



Single Family Residential Decks and Porches Building Guide



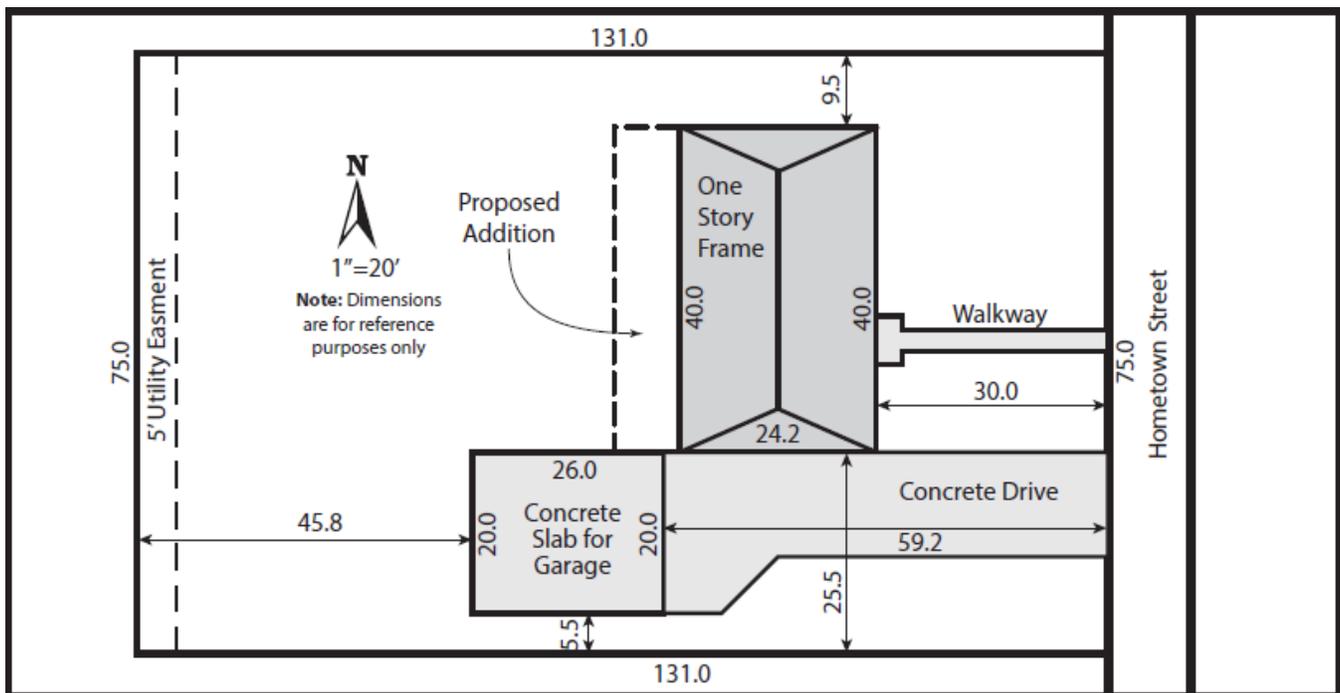
Requirements for Permit Submittal:

1. **Complete this Building Guide**
2. **Provide 1 plot plan, electronic or on 8.5 x 11in paper** (example below)
3. **Fill out Building Permit Application**

The City of Loveland processes all permit submittals electronically. Submittals can be emailed in to eplan-res@cityofloveland.org. Once a full submittal is received and accepted through the check in process, the review time is 5 business days.

The documents submitted help determine if the project is compliant with the International Residential Code, City of Loveland Municipal Codes, zoning ordinances, and other applicable laws.

