



GOOCHLAND COUNTY DECKS, PORCHES, STAIRS AND RAMPS

DIRECTIONS

GOOCHLAND COUNTY DEPARTMENT OF BUILDING INSPECTIONS HAS PREPARED THIS GUIDE FOR BASIC DECKS, PORCHES, STAIRS AND RAMPS. YOU MAY USE IT BY FILLING IN THE DESIGN SHEET(S) WITH THE SPECIFICATIONS OF YOUR DECK OR PORCH.

IF THE DECK OR PORCH IS BEING CONSTRUCTED ON A NEW HOUSE OR IS BEING BUILT AS AN ADDITION TO AN EXISTING HOUSE, CONSTRUCTION DOCUMENTS (I.E. PLANS) ARE REQUIRED, INCLUDING:

1. PLAN VIEW OF THE DECK OR PORCH, INCLUDING THE LOCATION OF THE FOOTINGS.
2. PLAN SHOWING EXACT LOCATION AND DIMENSIONS TO THE PROPERTY LINES.
3. SECTION VIEW OF THE DECK OR PORCH, INCLUDING DETAILS OF THE END AWAY FROM THE HOUSE, AND THE END NEAREST THE HOUSE. THE SECTION SHOULD SHOW THE MATERIALS, THE FOOTINGS AND THE HEIGHTS OF ALL THE COMPONENTS.

SUBMIT

1. COPY OF YOUR PLAT PLAN,
2. COPIES OF THE DECK PLAN AND SPECIFICATION SHEETS,
3. COPIES OF THE DETAILS TO BE USED INCLUDING THE STAIR AND/OR RAMP SHEET.

YOU WILL NEED THE FOLLOWING INSPECTIONS:

1. FOOTING INSPECTION PRIOR TO THE PLACEMENT OF CONCRETE.
 2. FINAL INSPECTION.
- NOTE: THE FOOTING INSPECTION AND FINAL INSPECTION CAN BE COMBINED INTO A SINGLE INSPECTION VISIT IF YOU USE SOLID CONCRETE BLOCKS AS THE FOOTING AND LEAVE THE FOOTING EXPOSED FOR THE INSPECTOR.

DECK AND PORCH DESIGN

THESE DESIGN SHEETS ARE GUIDELINES FOR A BASIC, SINGLE LEVEL DECKS AND PORCHES. IF A SPA, HOT TUB OR OTHER SPECIAL USE IS INTENDED, SEEK THE HELP OF A DESIGN PROFESSIONAL. THERE ARE MANY EXCELLENT REFERENCE BOOKS AVAILABLE FROM HOME IMPROVEMENT STORES, THE LIBRARY OR THE INTERNET TO PROVIDE STOM DESIGNS AND CONSTRUCTION METHODS.

THESE DESIGN SHEETS ARE BASED ON THE PRESCRIPTIVE REQUIREMENTS OF THE 2012 VIRGINIA RESIDENTIAL CODE (VA-IRC) AND IN SOME CASES EXCEED THE CODE BASED ON CURRENT "BEST PRACTICES" ENCOURAGED IN GOOCHLAND COUNTY. THIS DOCUMENT IS NOT INTENDED TO PRECLUDE THE USE OF OTHER CONSTRUCTION METHODS OR MATERIALS.

GENERAL REQUIREMENTS

1. DECK FRAMING IS BASED ON 40 LBS. PER SQ. FT. LIVE LOAD AND 10 LBS. PER SQ. FT. DEAD LOAD. THE PORCH ROOF IS BASED ON 20 LBS. PER SQ. FT. SNOW LOAD AND 10 LBS. PER SQ. FT. DEAD LOAD.
2. ALL DECK MATERIALS SHALL BE PRESERVATIVE TREATED (P.T.) LUMBER OR COMPOSITE MATERIAL SPECIFICALLY DESIGNED FOR DECKS AND OUTSIDE USE. OR FOR USE IN CONTACT WITH THE GROUND. ALL CUT MATERIALS SHALL HAVE THEIR ENDS TREATED WITH AN APPROVED PRESERVATIVE, SUCH AS COPPER NAPHTHENATE. TO RESIST CORROSION FOR USE WITH PRESERVATIVE TREATED (P.T.) WOOD, THE FOLLOWING IS REQUIRED:
 - BORATE TREATED 2X LUMBER MAY NOT BE USED IN CONTACT WITH THE GROUND.
 - ALL SCREWS, BOLTS, NAILS AND FASTENERS SHALL BE HOT-DIPPED GALVANIZED (HDG IN ACCORDANCE WITH ASTM A-153 OR B-695, CLASS 55), STAINLESS STEEL, OR AN APPROVED SPECIAL COATED FASTENER FOR USE WITH ALKALINE COPPER QUAT (ACQ) PRESERVATIVE TREATED LUMBER.
 - WHERE A MATERIAL IS LISTED AS "HDG" IN THIS GUIDE, ANY OF THE ABOVE MENTIONED MATERIALS MAY BE SUBSTITUTED.
4. FLASHING SHALL BE A MINIMUM 19 MIL THICK CORROSION-RESISTANT METAL OR AN APPROVED NON-METALLIC MATERIAL. BRIGHT ALUMINUM FLASHING IS NOT ALLOWED.
5. IF YOU ARE ATTACHING THE DECK TO THE HOUSE, THE HOUSE SHALL HAVE A PRESERVATIVE TREATED, NOMINAL SIZE, WOOD BAND BOARD ALONG THE ENTIRE LENGTH OF THE ATTACHMENT AREA. PLYWOOD IS NOT ACCEPTABLE. WHERE THRU BOLTS ARE TO BE USED, COMPATIBLE SIZED WASHERS AND NUTS ARE ASSUMED TO BE PART OF THE ASSEMBLY. DO NOT ATTACH THE LEDGER BOARD TO OR THROUGH BRICK VENEER.
8. DO NOT CONSTRUCT FOOTINGS OVER UTILITY LINES. CALL MISS UTILITY AT 811 BEFORE YOUR START!
9. DO NOT CONSTRUCT THE FOOTINGS OVER A SEPTIC FIELD. SEEK ADVICE FROM THE HEALTH DEPARTMENT.
10. DO NOT ATTACH A DECK OR PORCH TO A TRAILER OR MOBILE HOME.
11. GOOCHLAND DOES NOT PERMIT "ON-GRADE DECK BLOCKS" TO BE USED. THESE ARE TAPERED

SHAPED CONCRETE BLOCKS INTENDED TO BE SET ON THE TOP OF THE SOIL. THEY HAVE SLOTS AND RECESSES IN THEM FOR STRUCTURAL MEMBERS.

