

Residential Remodel Building Permit Requirements

Uncovered Deck or Porch

1. Provide a clear description of the work in the application including any electrical devices to be provided, e.g., lighting, power, etc.
2. Attach the following to the online application:
 - a. Building Guide: Please complete and attach to the application the [Colorado Chapter of the International Code Council Building Guide – Single Family Residential Uncovered Decks and Porches](#) as an aid in proper permit submittal requirements, though additional details may be required.
 - b. Site Plan: The submitted site plan must clearly indicate the location of all proposed construction and all clearances in relation to the property and any other structures currently on the property. Contact the Zoning Division for setbacks and submittal requirements. The plan will be included in the permanent record.
 - c. Construction Plan Drawn to scale, showing all work that is proposed, including but not limited to:
 - i. Clear indications of the spans of all framing members (per IRC Tables), joists from wall to beam, cantilever length, beam span from post to post, etc.
 - ii. The total square footage for the deck being built
 - iii. All framing specifications, including the type of lumber being used, the size of the dimension lumber and on center spacing of all framing members
 - iv. Specific details regarding the beam construction, whether it is solid sawn, a built-up beam (multiple members nailed together as a beam), or one member on each side of the posts (which is not calculated as a beam), etc
 - v. Details regarding how the ledger is to be attached to the house, including the bolt type, diameter, length and on center spacing
 1. Note: Bolt connection through existing brick veneer to support ledger is not allowed, except with County approval; contact Building Division for approved system
 - vi. The specific type and size of the joist hangers to be used
 - vii. Indication of how the posts will be anchored to the piers and to the beam
 - viii. Indication of the diameter and depth of the pier footings (12" X 36" minimum unless stamped engineered details are provided)
 - ix. Details regarding how the stairs are to be built, number of stringers, rise and run dimensions, type and height of handrails, verify that there will be

a 36" X 36" landing at the base of the stairs, that the stringers will be adequately anchored to the deck, etc.

- x. Details about the type of handrail and guard system to be used, the height and how it is to be supported. Guards and handrails must be able to withstand a 200# single concentrated load applied in any direction at any point along the top and 50 PSF applied horizontally at right angles over the entire tributary area and guard in-fill components, per the requirements of Table R301.5 of the 2015 IRC
- xi. Clear indication of the height above grade to the walking surface and clearances to all framing members where deck components are less than 18" to grade level
- xii. Code compliant egress must be maintained from basement egress windows, where decks are built over or near such windows. Provide details if applicable
- xiii. All components must be inspected prior to concealment

3. Additional Information:

- a. Decks permitted through this office are reviewed for minimum 2015 IRC design criteria, and are not reviewed for any additional imposed loads (planters, hot tubs, roof covers, etc.)
- b. A Colorado licensed engineers stamp may be required (not limited to) for the following items:
 - i. Decks with roof covers
 - ii. Decks designed outside the prescriptive requirements & tables of the 2015 IRC; beam or member sizes not listed in Tables
 - iii. Decks with hot tubs, spa's, planters, or additional imposed loads