

**Teller County
RESIDENTIAL DECK
Permit Application**



Owner Name	General Contractor License #
Mailing Address	Company Name
City State Zip	Contact
Phone Fax:()	Address
Email:	City State Zip
Parcel I.D.:	Phone () Fax: ()
Building Site Address:	Email:
Legal Description:	Sub-contractors (as applicable)
Zoning:	Foundation
Structure's actual Setbacks on the property:	License #
Front: Back: Side: Side:	
	Excavator
Circle characteristics of structure - principal type	License #
Masonry Wood Frame Structural Steel	Electrical Co.
Reinforced Concrete	License #
Other (specify):	
	Framing Co.
	License #
	Other:
	License #
New Deck Square Footage	
Number of Decks:	
Deck 1:	
Deck 2:	
Other:	
Total Sq. Ft.	

ORIGINAL SIGNATURES: I, the undersigned, do hereby agree to conform to all requirements of the Teller County Building Code, all other applicable code and statutes for construction, and all zoning and other ordinances relating to building and construction within this jurisdiction. By signing below, I (we) certify that the information provided on this application is correct, true, and accurate to the best of my (our) knowledge.

Owner Signatures: (All Owners listed on Deed must sign application)

Owner's Signature: _____ Print Owner's Name: _____
 Owner's Signature: _____ Print Owner's Name: _____
 Owner's Signature: _____ Print Owner's Name: _____

General Contractor's Signature: _____
 Print General Contractor's Name: _____

Incomplete applications will not be accepted.

MINIMUM SUBMITTAL CHECKLIST FOR RESIDENTIAL DECKS

Submitted date: _____

Staff initials: _____

In order to better serve applicants and expedite the plan review process, the information listed below is the minimum information required at submittal for residential deck plan review. Failure to provide any of the following material that is deemed to be applicable to your project will be cause to refuse the submittal at this time.

<u>Applicant</u>	<u>Incomplete submittals will not be taken in for review.</u>	<u>Staff use only</u>
Provided/ NA		Accepted Y/N

- 1. Two plot/site plans** meeting the requirements of separate site plan as outlined in the Planning Dept. site plan review packet.
- 2. Driveway Information.** Provide a copy of the driveway permit, a driveway permit application.
- 3. Demolition Information.** Provide completed Demolition permit application; include plans & a State Dept. of Health response.

Plans for deck projects shall be a minimum of 11" x 17", printed, in order, and stapled together. Plans drawn in pencil will NOT be accepted for submittal. Two complete sets of legible building plans are required. These drawings shall be dimensioned and drawn to scale. All drawings shall show conformance to all applicable local and state building codes. (When a Colorado Architect or Engineer stamp is required, it must be an original seal and signature dated and must appear on each sheet of design drawings and all other documents submitted. Only one set is permitted to be a copy.)

The following items are only an overview, please see attached sheet for Minimum Building Plan Submittal Requirements.

- 4. Engineering required.** Depending on the size and use of the deck, structural engineering may be required. This shall require the wet stamp and signature of a Colorado State Licensed Architect or Engineer. Common Instances that require engineering are listed (but not limited to) the items below. Please check all that apply:
- Deck is to be over 9 feet in finished floor height.
- Deck joist span exceeds 10 feet from the structure.
- Support post spacing exceeds 8 feet and does not comply with the following: minimum of 12" in diameter for 4"x4" posts or 16" in diameter for 6"x6" posts and 30" below grade.
- Deck is to support a hot tub or other concentrated load.
- Engineered structural products are used (TJI's, Glulams, LVL's, Steel Beams, etc.)
- All decks using non-dimensional or native lumber.
- All decks attached to manufactured or mobile homes.

5. Foundation plan. Provide a dimensioned, overhead view of the proposed deck pier / footings. Clearly indicate the size and spacing of all deck piers and footings. Clearly label all existing and proposed piers. Provide a cross section footing detail that clearly shows the size, depth, and reinforcement for each footing. Indicate the post-to-footing connection proposed.

6. Floor framing plans are required for all floor assemblies. Plans shall indicate member sizing, spacing, and bearing locations. Clearly indicate the size of all joists, beams, posts, and ledgers. Clearly distinguish between proposed and existing construction. Identify the type of decking or flooring proposed. Manufactured decking requires manufacture's specifications.