HOW TO USE THIS GUIDE

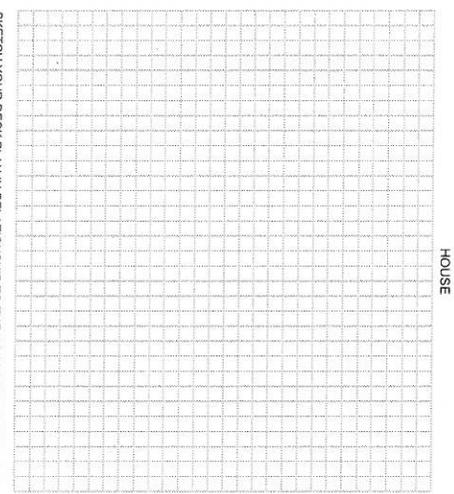
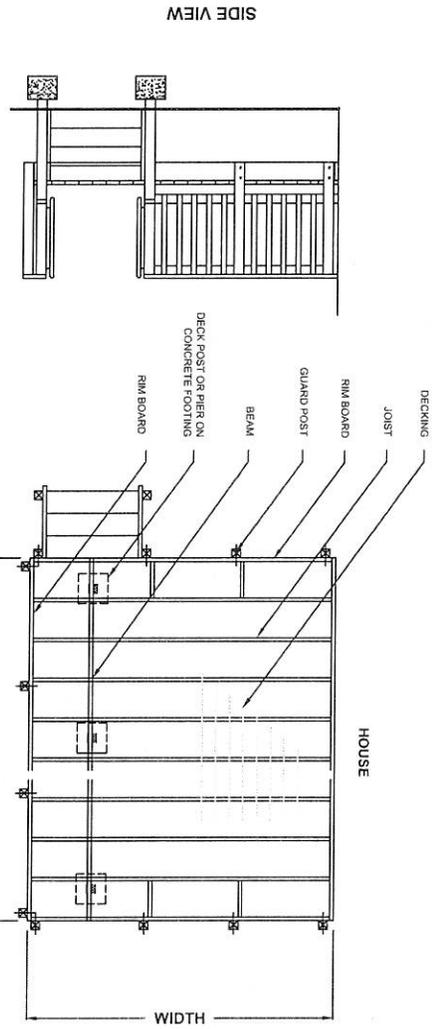
1. DECIDE ON THE APPROXIMATE DIMENSIONS AND LOCATION OF THE DECK OR PORCH YOU WANT TO BUILD.
2. DECIDE ON THE FRAMING STYLE YOU PREFER: CANTILEVERED, FREE STANDING, FLUSH STYLE, ETC.
3. NEXT, MAKE DECISIONS ON THE MATERIALS YOU WANT TO USE. A LUMBER SIZING GUIDE IS INCLUDED ON SHEET 3.
 - A. DECIDE ON THE SIZE OF YOUR DECK JOISTS.
 - B. DECIDE ON THE NUMBER OF FOOTINGS.
 - C. SIZE THE COMPONENTS:
 1. BEAM(S),
 2. JOISTS,
 3. DECK POSTS,
 4. FOOTINGS,
 5. DECK BOARDS,
 6. RAFTERS (IF APPLICABLE).
4. BASED ON YOUR DECISIONS IN STEP 3, SPECIFY THE LENGTH AND WIDTH DIMENSIONS OF YOUR DECK AND COMPLETE THE LIST OF MATERIALS ON THE DECK SPECIFICATION SHEET, SHEET 1.
5. FOR YOUR CONVENIENCE, WE HAVE PROVIDED TYPICAL CROSS-SECTION SKETCHES OF VARIOUS CONNECTIONS ON SHEET 4. USE THEM IF YOU PREFER, OR DESIGN YOUR OWN DETAILS AND PROVIDE YOUR SKETCHES.
6. DRAW A PLAN OF YOUR PROPERTY (REFERRED TO AS A "PLAT"). SKETCH YOUR HOUSE AND SHOW WHERE THE DECK IS INTENDED TO BE CONSTRUCTED. PROVIDE APPROXIMATE DIMENSIONS OF THE DECK TO YOUR PROPERTY LINES.
7. USE THE ATTACHED DETAILS FOR OTHER ASPECTS OF THE CONSTRUCTION.

