

Purpose of Guide

The purpose of this guide is to assist you in the permit process for your project. This handout is intended as a basic plan submittal under the 2015 International Residential Code. It is not intended to cover all circumstances. Depending on the scope and complexity of your project, additional and/or more detailed plans may be required.

This permitting process is not intended to take the place of any Homeowner Association (HOA) or Civic Association requirements; therefore, it is important for you to check with your HOA or CA for any additional requirements they may have.

How to Use this Guide**1. Complete the Building Guide:**

Fill in the blanks on page (2) and indicate which construction details will be used. It is important to print legibly to help staff review the information. At least (2) completed copies must be provided to apply for a building permit.

2. Provide Site Plans:

Show the dimensions of your project and its relationship to existing setbacks easements, structures on the property and the distance to property lines. Identification of the location of existing easements are the responsibility of the property owner. Structures shall not be located on easements.

3. Submit a Completed Permit Application:

Applications may be obtained at City of Centennial or www.centennialco.gov. It is important that the permit is filled out completely to the best of your knowledge, and that you provide any additional pertinent information.

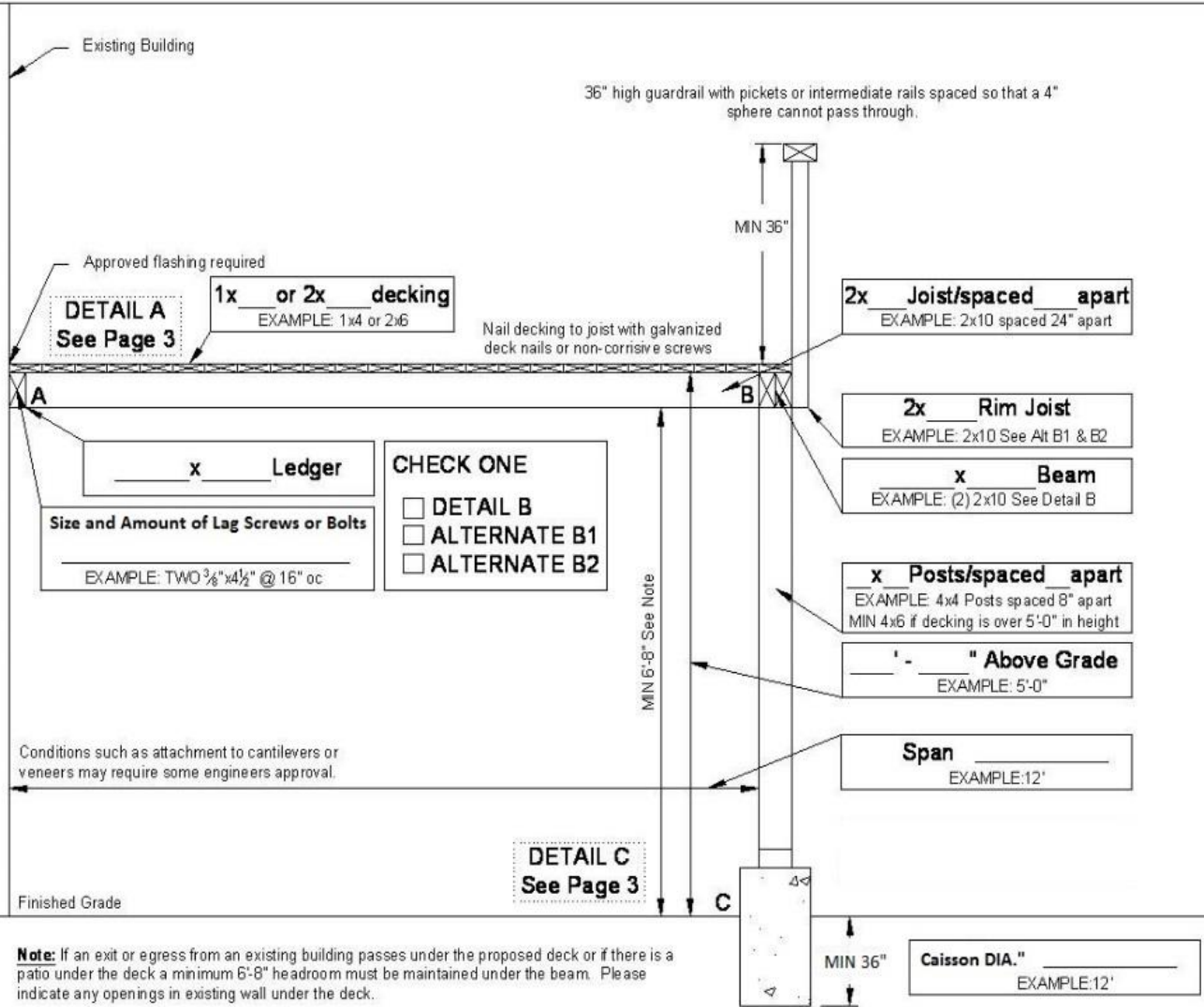
Residential Uncovered Decks & Porches

Construction Details

Directions

- Fill in the blanks on page two (2) and three (3) with dimensions and materials that will be used to build the structure. Please print legibly.
- Indicate in the check boxes which detail from page three (3) will be used.

Job Site Address: _____



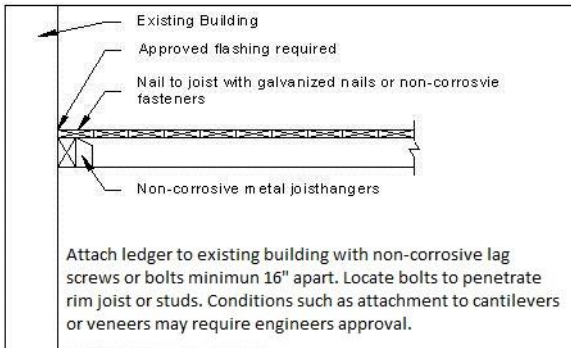
Note: A floor plan (plan preview) showing the dimensions of your project or addition and its relationship to the existing building or structure on the property must be included. In addition to the projects dimensions, your floor plan must also show other details such as post locations and spacing, joist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

ALL LUMBER MUST BE RESISTANCE TO DECAY OR PRESSURE TREATED.

