



Decks

Permits Required - Exemptions

Under the 2015 International Residential Code, building permits are not required for decks not exceeding 200 square feet in area that are not more than 30 inches above grade at any point, are not attached to a dwelling and do not serve the exit door required by IRC Section R311.2. Permits are required and must be obtained for any decks that do not meet all of these conditions. Exemption from permit requirements of the IRC shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the IRC or any other laws or ordinances of the City of Kent.

Minimum Requirements for Construction Drawings

Plans shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed and show that it will conform to the provisions of the adopted Codes and ordinances.

Acceptable drawings sizes are those that are larger than 11" x 17" and drawn to an appropriate scale as listed below. Plans shall be drawn in indelible ink. Plan sheets that are cut and pasted, taped, or that have been altered by any means (pen, pencil, marking pens, etc.) will not be acceptable for plan check.

Washington State law requires that any registered professional who prepares or supervises the preparation of drawings and construction documents stamp and sign such documents. Where multiple copies of stamped submittal documents are submitted, at least one set must bear an original wet seal.

Please provide:

- 4 copies of site plan
- 3 copies of framing plans including guard and stairway details

Site Plan

- 1. Provide scale and north arrow. Use an Engineering scale, Maximum 1"= 40' (Preferred scale 1" = 20', or 1" = 40') .
- 2. Show dimensions of property lines.
- 3. Show the sizes, locations, and uses of existing and proposed buildings.
- 4. Show dimensions of setbacks of structure(s) from all property lines.
- 5. Show the location of utilities (water, sewer, gas, and electricity) for new buildings or additions.
- 6. Identify any existing structures, or portions thereof, that are to be removed or demolished.
- 7. Indicate the location and dimensions of driveways and describe paving materials.
- 8. Show all easements.

Foundation Plan—See IRC Chapter 4

- 1. Provide scale (1/4" or 1/8") and north arrow.
- 2. Show dimensions of perimeter foundation, isolated footings, and/or piers
- 3. Wood permanently exposed to weather must be decay-resistant or pressure treated. IRC Sec R317 and R317.1.3

Framing Plans

(1/4" or 1/8" scale)

- 1. Specify project square footage on framing plan.
- 2. Provide the sizes, species, grades, spacing and spans of all framing members including posts, lateral bracing, and guards*. Show sizes and depths of concrete footing pads. Show all connections.

- 3. Show on the drawings the numbers and sizes of nails connecting wood members. Connections that resist seismic forces shall be completely and clearly detailed on the drawings. Show the locations and specify the brand names and model numbers of all framing connectors.
- 4. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Decks must be self-supported or anchored to the house per 2015 IRC Sec R507 with WA St. Amendments.
- 5. The 2015 IRC and WA. St. Amendments contains requirements for connecting a deck to a building's exterior wall. These include attachment of deck ledgers to band joists with one-half inch diameter hot-dipped galvanized or stainless steel lag screws or bolts R507.2 and Table 507.2.1. Additionally, the IRC provides a prescriptive detail to comply with lateral load requirements utilizing hold-downs or similar tension devices, IRC R507.2.4 and Figures 507.2.3 (1) and 507.2.3 (2).
- 6. Show dimensions of stairs treads & risers. Maximum riser height shall be 7-3/4" per IRC Sec R311.7.5.1, and minimum tread depth shall be 10" per IRC Sec R311.7.5.2.
- 7. Show landings for stairways. IRC Sec R311.7.6.
- 8. Stairways shall be not less than 36" wide at all points above the handrail which may project no more than 4-1/2" into the stairway. Show that handrails conform to IRC Sec R311.7.1.
- 9. Decks more than 30" above grade shall have guards not less than 36" in height. The open sides of stairs with a total rise of more than 30" above grade shall have guards not less than 34" in height measured vertically from the nosing of the treads. IRC Sec R312.2. The guards shall have intermediate rails or an ornamental pattern such that a sphere 4 inches in diameter cannot pass through per IRC Sec R312.3.
- 10. Guards and handrails must be capable of resisting a concentrated minimum live load

of 200 psf at their top per IRC Table R301.5 and WA St. Amendments. Decks minimum load 60 psf.

- 11. **Show maximum slope of one unit vertical in twelve units horizontal for all ramps. IRC Sec R311.8.3**

Elevations

- 1. Specify the height above finish grade to deck surface.
- 2. Show finish grade elevations in relation to structure.
- 3. Illumination required for all stairways IRC R303.7 and 303.8 and WA St. Amendments.

Building Cross Sections

- 1. Blocking, bridging, straps, approved framing anchors or mechanical fasteners shall be installed to provide continuous ties from the deck to the foundation system.
- 2. Specify material: decay-resistant heart wood of redwood, black locust, or cedar or pressure treated. IRC Sec R317.1.
- 3. Where post and beam or girder construction is used, the design shall be in accordance with the provisions of this code. Detail positive connections to ensure against uplift and lateral displacement. IRC Sec R507.7 and R507.8.
- 4. Provide full height section through stairways.

*formerly known as "Guardrails"