LIST OF DRAWINGS IN THIS DECK GUIDE:

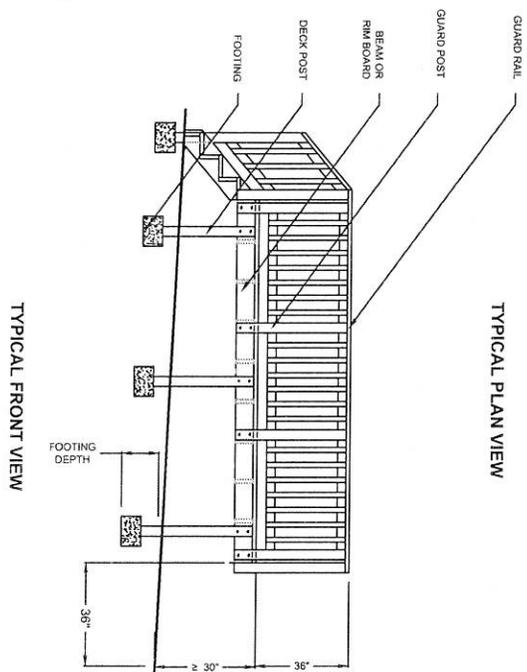
1. DECK SPECIFICATIONS
2. PORCH SPECIFICATIONS
3. MEMBER SIZING
4. DETAILS
5. PICTURES

STANDARD ABBREVIATIONS

- HDG - HOT DIPPED GALVANIZED (IN ACCORDANCE WITH ASTM A-153 OR B695, CLASS 55)
- O.C. - ON CENTER
- P.T. - PRESERVATIVE TREATED
- FT - FEET
- IN - INCH



PLAN VIEW



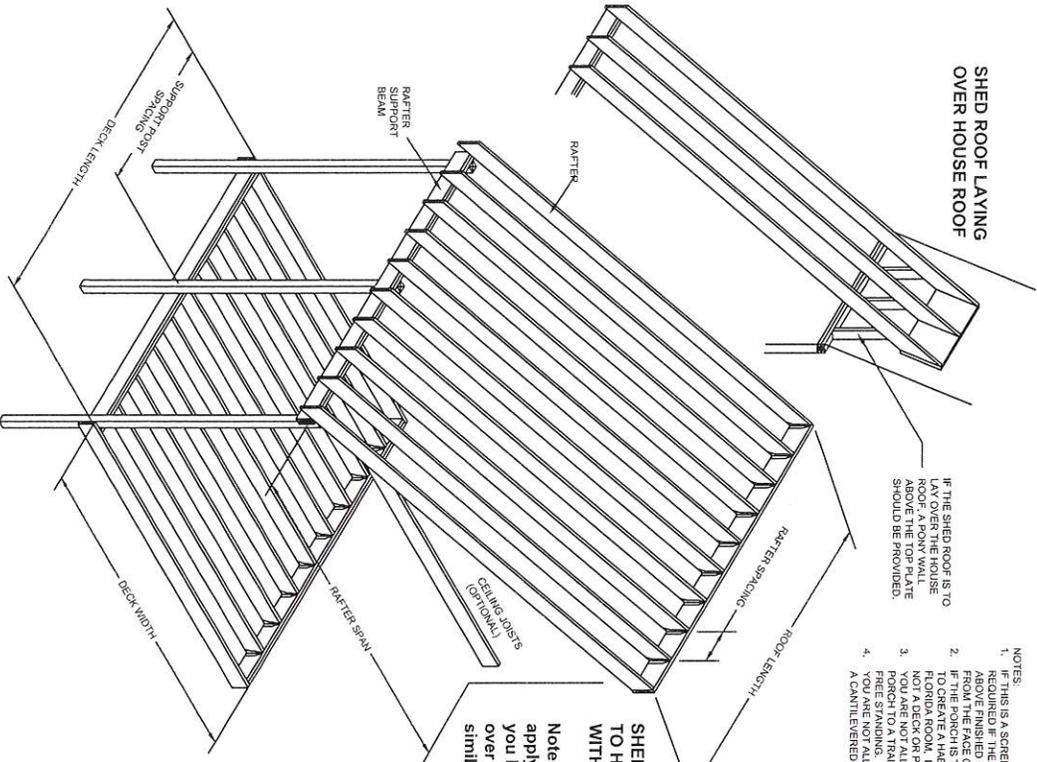
TYPICAL FRONT VIEW

DECK SPECIFICATIONS

DECK PLAN SPECIFICATIONS

Fill in the blanks.

OVERALL DIMENSIONS	Example
LENGTH	10 FT
WIDTH	8 FT
MAX. HEIGHT ABOVE GRADE (measured out 36" from deck - see picture on sheet 6)	3 FT
FREE STANDING (i.e. minimum of 2 beams)	YES OR NO
CANTILEVERED (0 IN means there is no cantilever)	24 IN
DECK POSTS	
DECK POST SIZE OR PIER SIZE (see sheet 3)	5 x 6 IN
DECK POST SPACING	5 FT O.C.
FOOTINGS	
FOOTING SIZE (see sheet 3)	12 x 12 x 8 IN
FOOTING DEPTH	18 IN
NUMBER OF FOOTINGS (including footings for stairs)	6 TOTAL
BEAMS	
BEAM SIZE (see sheet 3)	(2) 2 x 8
END CONDITION AWAY FROM HOUSE (select one based on detail sheet 4)	B
END CONDITION AT HOUSE (select one based on detail sheet 4)	2
JOISTS	
JOIST SIZE (see sheet 3)	2 x 8 @ 16" O.C.
DECKING	
DECKING BOARD SIZE 2x6 S4/8 BOARDS OR OTHER (see sheet 3)	5/4 BOARDS



- NOTES:**
1. THERE IS A SCREEN PORCH & QUARTER, WILL BE REQUIRED IF THE DECK IS GREATER THAN 30 INCHES ABOVE FINISHED GRADE - MEASURED AT 36 INCHES FROM THE FACE OF THE DECK.
 2. IF THE PORCH IS TO BE ENCLOSED WITH SOLID WALLS LAY OVER THE HOUSE ROOF, A POPE WALL SHOULD BE PROVIDED.
 3. YOU ARE NOT ALLOWED TO CONNECT A DECK OR PORCH TO A TRAILER OR MOBILE HOME. IT MUST BE A CANTILEVERED WALL WITHOUT ENGINEER'S DESIGN.
 4. YOU ARE NOT ALLOWED TO ATTACH A SHED ROOF TO A CANTILEVERED WALL WITHOUT ENGINEER'S DESIGN.

