

## **General Information- Read this first**

All Deck Construction projects require ACC pre-approval. Because the community has home lots of many different sizes and shapes, a mathematical formula for determining the allowable size of a deck will apply.

In general, the following guidelines must be followed:

1. Any proposed deck that encroaches into the 20-foot setback requirement would require a Jefferson County variance.
2. Second floor decks will never be allowed to encroach into the 20-foot setback requirement, with one exception; the deck may extend as far as the pre-existing roofline. So, for example, if the house itself is already in the setback, a homeowner could build the second floor deck out to the edge of the existing eaves/gutter, but the deck could not extend any further.
3. 50% rule: Before a county variance is applied for, a representative of the ACC Committee will measure the distance from the house to the backyard property line, at numerous points. The ACC will inform the homeowner that it will approve construction up to 50% of the measured distance, where the requested distance encroaches on the setback.

PLEASE CONSULT THE ATTACHED "REFERENCE" SECTION- THE "BUILDING GUIDE – Colorado Chapter of the International Conference of Building Officials" for specifics regarding the construction methods that will be required in order for a project to meet the Guidelines.

Examples:

1. House – to – fence distance = 38'. The ACC will approve a deck that extends out 19'. This is 1' into the setback, and would require a Jefferson County variance.
2. House – to – fence distance = 22'. The ACC will approve a deck that extends out 11'. This is 9' into the setback, and would require a Jefferson County variance.
3. House – to – fence distance = 65'. The ACC will approve a deck that extends out 45'. A Jefferson County variance is not required. The 50% rule was not applied here, but in order to keep some semblance of proportion, no setback encroachment will be allowed.

***Owners are responsible to ensure that use of property and improvements to property comply with applicable building codes and zoning requirements. Approval by the Architectural Control Committee will not constitute assurance that the improvement will comply with the applicable city or county code or regulation, or that permits will be given.***

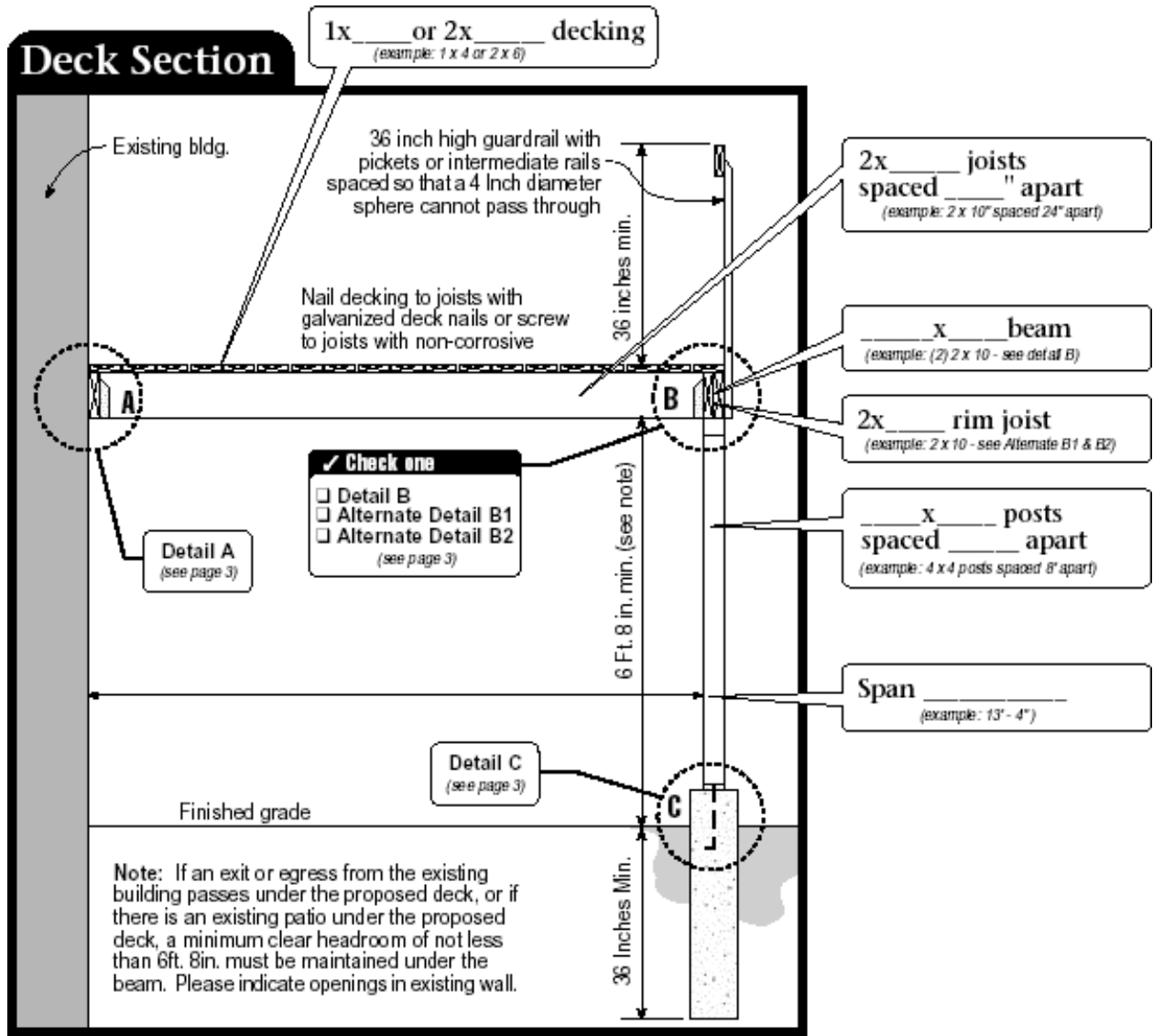
***Failure to adhere to these guidelines is a covenant violation, and will be subject to the current covenant fine schedule.***