7. Elevation views. Provide elevations for all sides of the deck, show dimensions. Exterior elevations must reflect the actual grade levels, any new windows/doors, identification of exterior materials, guardrails, steps, stairs, landings. Clearly show the deck height, connection to any existing structure(s), and the location/dimension of all stairs and landings.

8. Construction details. Include dimensioned details of all stair, guardrail, and handrail construction. Provide a ledger detail (if applicable) that clearly indicates the size and type of ledger. Indicate the size, type, and spacing of all ledger fasteners. Include flashing details. Indicate the type of existing framing the ledger will be attached to. Include details of the post-to-footing and post-to-beam connections. Indicate the type of hardware to be used including post bases, post caps, hangers, etc.

9. Map of directions to the property from the nearest city.

10. Locked gate. If the property is behind a locked gate, please provide a key or **combination:** _____

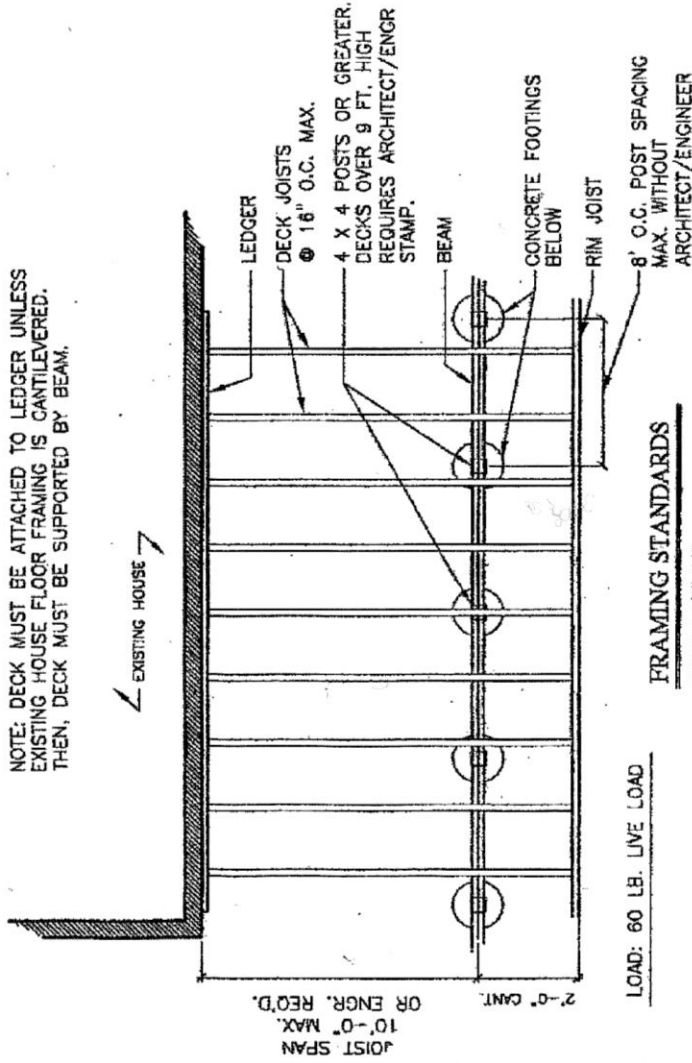
11. Owner signatures. Provide signatures from all property owner(s) as listed on deed.

12. NON-REFUNDABLE APPLICATION FEES AS FOLLOWS:

Residential decks: \$50.00

RESIDENTIAL SINGLE SPAN DECK - TELLER COUNTY

NOTE: DECK MUST BE ATTACHED TO LEDGER UNLESS EXISTING HOUSE FLOOR FRAMING IS CANTILEVERED. THEN, DECK MUST BE SUPPORTED BY BEAM.