Plot Plan Example:

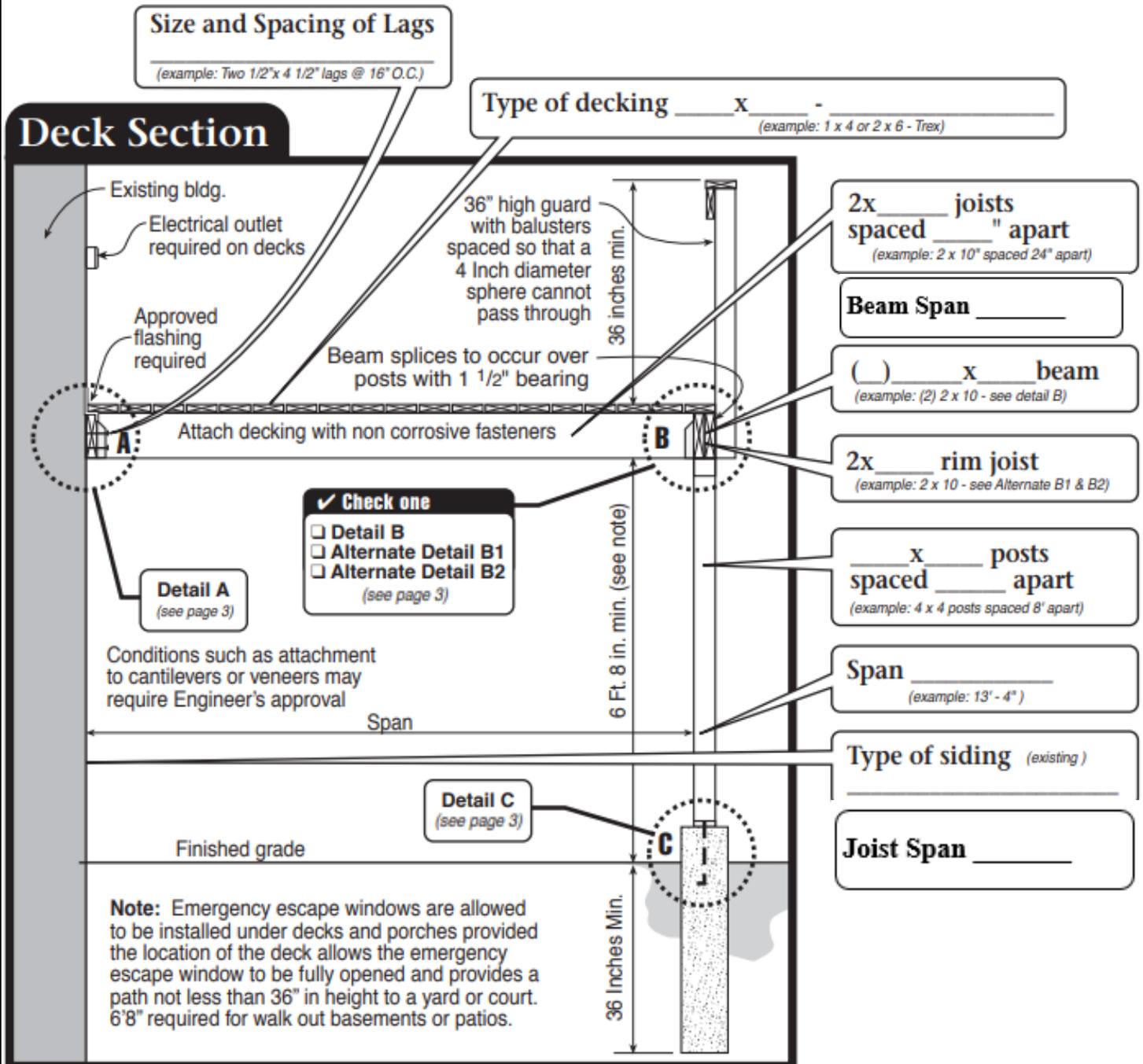


The plot plan must include:

1. Dimensions of the home and the detached garage.
2. Dimensions of the entire lot, showing any easements.
3. Distances from each edge of proposed structure to each lot line.

Directions:

1. Fill in the blanks in the worksheet below and include dimensions and materials used.
2. Use the check boxes in the worksheet to specify which details (page 3) will be used.