MINIMUM RAFTER SUPPORT BEAM

POST SPACING (FT)	RAFTER SPAN (FT)				
	6	8	10	12	14
4	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6
5	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6
6	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6
7	(1) 2x6	(1) 2x8	(1) 2x8	(1) 2x8	(1) 2x10
8	(1) 2x8	(1) 2x8	(1) 2x10	(1) 2x10	(1) 2x12
9	(1) 2x8	(1) 2x10	(1) 2x10	(1) 2x12	(1) 2x12
10	(1) 2x8	(1) 2x10	(1) 2x12	(1) 2x12	(1) 2x12
11	(1) 2x10	(1) 2x12	(1) 2x12	(1) 2x12	(1) 2x12
12	(1) 2x12	(1) 2x12	(1) 2x12	(1) 2x12	(1) 2x12

MAXIMUM RAFTER SPANS

SIZE	MAXIMUM RAFTER SPANS WITH CEILING JOISTS	MAXIMUM RAFTER SPANS WITHOUT CEILING JOISTS
2x4	12'-0"	9'-0"
2x6	15'-0"	11'-0"
2x8	18'-0"	14'-0"
2x10	21'-0"	17'-0"
2x12	24'-0"	20'-0"

(a) BASED ON 2012 V.A.R.C SPAN TABLES FOR SOUTHERN PINE #2.
 (b) ASSUMES 30 PSF GROUND SNOW LOAD AND 10 PSF DEAD LOAD.

PORCH (ROOF) SPECIFICATIONS

IF APPLICABLE - Fill in all the blanks

ARE YOU CONSTRUCTING A PORCH ON NEW FOOTINGS?
 YES _____ NO _____

ARE YOU ADDING A ROOF TO AN EXISTING DECK?
 YES _____ NO _____

WILL IT BE A SCREENED PORCH?
 YES _____ NO _____

PORCH (ROOF) SPECIFICATIONS

(IF APPLICABLE)

PORCH ROOF SIZE BEING BUILT

ROOF LENGTH _____ FT

ROOF SPAN _____ FT

ROOF SLOPE _____ : _____ (example 4:12)

RAFTER SUPPORT POSTS

POST SIZE _____ X _____

POST SPACING _____ FT
 (IF THEY ARE NOT ALIGNED WITH FOOTINGS)

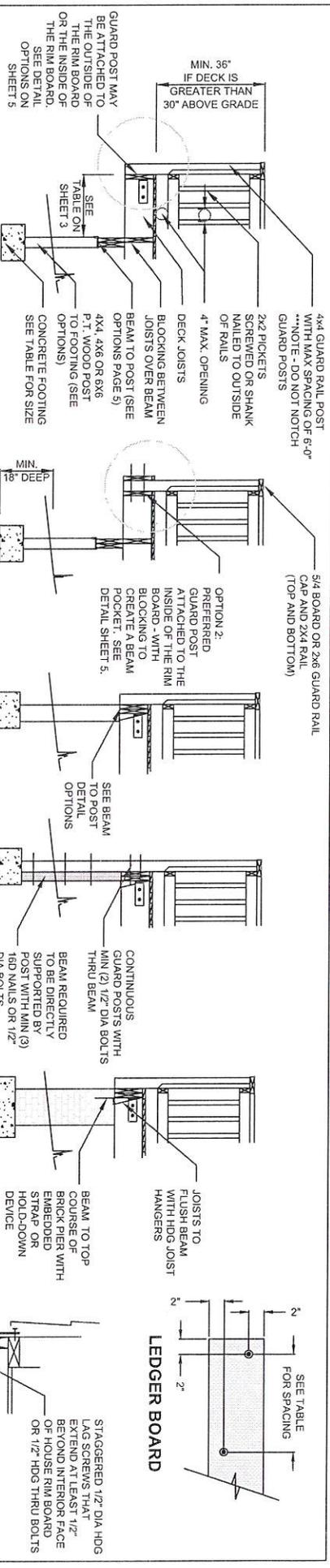
RAFTER SUPPORT BEAM

SIZE _____ () _____ X _____

RAFTERS

SIZE _____ 2 x _____ @ _____ IN O.C.

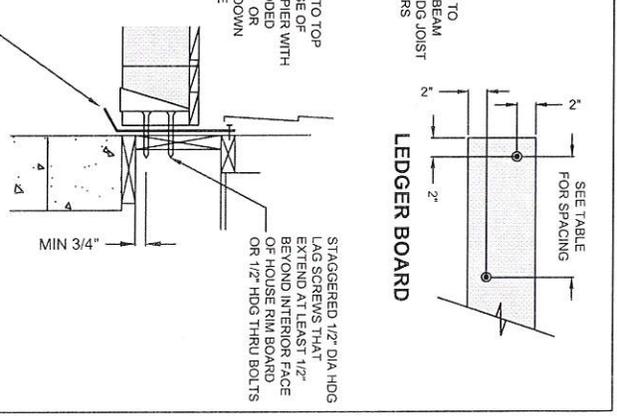
PORCH SPECIFICATIONS



END AWAY FROM THE HOUSE - GUARD POST OUTSIDE RIM BOARD

- A** CANTILEVER DECK BEAM BELOW JOISTS
- B** CANTILEVER DECK BEAM BELOW JOISTS
- C** OFFSET POST BEAM FLUSH WITH JOISTS
- D** CONTINUOUS POST BEAM FLUSH WITH JOISTS
- E** MASONRY PIER BEAM FLUSH WITH JOISTS

NOTE: DO NOT NOTCH THE GUARD POST.

