DOOR ARE EXEMPT FROM PERMITTING.

PLOT PLAN

A site/plot plan review is required for all deck plans. Contact the zoning department having jurisdiction for additional information.

Colorado Springs	719-385-5982
El Paso County	719-520-6300
Fountain	719-382-8521
Green Mountain Falls	719-684-9414
Manitou Springs	719-685-4398
Monument	719-481-2954
Palmer Lake	719-481-2953
Woodland Park (City limits)	719-687-5202

- **Complete street address.**
- **Legal description of property.**
- **Property lines and dimensions.** Include side, front and rear yards.
- **All site improvements**, including existing and proposed new construction (deck, patio enclosure, garage, etc.)
- **Show window well locations and clearances.** Egress window wells require a clear path of 36" in both height and width under the deck to a yard or court. Egress window well openings through the deck must be protected with a guardrail or

approved grate cover that requires 30 lbs or less to open without the use of a key, tool, or special knowledge.

- **Show location of electric and gas meter.**

GUARDRAIL & HANDRAIL SYSTEMS

Handrails are installed between 34 – 38" above landing and nosing of the stair treads. The grip of the handrail cannot be less than 1 ¼" or more than 2" in diameter. The International Residential Code allows handrails to be constructed of 2 x 3 or greater material (2 x 4, 2 x 6, etc.) placed on end and provided with a graspable finger recess area on both sides of the handrail profile. For specific information, refer to the IRC.

Decks more than 30" above grade at any point within 36 inches horizontally from the edge of the walking surface require a minimum guardrail height of 36" and maximum 4" spacing between balusters.

COMPOSITE MATERIALS

Composite materials must have an evaluation report. Please review the product evaluation report and the manufacturer's installation instructions. Installations of composite materials must comply with the evaluation report. The evaluation report must be onsite at time of inspection.

DECK STRUCTURAL FRAMING PLAN & OVERVIEW PLAN

Drawn to scale (1/4" preferred) or fully dimensioned

- **Framing material** - Joists and beams of a lumber species allowed per code shall be specified on plan. Use treated or decay resistive material for joists less than 6" from ground. See IRC for span charts and allowed materials.
- **Joist sizes and spacing** of all repetitive framing materials. Joist cantilevers are limited to 1/4 of the joist span, not including splices. Use full height hangers for all connections. Only nails are acceptable for hangers, unless specifically allowed per hanger manufacturer.
- **Beam sizes.** All beams must have full bearing. Engineered beam products for exterior use must be of wolmanized material or approved for exterior use. See IRC for span charts and allowed materials. Beam cantilevers are limited to 1/4 of the beam span, not including splices.
- **No bolting of beams to the side of posts** without approval stamp of a Colorado licensed design professional. Beams located entirely in post notches are allowed to be bolted.
- **Beam splices must be directly over post;** mid-span splices are not allowed unless engineered.
- **Ledger.** Ledger boards must be sealed, flashed, or spaced by an approved method. Fasteners must be staggered in two rows and fasteners must be of sufficient length to extend beyond the inside face of the rim board. *Ledgers cannot be attached to a cantilever (see detail on page 2), brick veneer or a manufactured home without the approval stamp of a State of Colorado licensed design professional.* Information must include:
 - Size: 2x8 minimum
 - Material: pressure-preservative-treated or naturally durable No. 2 grade lumber
- Connection type:
 - Size and quantity of lag bolts, lag screws, or structural screws approved for ledger use
- Supporting material:
 - Rim
 - Stud
 - Concrete
 - Concrete masonry unit
- Specify hangers used
- No point loads exceeding 1500 pounds allowed without engineering.
- **Post and pier locations.** Information must include:
 - Post material
 - Post size
 - Post Height
 - Size of footings supporting posts, to include a detail of footer design option.
- **Detached decks not more than 24" above grade at any point within 36 inches horizontally from the edge of the walking surface** may be supported directly on grade or by an approved method.
- **Hot tub** location and dimensions, if applicable