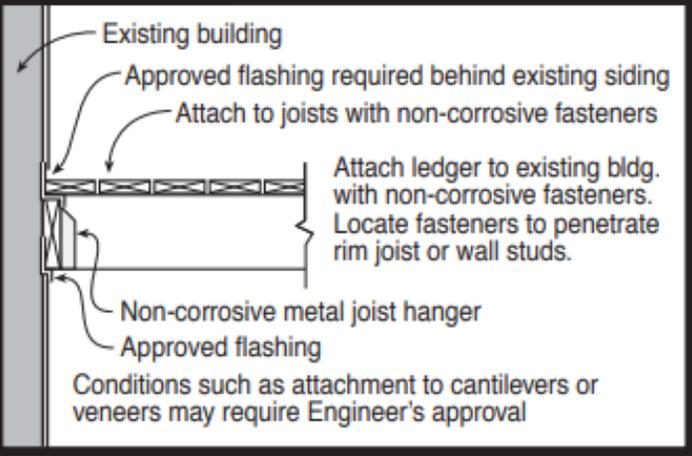


Height of Deck (above grade) _____

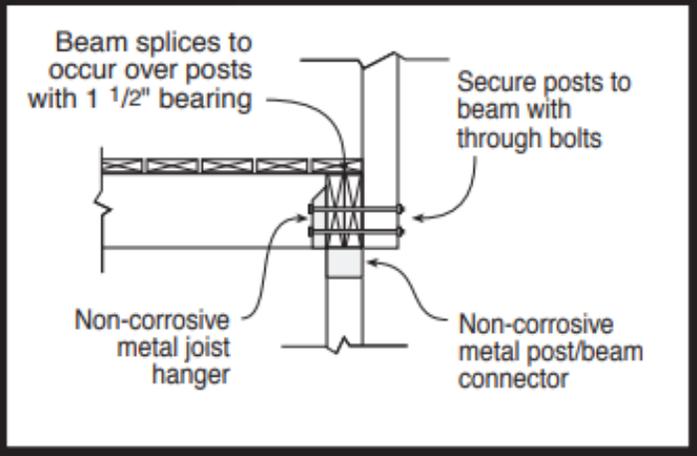
Diameter of Pier _____

*charts for deck beam span lengths and deck joist spans are available for reference on page 5