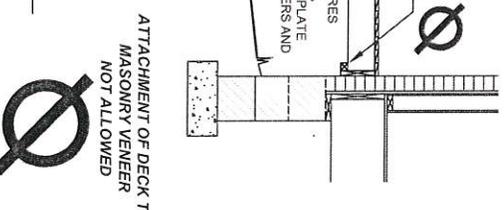
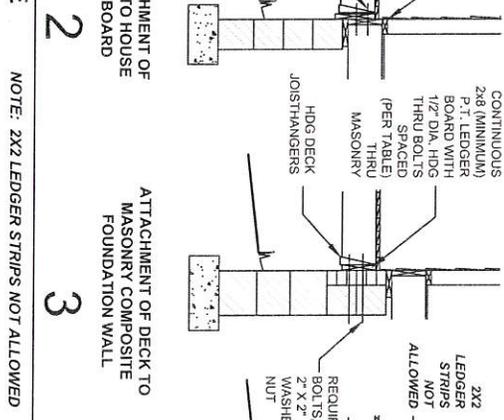
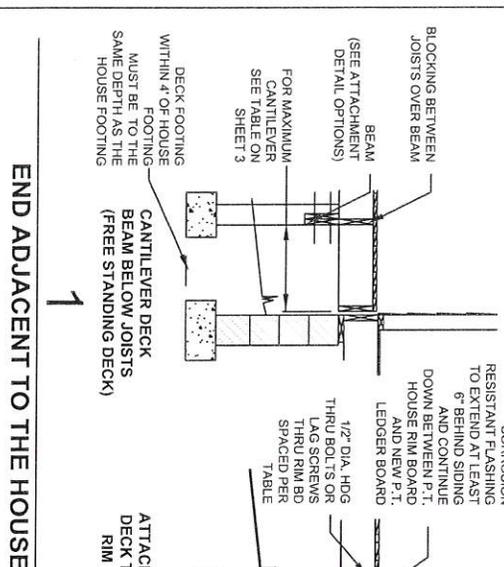


(1) PIECE OF CORROSION-RESISTANT MINIMUM 19 GA. METAL OR APPROVED NONMETALLIC FLASHING BETWEEN HOUSE RIM BOARD AND DECK LEDGER BOARD
NOTE: ALUMINUM FLASHING IS NOT PERMITTED.

LEDGER BOARD CONNECTION TO HOUSE

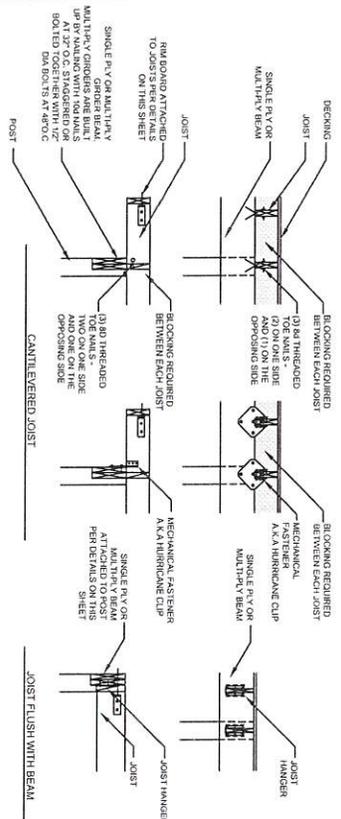
ON-CENTER SPACING FOR FASTENERS ATTACHING DECK TO HOUSE	
JOIST SPAN (ft)	6'-1\"/>

- NOTES:**
1. THE MAXIMUM GAP BETWEEN THE FACE OF THE LEDGER BOARD AND FACE OF THE HOUSE BAND JOIST SHALL BE 1/2".
 2. THE TIP OF THE LAG SCREW SHALL FULLY EXTEND BEYOND THE INSIDE OF THE BAND JOIST (BOARD).
 3. LEDGERS SHALL BE FLASHED TO PREVENT WATER FROM CONTACTING THE HOUSE BAND JOIST (BOARD).
 4. LAG SCREWS AND BOLTS SHALL BE STAGGERED AND SHALL NOT BE CLOSER THAN 2" TO THE TOP AND BOTTOM OF THE LEDGER.
 5. DECK LEDGERS SHALL BE 2X8 PRESERVATIVE TREATED SOUTHERN PINE (MINIMUM) OR OTHER APPROVED METHOD AND MATERIAL AS ESTABLISHED BY STANDARD ENGINEERING PRACTICE.

