

Building Advisory

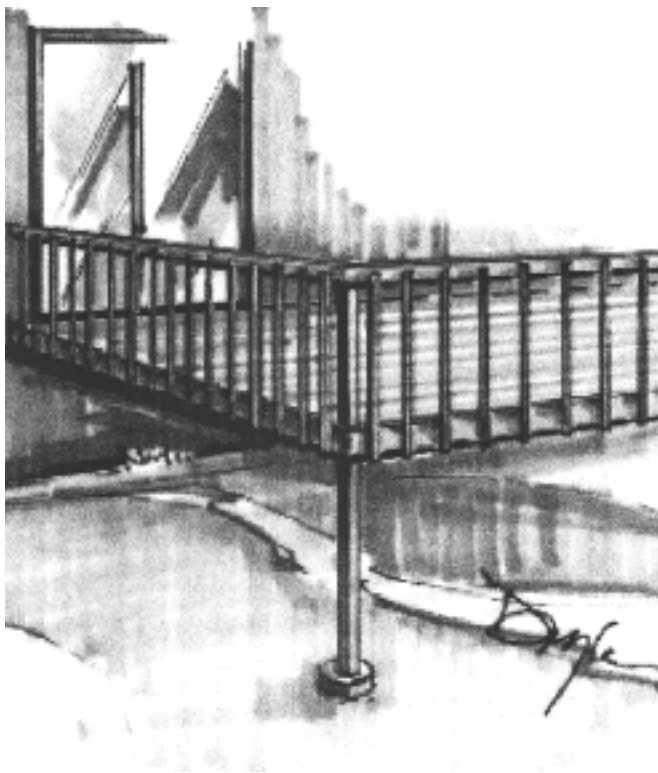
Single Family Residential Uncovered Decks & Porches

Building and Zoning permits help determine if the project is in compliance with building safety codes, and other land use guidelines.

Effective 1/5/04

How To Use This Guide

This guide provides us with important information used in approving your permits. It is not a comprehensive permit application. You may be asked for additional information or to modify your plans when you apply. Most of the questions pertain to Zoning and Building Codes, but we may also ask about sewer lines. If the property is located in a Denver Landmark District, our Historic Preservation staff must approve your plans prior to picking up your permits. Most of your work needs to be permitted, including separate permits for electrical, roofing, and gutter work. If you are going to be doing the electrical work yourself, you will be required to take an electrical test prior to applying for that permit. Remember to bring proof of property ownership with you, such as your current property tax statement, a recorded deed, or your closing papers from the sale.



- 1** A Zoning Permit is required only if the deck will be 12 inches in height or taller.
- 2** A Building Permit is required only if the deck is 28 inches in height or taller.
- 3** Bring the completed guide to the Building and Zoning Permit Counters on the second floor of the Webb Municipal Building located at 201 W. Colfax Avenue. See Zoning first. Zoning approves the size and location.
- 4** After gaining your approval from Zoning, please go to the Building Permit Counter.
- 5** Please note the design specifications located on pages 2, 3 and 4. This information will assist you in designing a safe and durable deck.
- 6** Upon approval of your permit application, you will be required to pay fees at our Cashier's Desk before the actual permits are issued. These fees are based on the fair market value of the work listed on the permits. Generally, the fees are less than \$100 for this type of work. Once the fees are paid, the permits are issued.
- 7** As you can see, it takes some time to complete the permit process. Due to the high volume of people applying for permits, please be prepared to wait before meeting with our staff. You may encounter long lines during peak periods, such as lunch hours and Monday mornings. **We advise that you begin the process before 3:00 p.m. in order to complete everything before we close.**