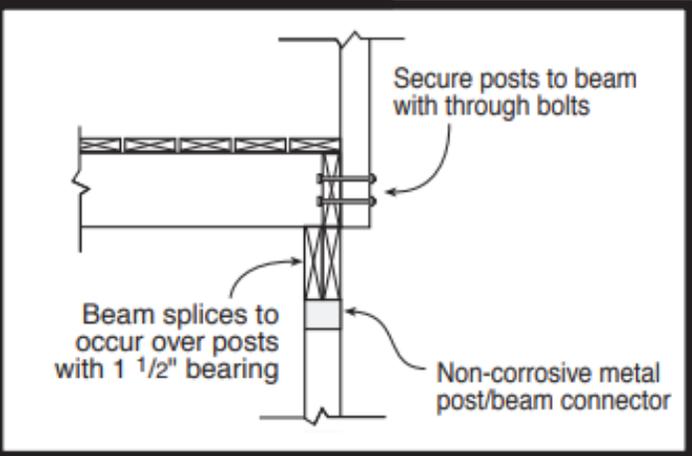
Detail A



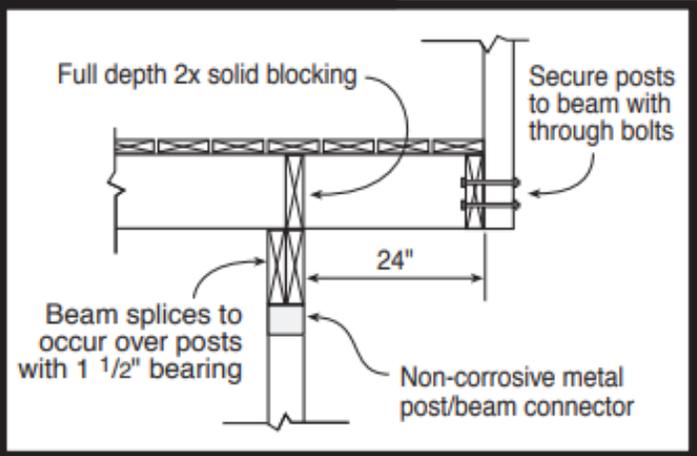
Detail B



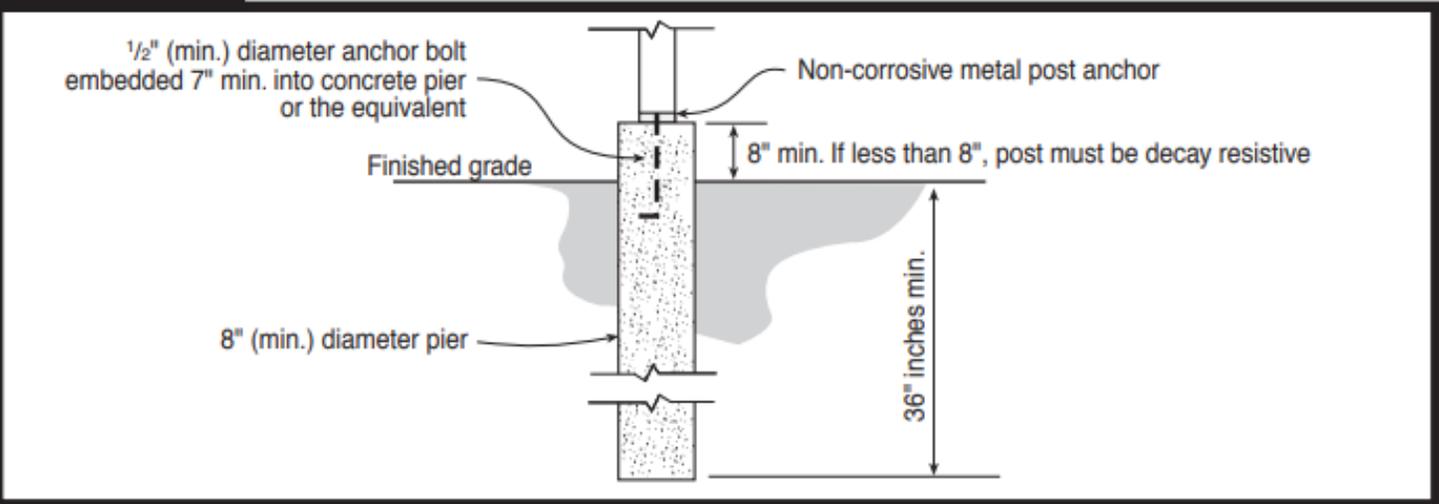
Alternate Detail B1



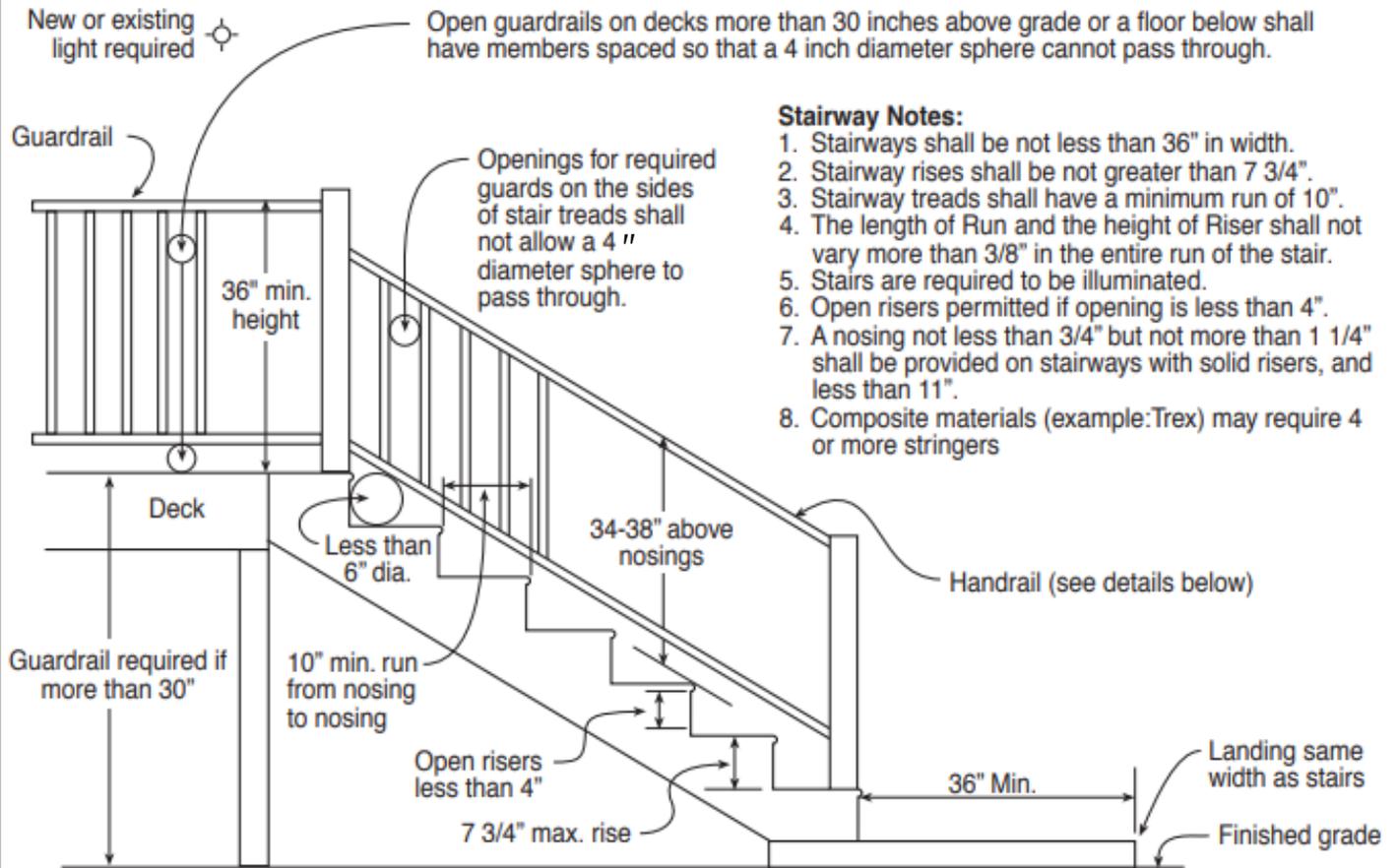
Alternate Detail B2



Detail C



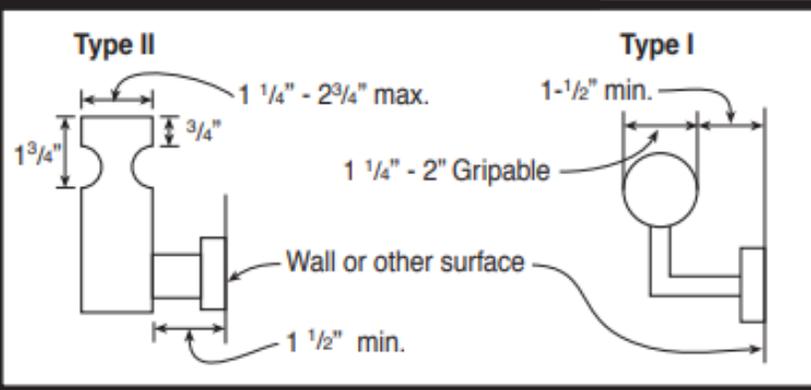
Stair & Handrail Specifications



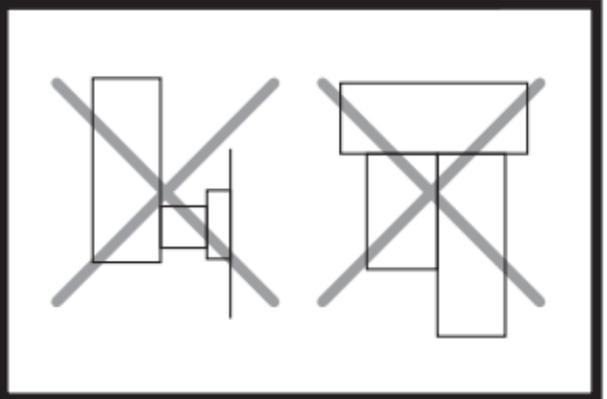
Stairway Notes:

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 or more stringers

Acceptable Handrail Details



Unacceptable Handrails



NOTE:

