

How to Use this Guide

Provide one (1) set of plans, drawn to scale and complete the following (*hint: use graph paper with 1/4" squares. Example: 1/4" = 1'*).

1. Complete this Building Guide by filling in the blanks on page two, and indicating which construction details will be used.

2. Provide One (1) Plot Plan (site plan) showing dimensions of your project and its relationship to existing buildings or structures on the property, and the distance to existing property lines drawn to scale. See page 3.

3. Fill out a Building Permit Application.

The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning regulations, and other applicable laws.

***It shall be the responsibility of the owner or owner's agent to contact and obtain HOA/ACC approval.**



Single-Family Residential Decks and Porches

Directions

1. Fill in the blanks. Please print legibly.
2. Indicate in the check box which detail from page 4 will be used.

Address: _____

Size and Spacing of Fasteners
 () x @
 (example: (2) 1/2" x 4 1/2" lags @ 16" O.C.)

Type of Decking
 _____ x _____
 (example: composite)

Deck Section

Detail A
(see page 4 & page 6)

Check One

☐ **Detail B**

☐ **Alternate Detail B1**

☐ **Alternate Detail B2**
(see page 4)

Detail C
(see page 4)

Detail D
(see page 4)

Note: Emergency escape windows are allowed to be under decks and porches provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than 36" in height to a yard or court. 6'-8" required for walkout basements or patios.

2x _____ joists
Spaced _____" O.C.
 (example: 2x10" spaced 24" O.C.)
 Wood Species _____

() x _____ beam
 (example: (2) 2x10" beam)
 Wood Species _____

OR

2 x _____ rim joist
 (example: 2x10" see alternate B1 & B2)
 Wood Species _____

_____ x _____ posts
spaced _____ O.C.
 (example: 4x4" posts spaced 8' O.C.)
 Wood Species _____

Span _____
 (example: 8' - 4")

Type of existing exterior finish material

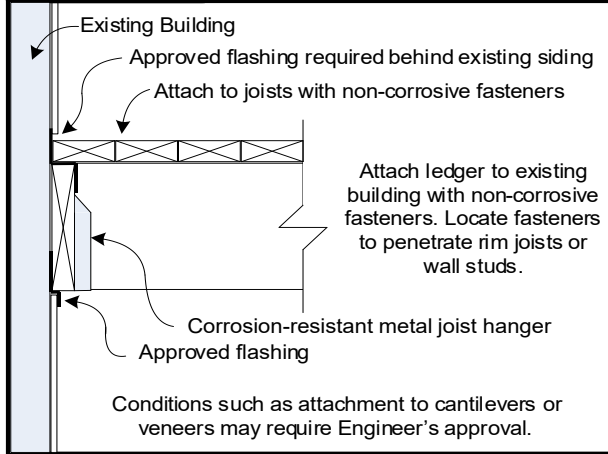
Note: Conditions such as attachment to cantilevers or veneers may require Engineer's approval

Note: Corrosion-resistant connectors shall be ASTM A653 Type G185 zinc-coated or stainless steel

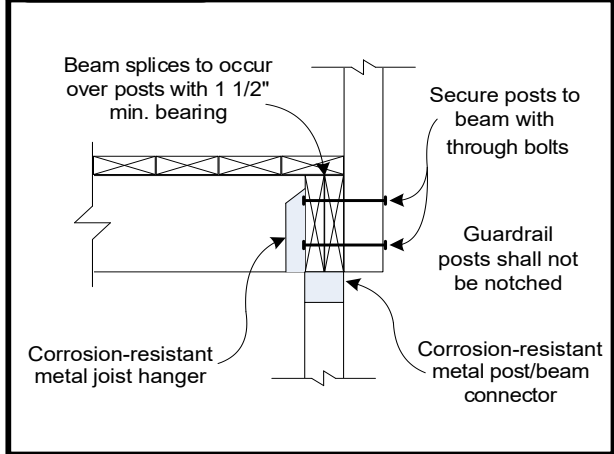
Note: A plot plan (plan view) showing the dimensions of your project or addition and its relationship to existing buildings or structures on the property must be included. In addition to project dimensions, your plot plan must also show details such as post locations and spacing, joist and beam spans, and any other pertinent information not shown on the section drawing.