Community Planning and Development

201 W. Colfax Ave., Dept. 205 ■ Denver, Colorado 80202 ■ 720-865-2915 ■ www.DenverGov.org/Planning

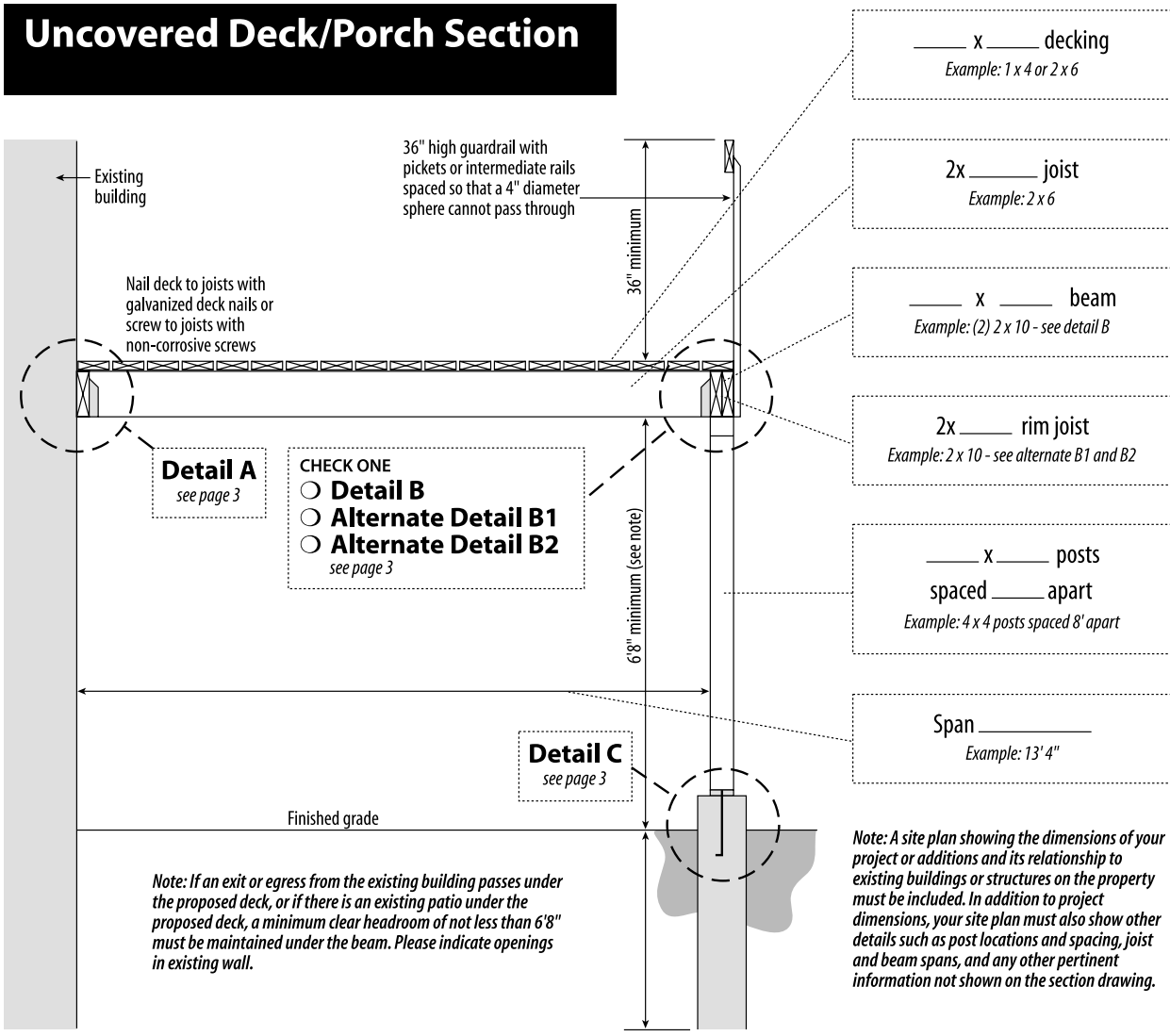
This handout is provided as a general guide. The information is subject to change. We gratefully acknowledge the assistance of the Colorado Chapter of the International Conference of Building Officials for providing assistance with the design of this guide. Printed on recycled paper.