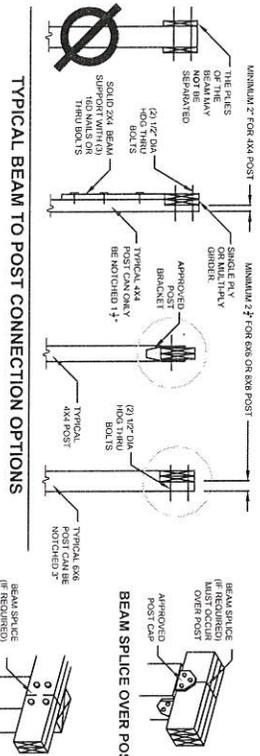


NOTE: 2X2 LEDGER STRIPS NOT ALLOWED

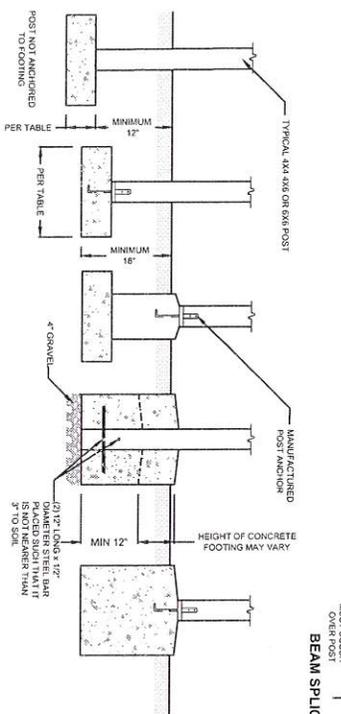
CONNECTIONS



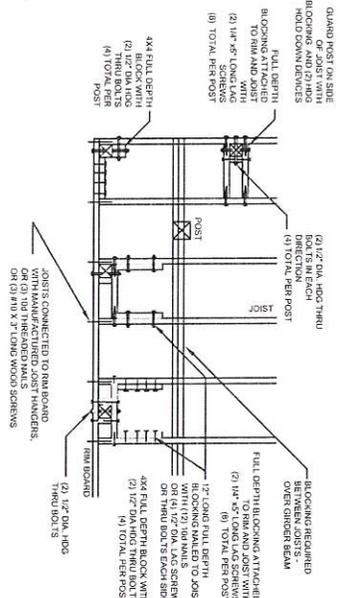
TYPICAL JOISTS TO BEAM CONNECTION OPTIONS



TYPICAL BEAM TO POST CONNECTION OPTIONS



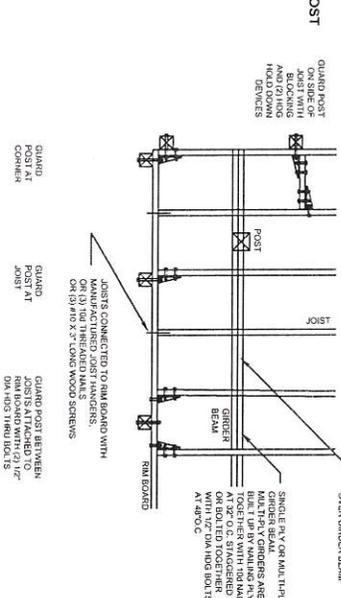
TYPICAL FOOTING OPTIONS



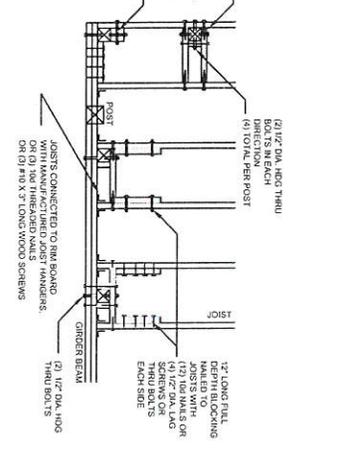
TYPICAL GUARD POST INTERIOR OF RIM BOARD ON CANTILEVERED DECK



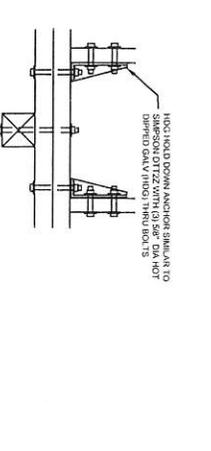
TYPICAL GUARD POST EXTERIOR OF GIRDER BEAM



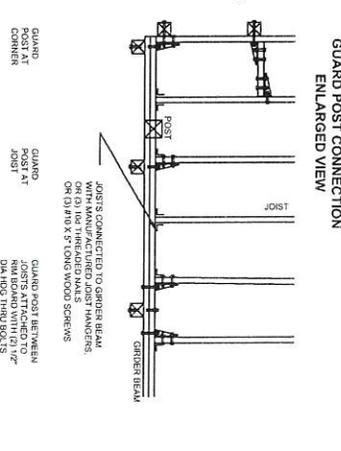
TYPICAL GUARD POST EXTERIOR OF RIM BOARD ON CANTILEVERED DECK



TYPICAL GUARD POST INTERIOR OF GIRDER BEAM



GUARD POST CONNECTION ENLARGED VIEW



TYPICAL GUARD POST EXTERIOR OF GIRDER BEAM

CONNECTION DETAILS

10/27/2015

STAIRS AND RAMPS

STAIR RISERS:

1. STAIR RISERS ARE REQUIRED TO BE EQUAL TO THE NOMINAL VARIATION BETWEEN THE TALLEST AND SHORTEST RISER IN 3'-0".
2. STAIR RISERS ARE ALLOWED TO EXCEED THE 6" STAIR RISE ONLY ON STEPS.

STAIR TREADS:

1. STAIR TREADS SHALL BE A MINIMUM OF 2x12 P.T. MATERIAL.
2. THE TREAD NOMINAL SPACING SHALL BE AT LEAST 3/4" AND NOT MORE THAN 1-1/4" BEYOND ANY SOLID RISER.

STRINGERS:

1. STRINGERS SHALL BE A MINIMUM OF 2x12 P.T. MATERIAL.
2. STRINGERS SHALL BE ATTACHED TO THE FACE OF THE DECK OR TREADS. THREE STRINGERS SHALL BE PROVIDED FOR A WIDE STAIR. NOTE: DO NOT OVER CUT NOTCHES.
3. THE STRINGER IS FABRICATED FROM INCH 2x12. TWO STRINGERS ARE REQUIRED FOR A 36" WIDE STAIR. THE STRINGER IS ATTACHED TO THE FACE OF THE DECK OR TREADS. THE POST SHALL BE SUPPORTED ON A CONCRETE FOOTING AT LEAST 12" DEEP. THE STRINGER SHALL BE ATTACHED TO THE POST WITH (2) 1/2" DIA. HOOD THRU BOLTS.

GUARDBAILS (FREQUENTLY REFERRED TO AS "SQUARES")

1. GUARDBAILS ARE AN ASSEMBLY COMPOSED OF THE FOLLOWING COMPONENTS:
 - TOP AND BOTTOM RAILS TO WHICH THE PICKETS ARE ATTACHED.
 - GUARD POSTS, AND
 - TREADS.