# Single Family Residential Uncovered Decks and Porches

## Directions

1. Fill in the blanks on pages 2 and 3 with dimensions and materials which will be used to build the structure. Please print legibly.
2. Indicate in the check box which detail from page 3 will be used.

**Address:**  
 \_\_\_\_\_  
 \_\_\_\_\_



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

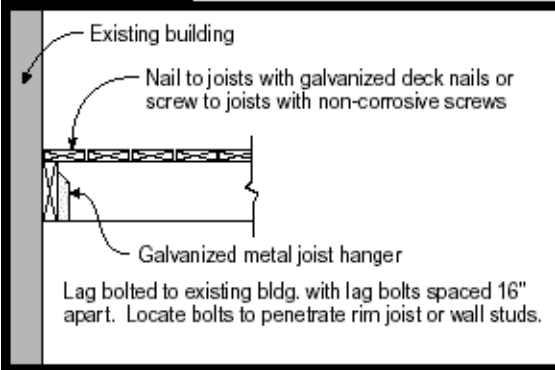
This handout was developed by the Colorado Chapter of the International Conference of Building Officials as a basic plan submittal under the Uniform Codes. It is not intended to cover all circumstances. Check with your Building Department for additional requirements.

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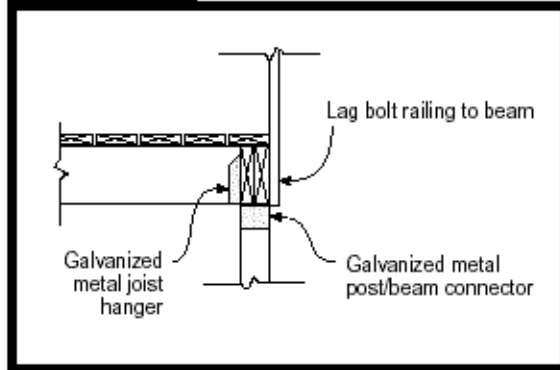
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# Single Family Residential Uncovered Decks and Porches