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 hand-grip portion of handrails shall be not less that 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 311.8.2 IRC).

**TABLE R507.6
DECK BEAM SPAN LENGTHS^{a, b} (ft. - in.)**

SPECIES ^a	SIZE ^a	DECK JOIST SPAN LESS THAN OR EQUAL TO: (feet)						
		6	8	10	12	14	16	18
Southern pine	2-2 x 6	6-11	5-11	5-4	4-10	4-6	4-3	4-0
	2-2 x 8	8-9	7-7	6-9	6-2	5-9	5-4	5-0
	2-2 x 10	10-4	9-0	8-0	7-4	6-9	6-4	6-0
	2-2 x 12	12-2	10-7	9-5	8-7	8-0	7-6	7-0
	3-2 x 6	8-2	7-5	6-8	6-1	5-8	5-3	5-0
	3-2 x 8	10-10	9-6	8-6	7-9	7-2	6-8	6-4
	3-2 x 10	13-0	11-3	10-0	9-2	8-6	7-11	7-6
	3-2 x 12	15-3	13-3	11-10	10-9	10-0	9-4	8-10
Douglas fir-larch ^d , hem-fir ^d , spruce-pine-fir ^d , redwood, western cedars, ponderosa pine ^e , red pine ^f	3 x 6 or 2-2 x 6	5-5	4-8	4-2	3-10	3-6	3-1	2-9
	3 x 8 or 2-2 x 8	6-10	5-11	5-4	4-10	4-6	4-1	3-8
	3 x 10 or 2-2 x 10	8-4	7-3	6-6	5-11	5-6	5-1	4-8
	3 x 12 or 2-2 x 12	9-8	8-5	7-6	6-10	6-4	5-11	5-7
	4 x 6	6-5	5-6	4-11	4-6	4-2	3-11	3-8
	4 x 8	8-5	7-3	6-6	5-11	5-6	5-2	4-10
	4 x 10	9-11	8-7	7-8	7-0	6-6	6-1	5-8
	4 x 12	11-5	9-11	8-10	8-1	7-6	7-0	6-7
	3-2 x 6	7-4	6-8	6-0	5-6	5-1	4-9	4-6
	3-2 x 8	9-8	8-6	7-7	6-11	6-5	6-0	5-8
	3-2 x 10	12-0	10-5	9-4	8-6	7-10	7-4	6-11
	3-2 x 12	13-11	12-1	10-9	9-10	9-1	8-6	8-1