2. GUARDBAILS ARE REQUIRED WHERE THE DISTANCE FROM THE WALKING SURFACE TO GRAB IS MORE THAN 30".
3. GUARDBAILS SHALL BE ATTACHED TO THE FACE OF THE DECK OR TREADS. THE DISTANCE BETWEEN THE FACE OF THE DECK OR TREADS AND THE INSIDE OF THE GUARDRAIL SHALL BE AT LEAST 36".
4. RISER TREADS AND GOING TREADS SHALL BE BUILT IN A WAY AND SPACING MEASURED FROM THE NOMINAL OF THE RISER TREAD AND GOING TREAD SO THAT A SPHERE CANNOT PASS BETWEEN THE TRIANGLE FORMED BY THE GUARDRAILS. THE GUARDRAILS SHALL BE ABLE TO WITHSTAND A LOAD OF 200 LB IN ANY DIRECTION.

HANDRAILS (NOT TO BE CONFUSED WITH GUARDBAILS)

1. A HANDRAIL (TYPE 1 OR TYPE 2 PROFILE) IS REQUIRED ON AT LEAST ONE SIDE OF THE STAIR WHEN THERE ARE MORE THAN THREE RISERS.
2. THE HANDRAIL SHALL BE MOUNTED BETWEEN 30" AND 36" ABOVE THE WALKING OF THE TREADS.
3. HANDRAILS HAVE TO "RETURN" TO THE POST OR WALL.

FOOTINGS:

1. THE POST AT THE BOTTOM OF THE STRINGER MUST BE SET ON A CONCRETE FOOTING AT LEAST 12" IN DEPTH.

CONNECTIONS:

1. THE BOTTOM OF P.T. STRINGERS SHALL BE ATTACHED TO EACH P.T. POST WITH (2) 1/2" DIA. HOOD THRU BOLTS.
2. THE TOP OF P.T. STRINGERS SHALL BE ATTACHED WITH HOOD MECHANICAL FASTENERS AND HOOD THRU BOLTS TO THE DECK JOIST.
3. A P.T. POST EMBEDDED IN THE GROUND ON A FOOTING (PREFERRED).
4. A WOOD JOIST POST (MECHANICAL FASTENERS BUT SHOULDERING IS PREFERRED).
5. ON DECK JOIST.

STAIR LANNINGS:

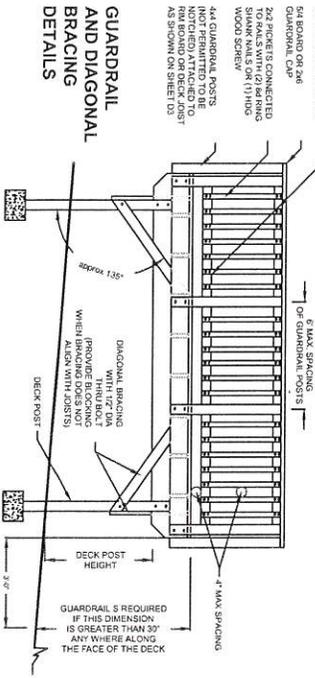
1. WHEN A STAIRWAY EXCEEDS A VERTICAL HEIGHT OF 7' AN INTERMEDIATE LANNING SHALL BE PROVIDED.
2. LANNINGS SHALL BE AS WIDE AS THE STAIR WIDTH IF SERVICES (TYPICALLY 30").

RAMPS:

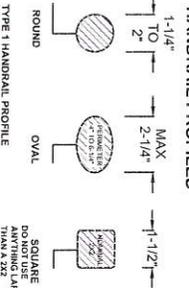
1. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 12%.
2. RAMPS SHALL BE ATTACHED TO THE FACE OF THE DECK OR TREADS. THE DISTANCE BETWEEN THE FACE OF THE DECK OR TREADS AND THE INSIDE OF THE GUARDRAIL SHALL BE AT LEAST 36".
3. WHERE RAMPS CHANGE DIRECTIONS, A LEVEL LANNING OF 3'-0" AND MAY VARY THE WIDTH OF THE HOUSE GUARDRAILS AND REQUIREMENT OF THE HEIGHT OF THE RAMP RISERS CHANGE TO 36".

2x4 RAILS (TOP AND BOTTOM)

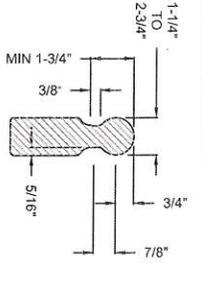
1. 2x4 RAILS (TOP AND BOTTOM) VALUED TO GUARD POSTS.
2. 2x4 RAILS SHALL BE CONNECTED TO GUARDRAILS WITH 2x4 WOOD SCREWS.
3. 4x4 GUARDRAIL POSTS NOT PERMITTED TO BE NOTCHED ATTACHED TO GUARDRAILS AS SHOWN ON SHEET D3.



HANDRAIL PROFILES



HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1-1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS AT LEAST 2" AND NOT GREATER THAN 6" IN WIDTH WITH A MAXIMUM CROSS SECTION OF 2-1/4"



TYPE 2 HANDRAIL PROFILE

1. HANDRAILS WITH A PERIMETER GREATER THAN 6" SHALL PROVIDE A GRASPABLE PROFILE. THE PERIMETER SHALL BE WITHIN A DISTANCE OF 3/4" TO 1-1/4" FROM THE FACE OF THE PROFILE AND THE TALLEST PORTION OF THE PROFILE AT LEAST 3/4" IN DEPTH.
2. TO AVOID A DEPTH OF AT LEAST 3/4" AT THE BOTTOM OF THE PROFILE, THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/4" AT A LEVEL ABOVE THE BOTTOM OF THE PROFILE. THE MAXIMUM WIDTH OF THE HANDRAIL ABOVE THE BOTTOM OF THE PROFILE SHALL BE GREATER THAN 4" EDGES SHALL HAVE A MINIMUM RADIUS OF 9/16"

CUT STRINGER

1. MAXIMUM SLOPE 12%
2. MINIMUM 18" RUN
3. MAXIMUM 4" SPACING
4. MINIMUM 12" RUN
5. 4x4 P.T. POSTS
6. CONCRETE FOOTING AND BOLTS - WALLS NOT ALLOWED