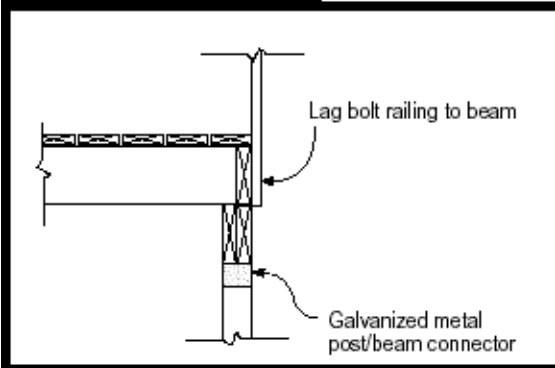
**Detail A**



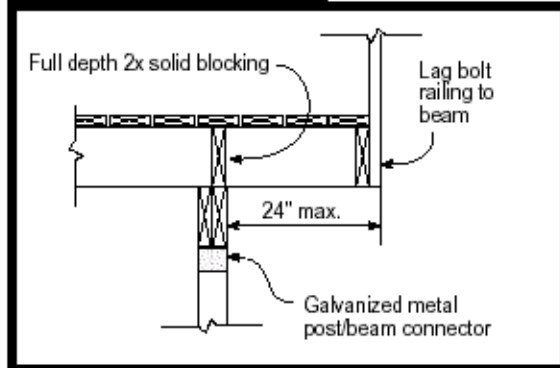
**Detail B**



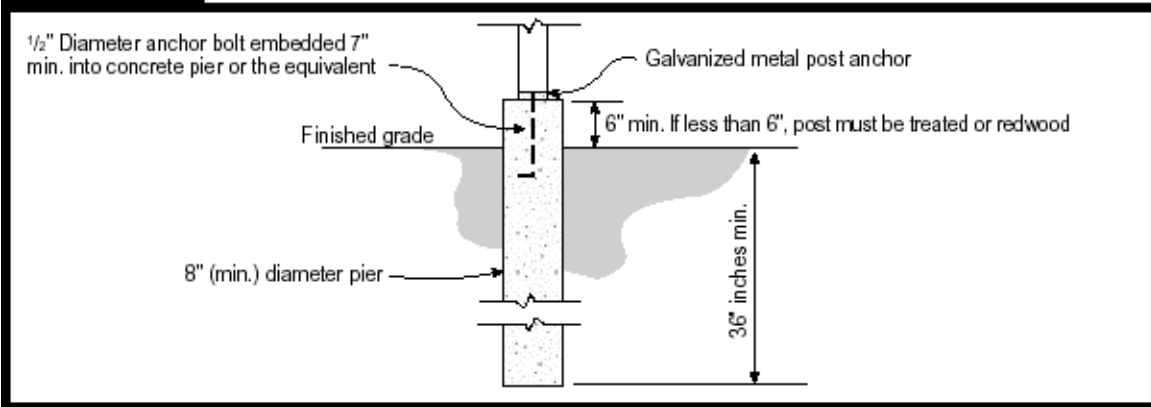
**Alternate Detail B1**



**Alternate Detail B2**



**Detail C**



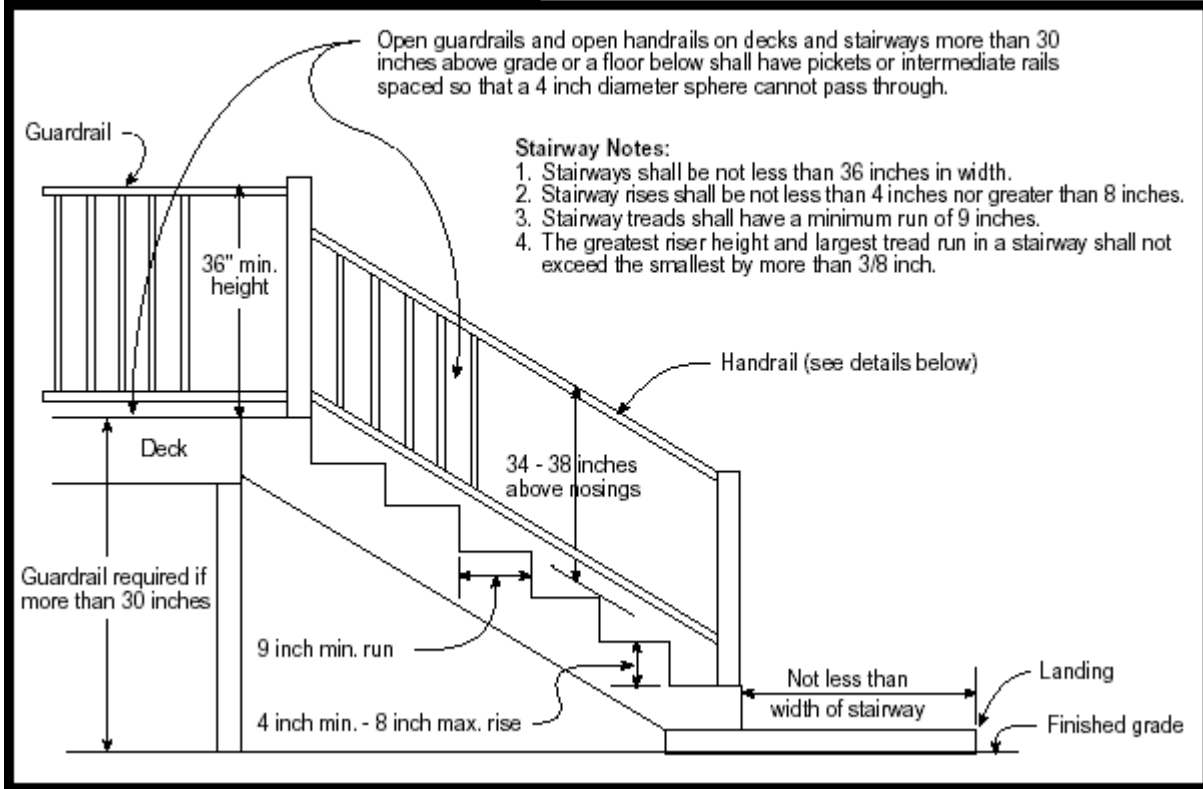
JOIST SPAN IN FEET	JOIST SIZE			
	2X6	2X8	2X10	2X12
6'	24"			
7'	24"	24"		
8'	16"	24"		
9'	16"	24"		
10'	12"	24"		
11'		16"	24"	
12'		16"	24"	
13'		12"	24"	
14'			16"	24"
15'			16"	24"