**TABLE R507.5
DECK JOIST SPANS FOR COMMON LUMBER SPECIES^f (ft. - in.)**

SPECIES ^a	SIZE	SPACING OF DECK JOISTS WITH NO CANTILEVER ^b (Inches)			SPACING OF DECK JOISTS WITH CANTILEVERS ^b (Inches)		
		12	16	24	12	16	24
Southern pine	2 x 6	9-11	9-0	7-7	6-8	6-8	6-8
	2 x 8	13-1	11-10	9-8	10-1	10-1	9-8
	2 x 10	16-2	14-0	11-5	14-6	14-0	11-5
	2 x 12	18-0	16-6	13-6	18-0	16-6	13-6
Douglas fir-larch ^d , hem-fir ^d spruce-pine-fir ^d	2 x 6	9-6	8-8	7-2	6-3	6-3	6-3
	2 x 8	12-6	11-1	9-1	9-5	9-5	9-1
	2 x 10	15-8	13-7	11-1	13-7	13-7	11-1
	2 x 12	18-0	15-9	12-10	18-0	15-9	12-10
Redwood, western cedars, ponderosa pine ^e , red pine ^e	2 x 6	8-10	8-0	7-0	5-7	5-7	5-7
	2 x 8	11-8	10-7	8-8	8-6	8-6	8-6
	2 x 10	14-11	13-0	10-7	12-3	12-3	10-7
	2 x 12	17-5	15-1	12-4	16-5	15-1	12-4

*This handout is based on the Building Guides developed by the Colorado Chapter of the International Code Council.



City of Loveland

Application for Deck or Porch

Building Division * 410 E 5th Street * Loveland, CO 80537
 General Information (970) 962-2505
 Inspection Line (970) 962-2100



Address: _____

Owner Name: _____ **Owner Phone:** _____

Owner Email: _____

Owner Address: _____
 (Street) (City) (State) (Zip)

Contractor Name: _____ **License Number:** _____ **Phone:** _____

Project Contact Name: _____ **Preferred Phone:** _____

Project Contact e-mail: _____

		Number of Bedrooms:	Number of Bathrooms: Full- 3/4- 1/2-	
Fireplace N Y # _____ Fuel Type _____	Fire Pits N Y # _____ Fuel Type _____	Type of Heat: Gas Electric	Electric Service Size: Amps:	Storage Shed (sf)
Basement (sf): Fin _____ Unfin _____	Garden Level (sf)	1st Floor (sf)	2nd Floor (sf)	3rd Floor (sf)
Garage: Detached _____ sf Attached _____ sf - Car garage	Carport: Detached _____ sf Attached	Porch sf _____ (Roof? Y N) Roof sf: _____	Deck sf _____ (Roof? Y N) Roof sf: _____	Patio sf _____ (Roof? Y N) Roof sf: _____
Basement ceiling height:		A/C: Yes No	City Calculated Valuation \$	
Historical Eligibility: N Y Historical Register: N Y	Residential Fire Sprinkler System Y N Submit to Loveland Fire Prevention: 970-962-2536		Client Total Valuation \$	
Describe Work/List Options:			Electrical Subcontractor _____ Valuation \$ _____ Mechanical Subcontractor _____ Valuation \$ _____ Plumbing Subcontractor _____ Valuation \$ _____	

I certify this application is correct. I agree to perform the work described according to plans and specifications submitted and approved. I agree to comply with all city ordinances, state laws and building codes. Additionally, **I UNDERSTAND THAT I AM RESPONSIBLE FOR ANY FEES OR EXPENSES INCURRED FOR PLAN REVIEW, PERMITS, INSPECTIONS AND OTHER FEES ASSOCIATED WITH THIS APPLICATION. FAILURE TO PICK UP AND PAY FOR THIS PERMIT WITHIN 90 DAYS OF APPROVAL WILL RESULT IN THE APPLICATION BEING CLOSED AND THE PLAN CHECK FEES BEING ASSESSED. ALL FEES UNDER THIS APPLICATION THEN BECOME NULL AND VOID. This application does not authorize any work within the right-of-way or curb cuts, contact Public Works at 970-962-2516.**

Signature: _____ **Date:** _____ Received By: _____ Date: _____

Building Division Comments	Client notification:
Planning Division Comments	Application Number:

Only enter the information as it pertains to the specific work performed under this application.