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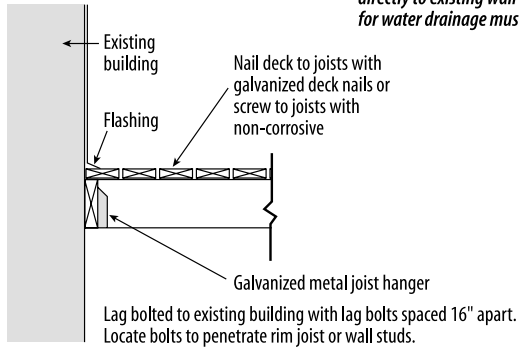
Directions

- 1** Multi-level decks or projects that incorporate special features such as hot tubs require a more detailed submission. Check with the Residential Walkthrough staff prior to submitting these types of projects.
- 2** Fill in the blanks on pages 2 and 3 with dimensions and materials which will be used to build the structure. Please print legibly.
- 3** Indicate in the check box which details from page 3 will be used.

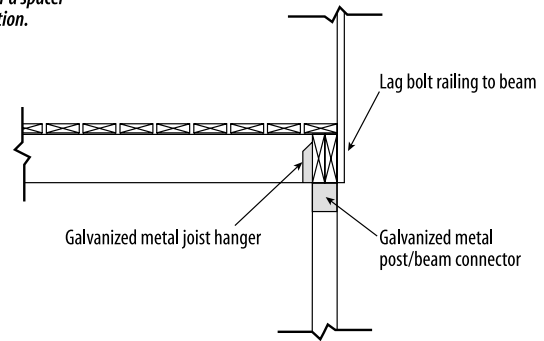
Address:



Detail A

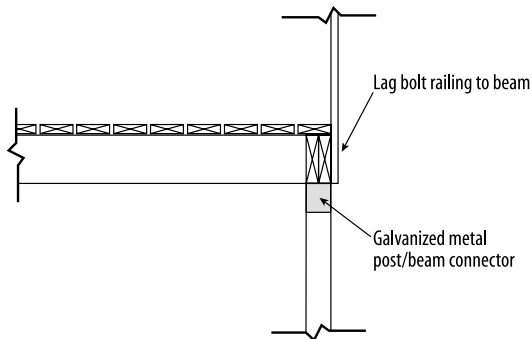


Detail B

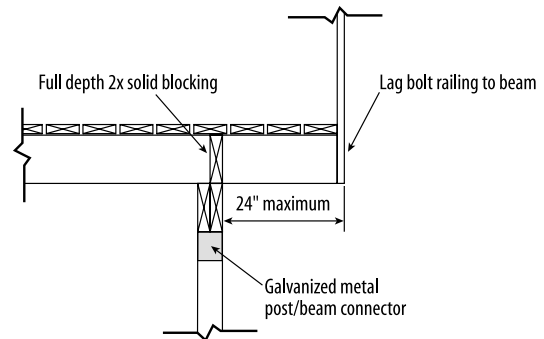


Note: Remove brick veneer or siding at top of wall before installing continuous 2x ledger, ledger must be fastened directly to existing wall framing. Either flashing or a spacer for water drainage must be put at wall-deck junction.