JOIST	BEAM SPAN IN FEET			
	6"	8"	10"	12"
8'	2-2x6	2-2x8	2-2x10	2-2x12
9'	2-2x6	2-2x8	2-2x10	2-2x12
10'	2-2x6	2-2x8	2-2x10	2-2x12
11'	2-2x6	2-2x8	2-2x10	2-2x12
12'	2-2x8	2-2x10	2-2x12	3-2x12
13'	2-2x8	2-2x10	2-2x12	3-2x12
14'	2-2x8	2-2x10	2-2x12	3-2x12
15'	2-2x8	2-2x10	2-2x12	3-2x12
16'	2-2x8	2-2x10	2-2x12	3-2x12

The span charts are based on #2 HEM FIR or #2 CALIFORNIA REDWOOD.  
If material used is different, please verify with the Building Division

# Single Family Residential Uncovered Decks and Porches

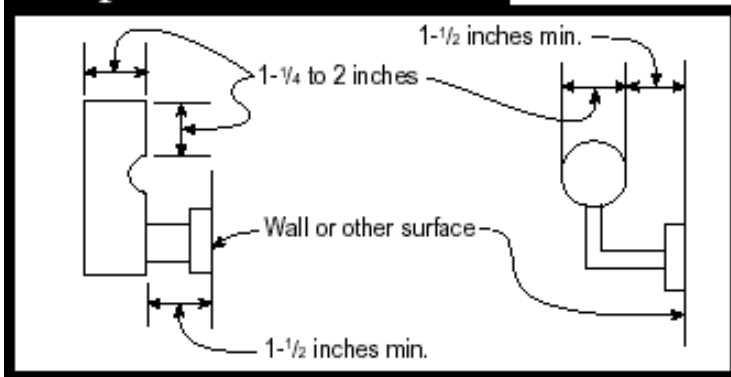
## Stair & Handrail Specifications



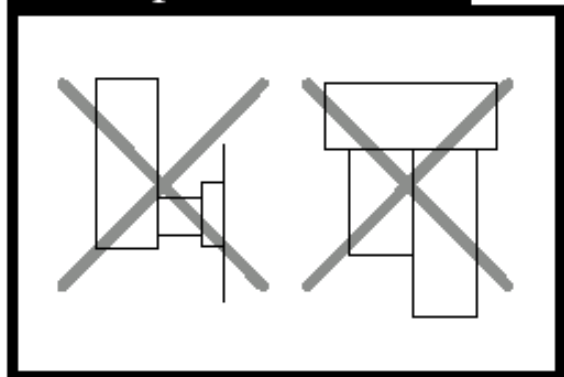
### Handrail Notes:

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

### Acceptable Handrail Details



### Unacceptable Handrails

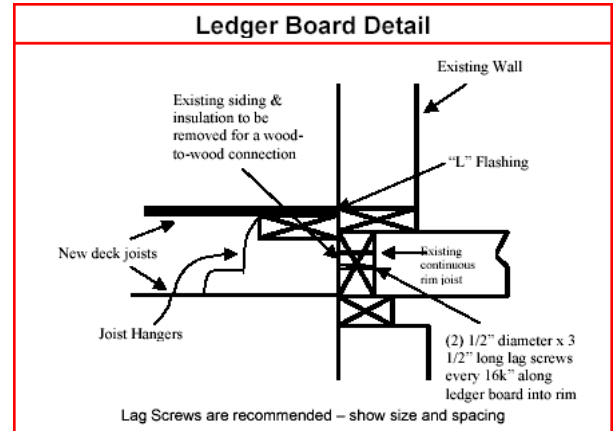
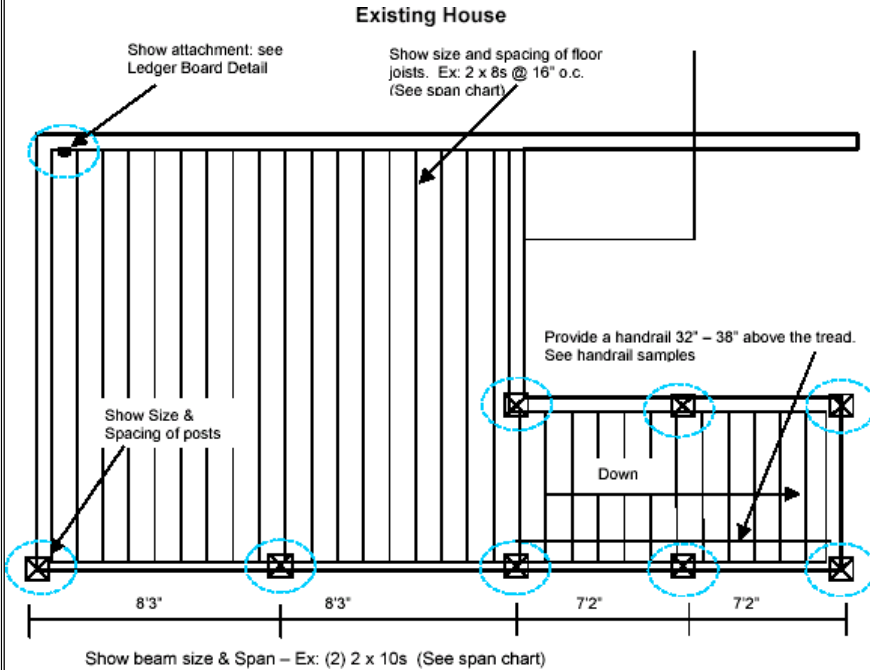


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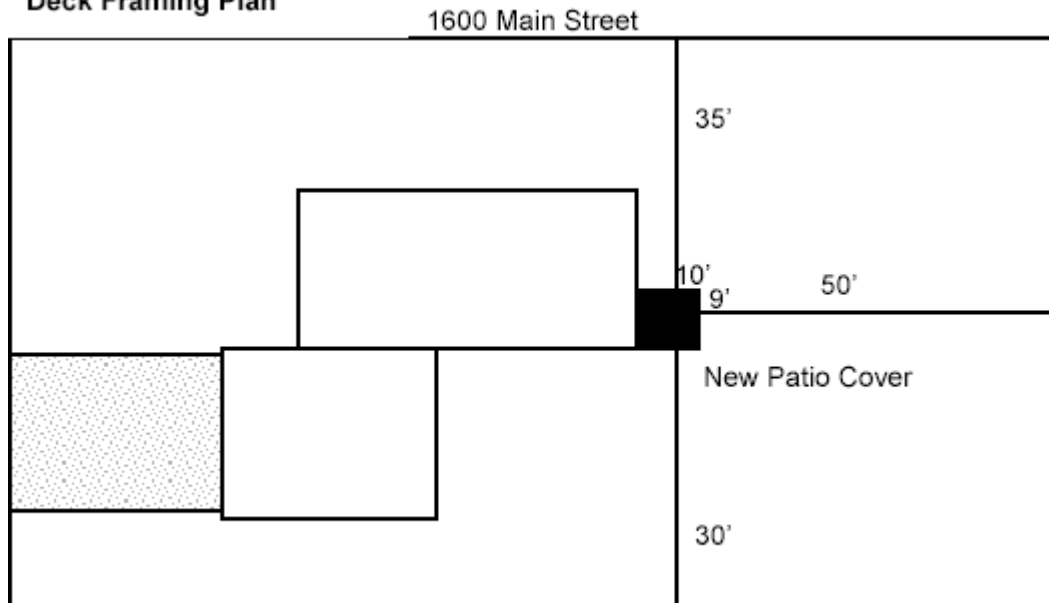
# Single Family Residential Uncovered Decks and Porches

## Permits are required for decks

Unless the deck is self-support or bearing directly on a wall or foundation, the following method of attachment can be used as an approved alternative.



## Deck Framing Plan



Simple Site Plan Scale 1" = 20'