Single-Family Residential Decks and Porches

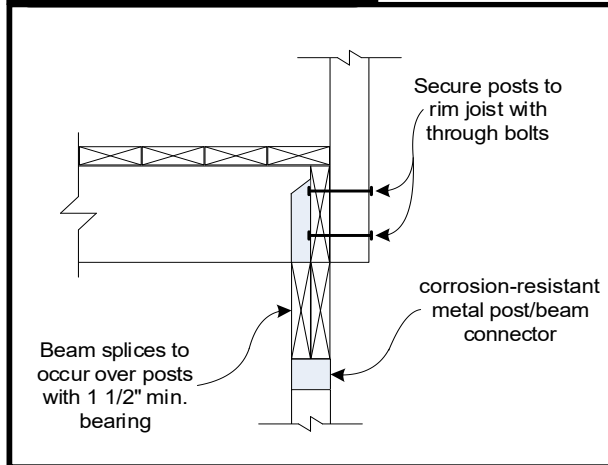
Detail A



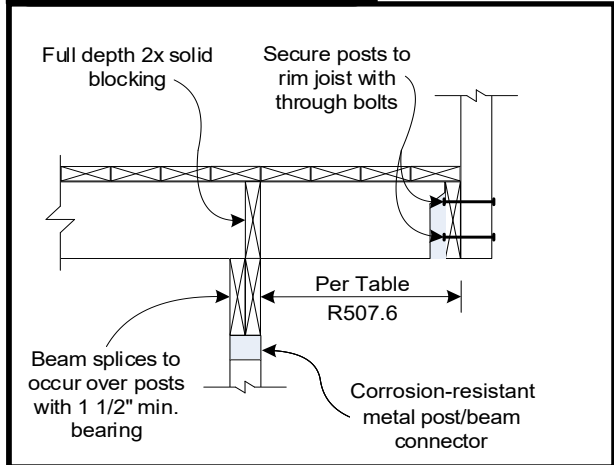
Detail B



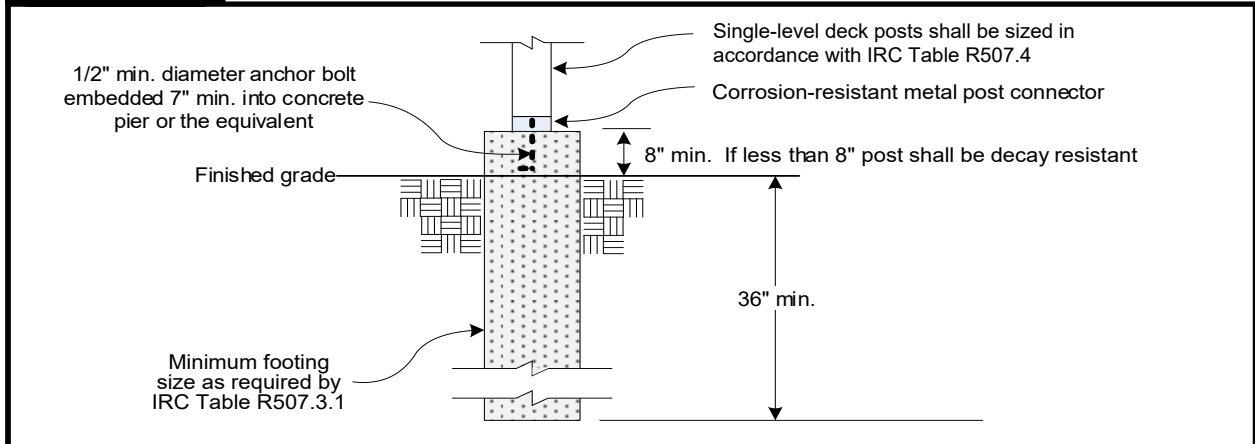
Alternate Detail B1



Alternate Detail B2

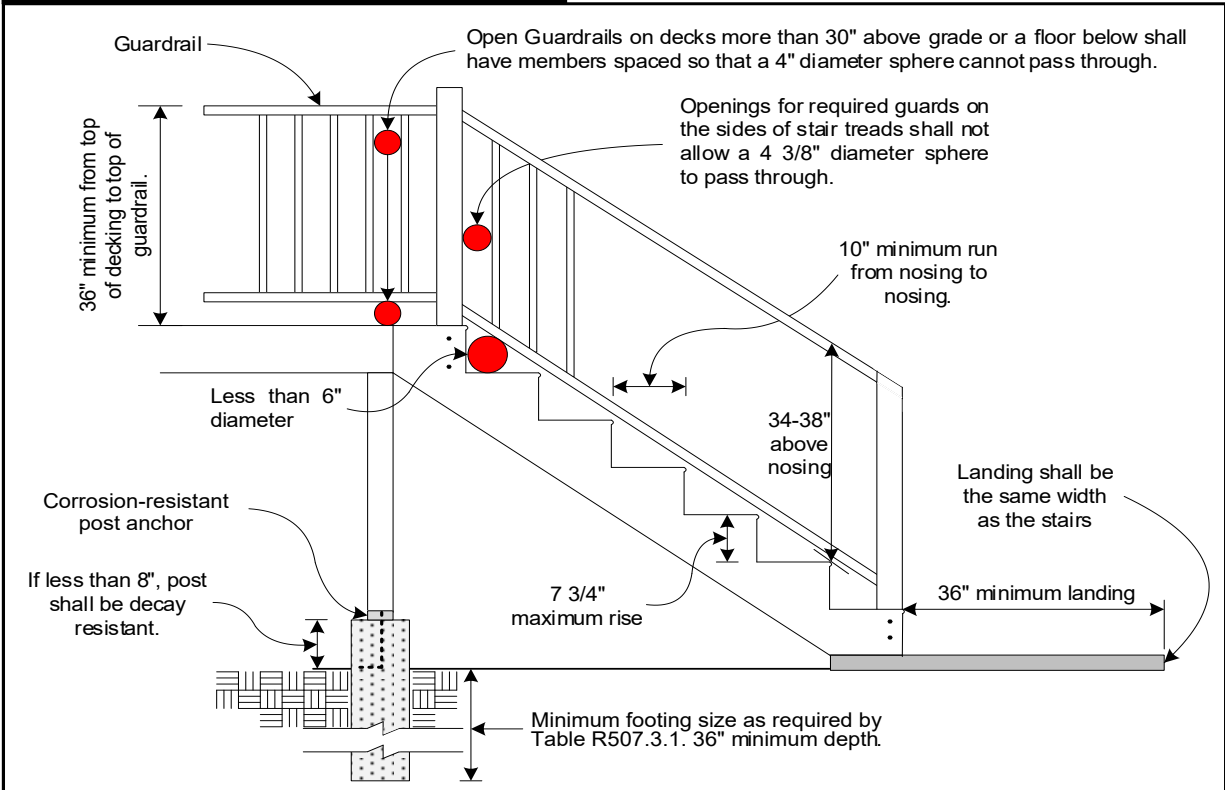


Detail C



Single-Family Residential Decks and Porches

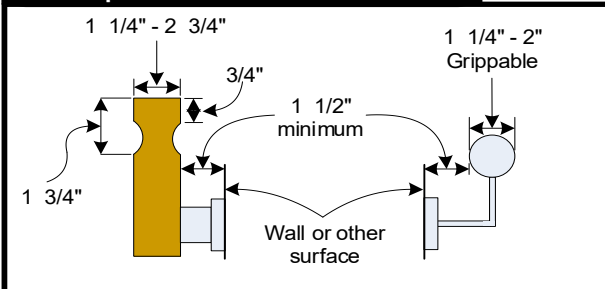
Stair & Handrail Specifications



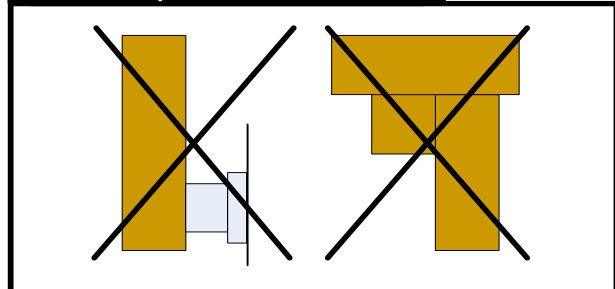
Stairway Notes:

- Stairways shall not be less than 36" in width.
- Stairway rises shall not be greater than 7 3/4".
- Stairway treads shall have a minimum run of 10".
- The length of run and the height of riser shall not vary more than 3/8" in the entire run of the stair.
- Stairs are required to be illuminated.
- Open risers permitted if opening is less than 4".
- 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 1 1".
- Composite materials (example: Trex) may require 4 stringers.