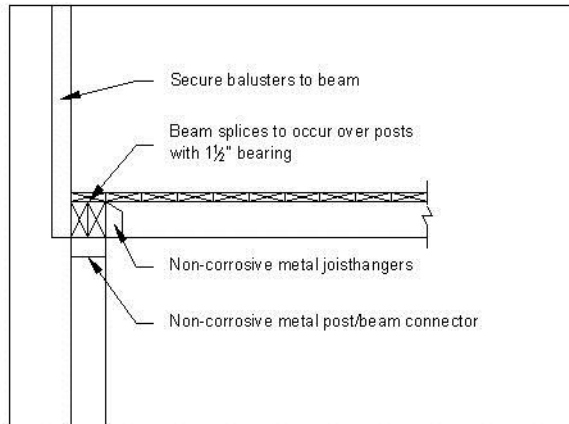
Residential Uncovered Decks & Porches

Construction Details

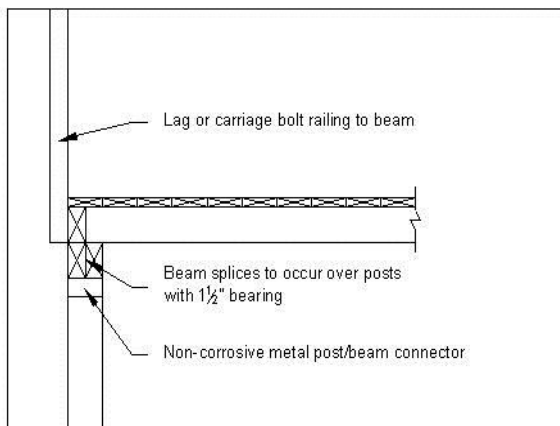
DETAIL A



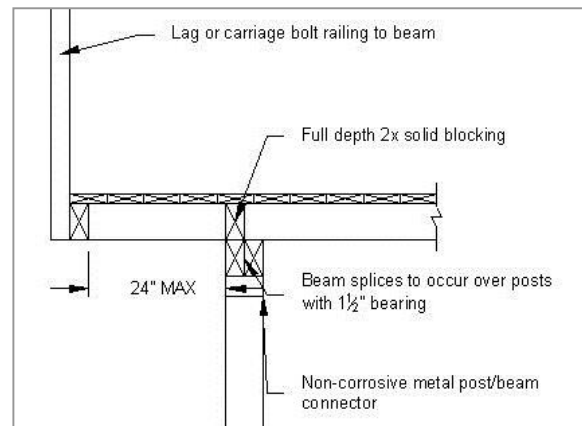
DETAIL B



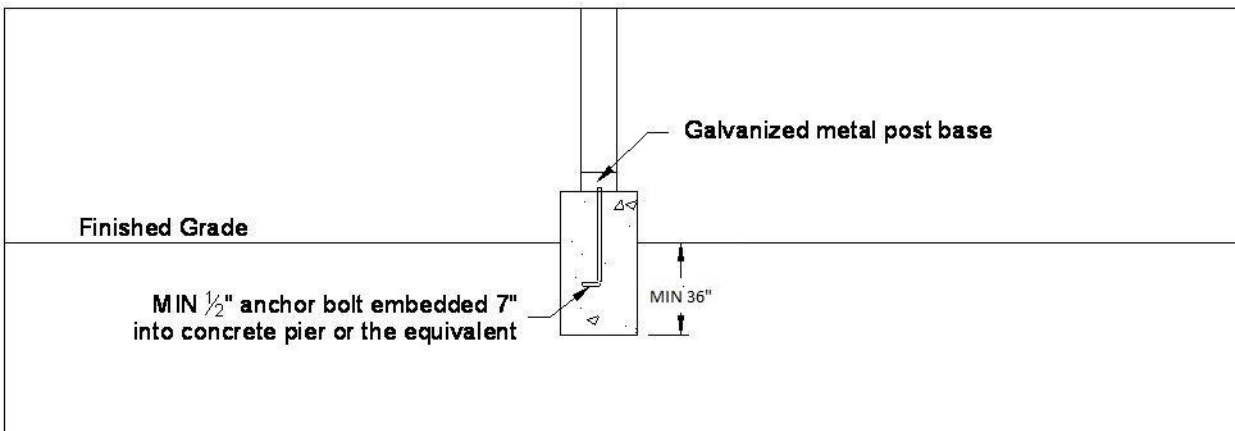
DETAIL B1



DETAIL B2

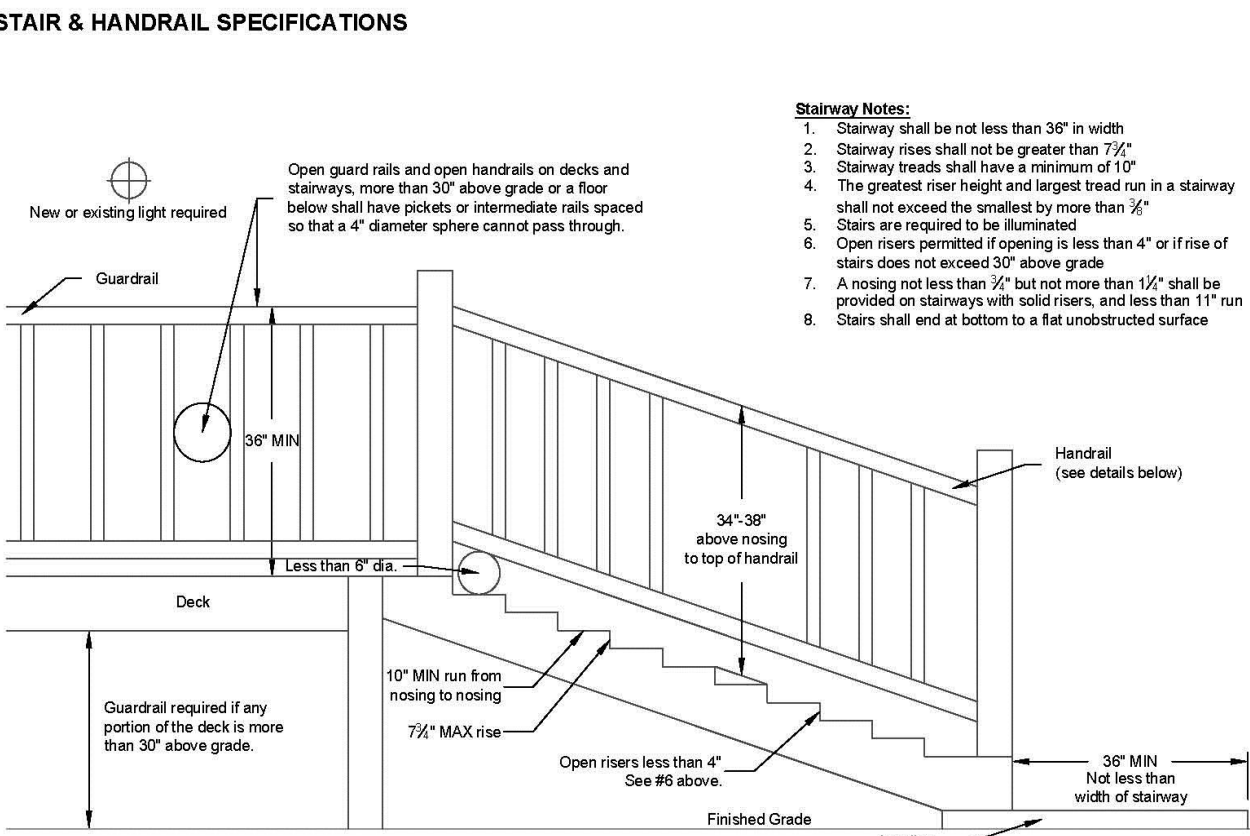


DETAIL C



Construction Details

STAIR & HANDRAIL SPECIFICATIONS



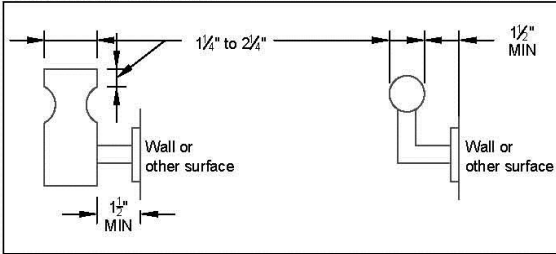
Stairway Notes:

1. Stairway shall be not less than 36" in width
2. Stairway rises shall not be greater than $7\frac{3}{4}$ "
3. Stairway treads shall have a minimum of 10"
4. The greatest riser height and largest tread run in a stairway shall not exceed the smallest by more than $\frac{3}{8}$ "
5. Stairs are required to be illuminated
6. Open risers permitted if opening is less than 4" or if rise of stairs does not exceed 30" above grade