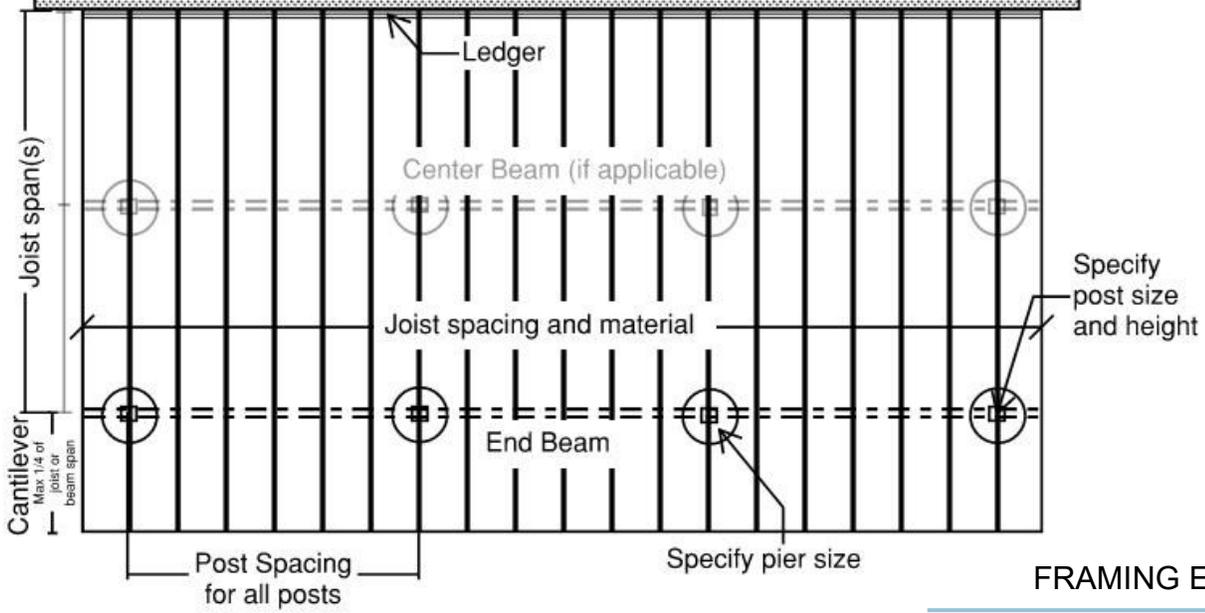
DECKING MATERIAL

Specify material, to include composite materials, and thickness of decking. Code allows any type of wood. Specify direction of decking in relation to joists: perpendicular or diagonal. Wood screws can be used to fasten decking to joists.

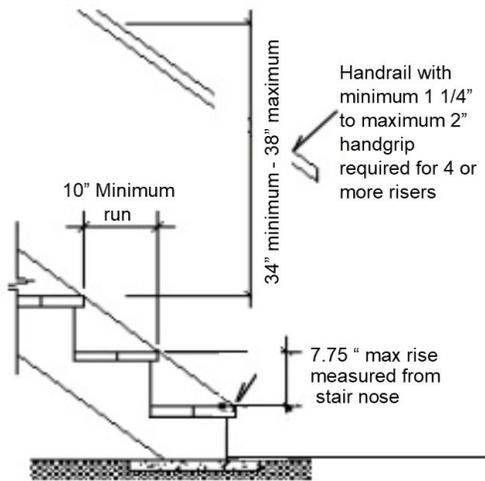
STAIR SECTIONS

- **Stringers:** Material, Size, and Spacing
- **Rise/Run dimensions:** 7 3/4" maximum rise, 10" minimum run.
- **Width:** 36" minimum

EXISTING STRUCTURE: Ledger cannot be attached to cantilevered floor joists or brick faces