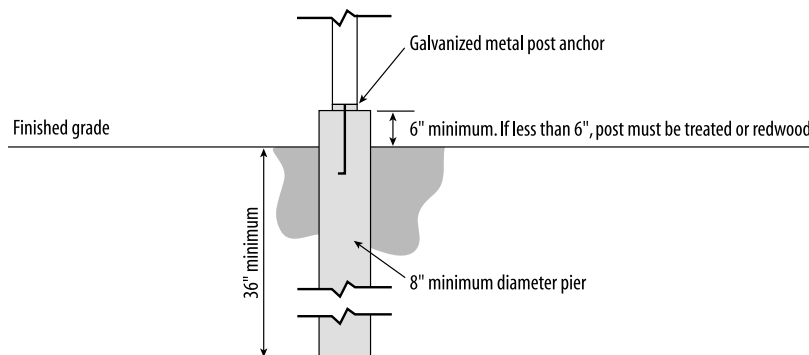
Alternate Detail B1



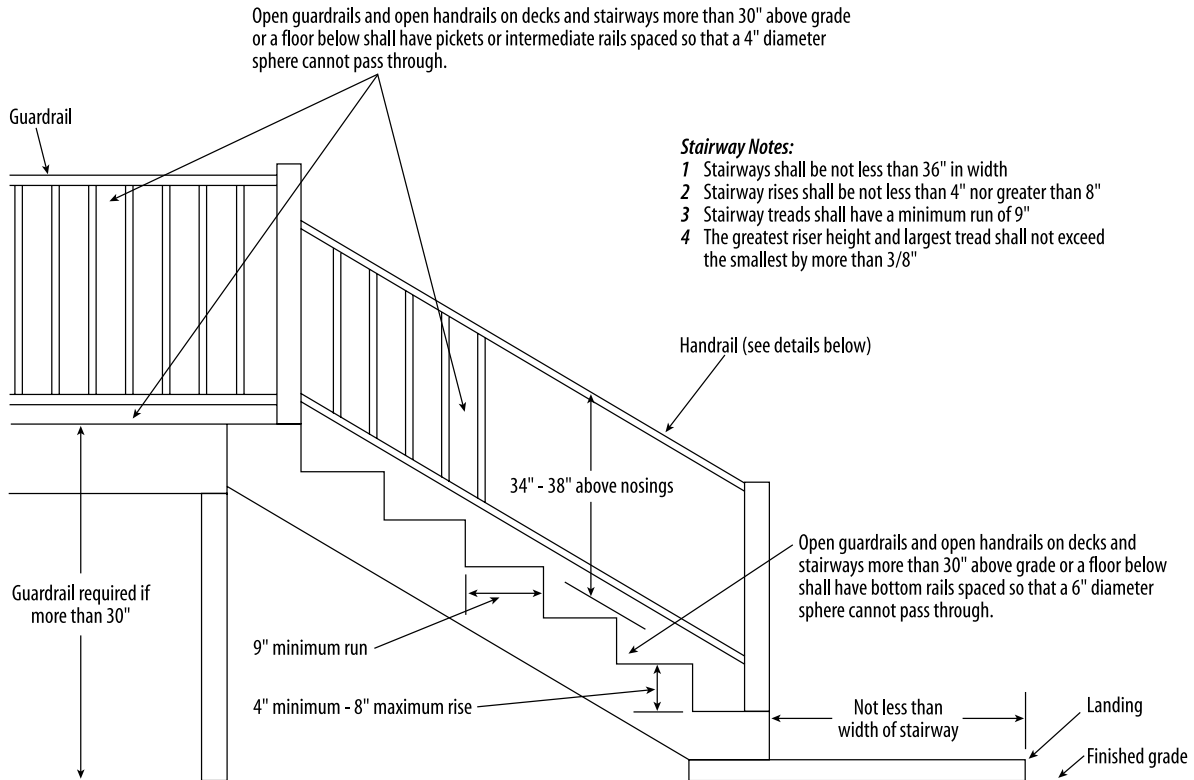
Alternate Detail B2



Detail C



Detail A

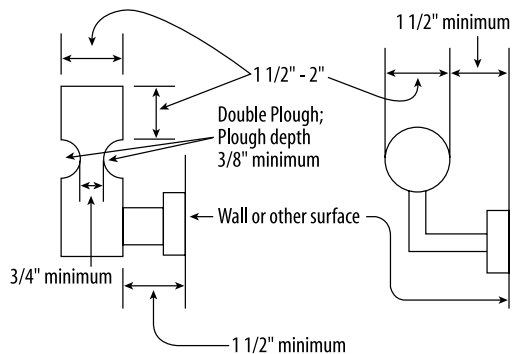


Open guardrails and open handrails on decks and stairways more than 30" above grade or a floor below shall have pickets or intermediate rails spaced so that a 4" diameter sphere cannot pass through.

- Stairway Notes:**
- 1 Stairways shall be not less than 36" in width
 - 2 Stairway rises shall be not less than 4" nor greater than 8"
 - 3 Stairway treads shall have a minimum run of 9"
 - 4 The greatest riser height and largest tread shall not exceed the smallest by more than 3/8"

- Handrail Notes:**
- 1 Handrails shall be continuous on at least one side of stairs with four or more risers
 - 2 Handrails shall be placed not less than 34" nor more than 38" above stair nosings
 - 3 The handgrip portion of handrails shall not be less than 1 1/4" nor more than 2" in dimension
 - 4 Handrails shall be placed not less than 1 1/2" from any wall or other surface

Acceptable Handrail Details



Wall Attachments for Handrails

If the handrail abuts a wall, it must return to the wall as shown on right.