RAMPS

1. SCREWS THE TOP OF THE STRINGER TO THE DECK JOIST OR FASTENERS AND 1/2" DIA. HOOD THRU BOLTS - WALLS NOT ALLOWED
2. MINIMUM 12" RUN
3. 4x4 P.T. POSTS
4. CONCRETE FOOTING AND BOLTS - WALLS NOT ALLOWED

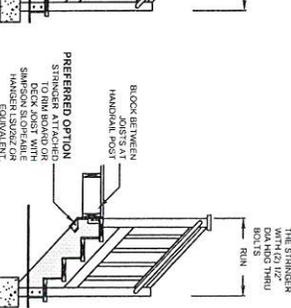
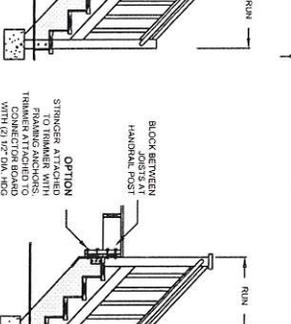
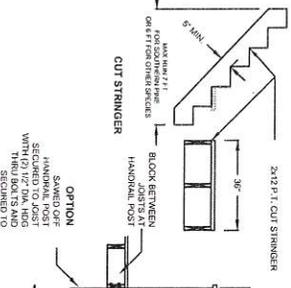
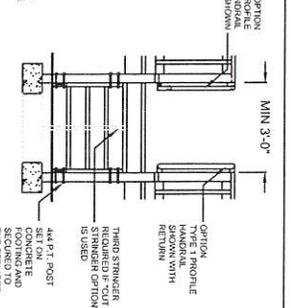
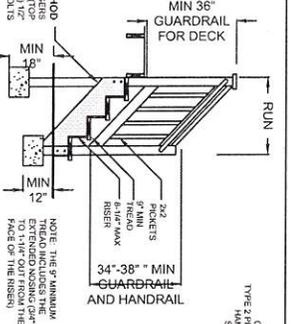
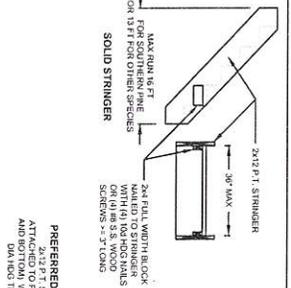


RAMPS

1. MINIMUM 18" RUN
2. MAXIMUM 4" SPACING
3. MINIMUM 12" RUN
4. 4x4 P.T. POSTS
5. CONCRETE FOOTING AND BOLTS - WALLS NOT ALLOWED



DETAILS



STAIR DETAILS

RAMPS	STAIRS	RAMPS	STAIRS
MIN 18" RUN	MIN 12" RUN	MIN 18" RUN	MIN 12" RUN
MAX 4" SPACING	MAX 4" SPACING	MAX 4" SPACING	MAX 4" SPACING
4x4 P.T. POSTS	4x4 P.T. POSTS	4x4 P.T. POSTS	4x4 P.T. POSTS
CONCRETE FOOTING AND BOLTS - WALLS NOT ALLOWED	CONCRETE FOOTING AND BOLTS - WALLS NOT ALLOWED	CONCRETE FOOTING AND BOLTS - WALLS NOT ALLOWED	CONCRETE FOOTING AND BOLTS - WALLS NOT ALLOWED

DECK and STAIR REQUIREMENTS IN PICTURES

4" spheres shall not pass thru deck pickets

Handrails are required when there are more than 3 risers. A guard rail is required when the height of the walking surface is greater than 30" above grade

If riser is open, the opening shall not permit the passage of a 4" sphere.

4-3/8" sphere shall not pass thru on stair pickets

6" sphere shall not pass thru

Handrail returns to the post

Guardrail height minimum 36" above walking surface

Handrail height between 34-38" measured vertically from the nosing of the tread

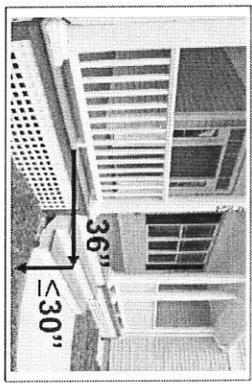
Treads to have a nosing between 1/2" and 1-1/4" beyond the riser

Maximum 8-1/4" risers, and minimum 6" treads (including the nosing)

Minimum 36" wide stairs

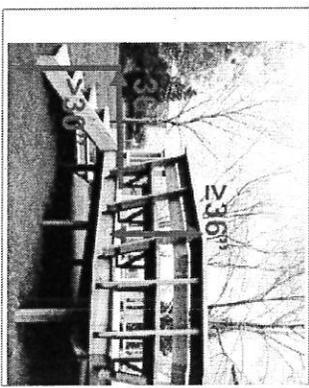
If the porch walking surface is less than 30" to grade (measured at 36" out from the edge of the porch), then the guardrails would not be required... and if put on as an option, they can be of any height.

Handrails are not required because there are less than 3 risers on the stairs.

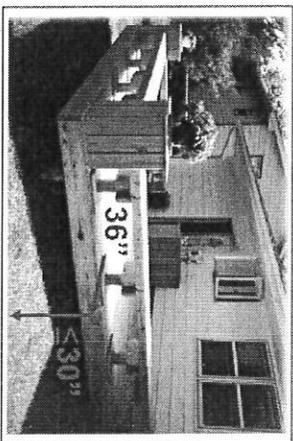


This porch has built-in seating. If the porch walking surface is more than 30" to grade (measured at 36" out from the edge of the deck), then the guardrails must be at least 36" above the height of the seat.

Handrails are required because there are more than 3 risers on the stairs.



This porch has built-in seating. If the porch walking surface is less than 30" measured out 36" then guardrails are not required at all.



PICTURES