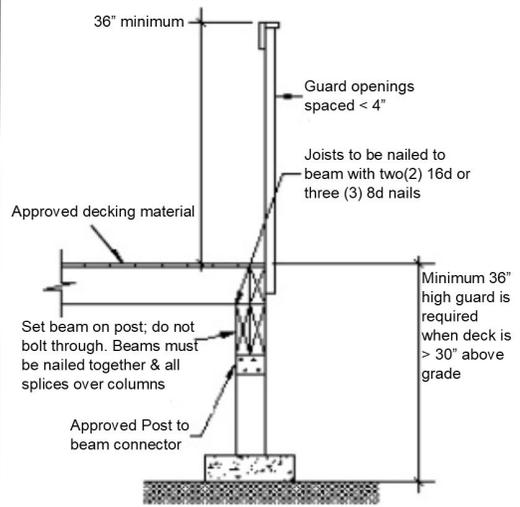


FRAMING EXAMPLE

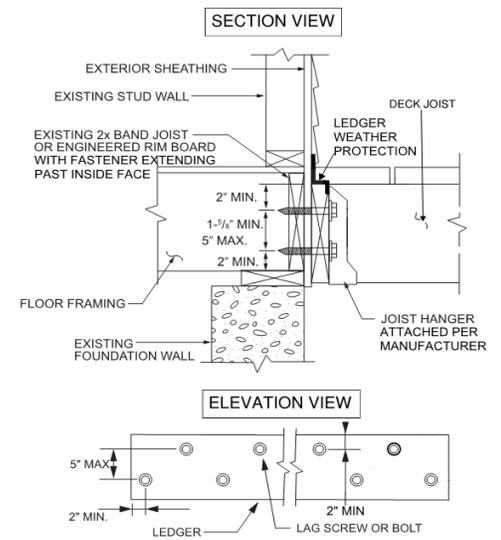


24" maximum horizontal span between stringers, or per ICC report for composite decking. Maximum 3/8" tread & rise difference

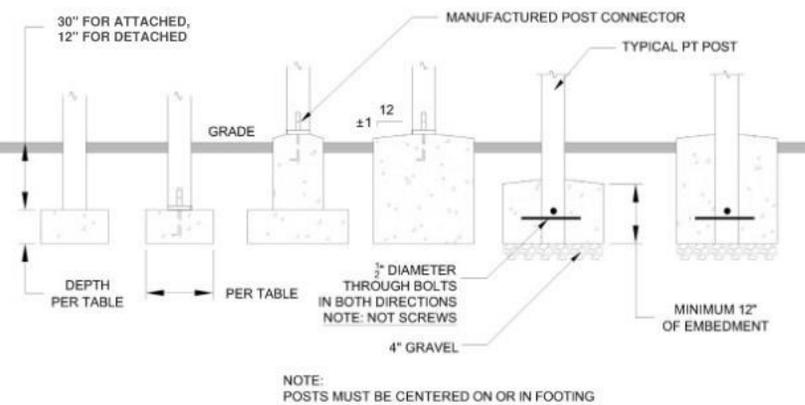
STAIR DETAILS



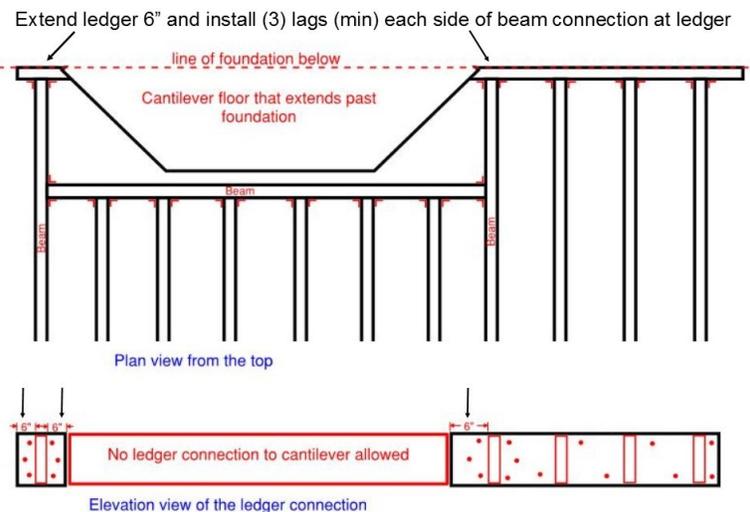
GUARD DETAILS



LEDGER DETAILS



FOOTING DETAILS



CANTILEVER DETAILS