7. A nosing not less than $\frac{3}{4}$ " but not more than $1\frac{1}{4}$ " shall be provided on stairways with solid risers, and less than 11" run
8. Stairs shall end at bottom to a flat unobstructed surface

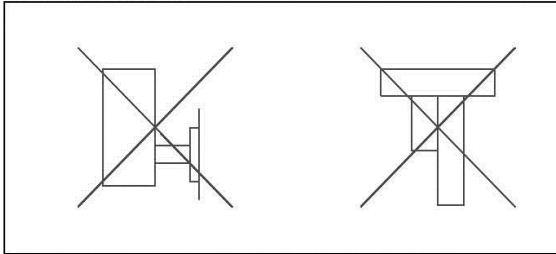
Handrail Notes:

1. Handrail shall be continuous on at least one side of stairs with 4 or more risers
2. Handrails shall be placed not less than 34" nor more than 38" above stair nosings
3. The hand grip portion of handrails shall not be less than $1\frac{1}{4}$ " nor more than $2\frac{1}{4}$ " in circular cross section
4. Handrails shall be placed not less than $1\frac{1}{2}$ " from any wall or other surface
5. Handrails to be returned to wall, post or safety terminal (per 311.7.7.2 IRC)

Acceptable Handrail Details



Unacceptable Handrails



We hope you find the information in this guide useful. If you have any questions, please feel free to contact us.