Acceptable Handrail Detail



Unacceptable Handrails

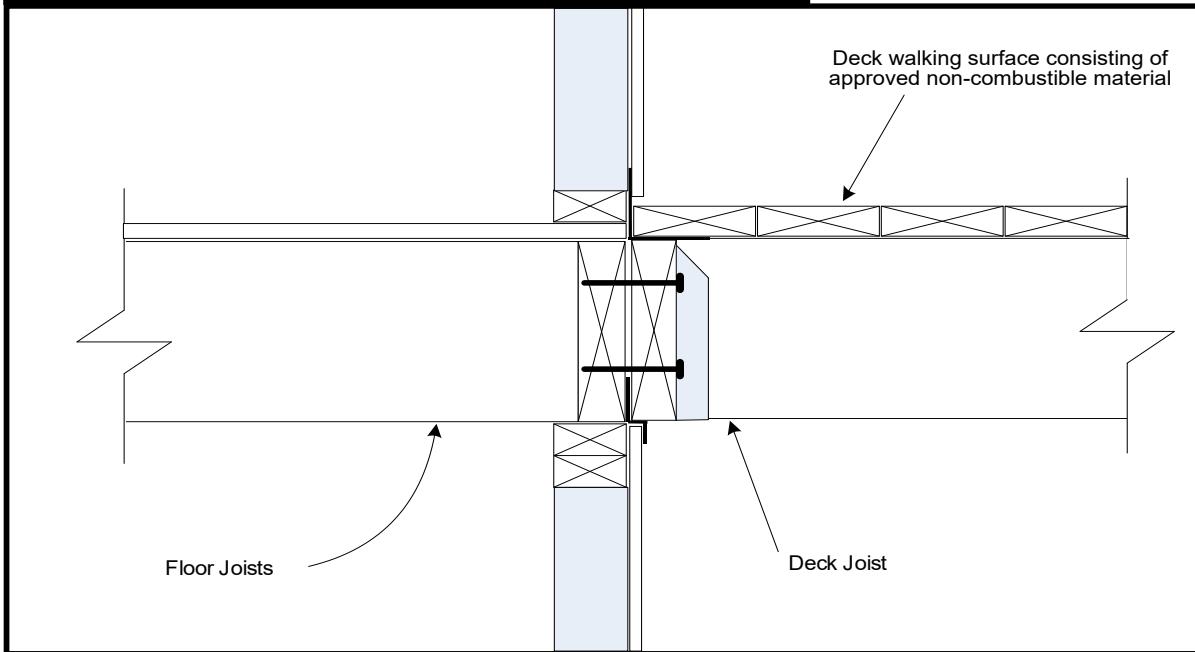


Handrail Notes:

- Handrails shall be continuous on at least one side of stairs with 4 or more risers.
- Top of handrails shall be placed not less than 34" and not more than 38" above stair nosings.
- The handgrip portion of handrails shall not be less than 1 1/4" and not more than 2 1/4" in cross section for non circular handrails.
- Handrails shall be placed not less than 1 1/2" from any wall or other surface.
- Handrails to be returned continuous to itself, a wall, guard, or walking surface (per IRC R320.5).

Single-Family Residential Decks and Porches

Structure Hardening - Fire Classification 2



Approved Non-Combustible Materials

Materials:

- Class A fire rated material.
- Composite decking with minimum Class B fire rating.
- Fire-retardant-treated wood identified for exterior use:
Tested in accordance with ASTM E84 or UL 723.
Listed flame spread index of 25 or less.
- Ignition-resistant building materials:
Material tested on front and back faces in accordance with ASTM E84 or UL 723, or with the ASTM E2768 test.
Material shall bear identification showing the test results.
- Materials composed of combustible core and noncombustible exterior covering made from aluminum (min. 0.019 inch thick) or corrosion-resistant steel (min. 0.0149 inch thick).

❖ This sheet applies to fire classification 2 areas as determined by the 2025 Colorado Wildfire Resiliency Code map.

For more information, please visit the State of Colorado Division of Fire Prevention & Control:
dfpc.colorado.gov