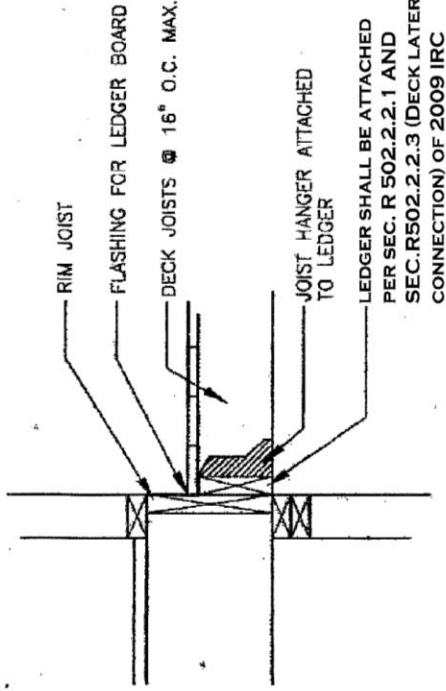


LOAD: 60 LB. LIVE LOAD

FRAMING STANDARDS

SCALE: 1/4"=12"

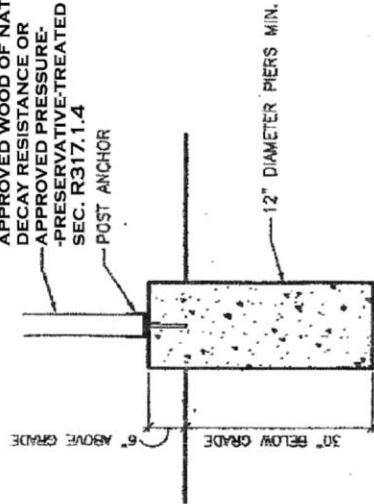
NOTE: ALL MECHANICAL CONNECTIONS FASTENED PER MANUF. SPECIFICATIONS. (CANNOT TOENAIL TO HOUSE)



CONNECTION DETAIL

SCALE: 3/4"=12"

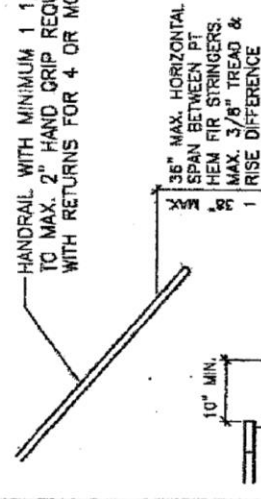
WOOD POST SHALL BE APPROVED WOOD OF NATURAL DECAY RESISTANCE OR APPROVED PRESURE-PRESERVATIVE-TREATED WOOD SEC. R317.1.4



FOOTING DETAIL

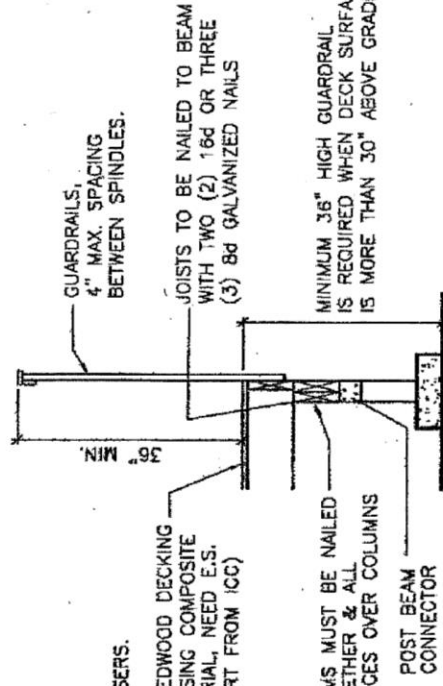
SCALE: 3/8"=12"

HANDRAIL WITH MINIMUM 1 1/4" TO MAX. 2" HAND GRIP REQUIRED WITH RETURNS FOR 4 OR MORE RISERS.



2X REDWOOD DECKING (IF USING COMPOSITE MATERIAL, NEED E.S. REPORT FROM ICC)

BEAMS MUST BE NAILED TOGETHER & ALL SPLICES OVER COLUMNS



STAIRS & GUARDRAIL

SCALE: 3/8"=12"

MINIMUM BUILDING PLAN SUBMITTAL FOR RESIDENTIAL DECKS:

THIS LIST REPRESENTS MINIMUM BUILDING PLAN SUBMITTAL REQUIREMENTS. DEPENDING ON THE SCOPE OF WORK AND TYPE OF CONSTRUCTION, OTHER ITEMS MAY BE REQUIRED. SEE ATTACHED HANDOUT FOR EXAMPLE CONSTRUCTION DRAWINGS.

ENGINEERING REQUIRED

- Engineering shall be required for all items listed below:
 - Deck is to be over 9 feet in finished floor height.
 - Deck joist span exceeds 10 feet from the structure.
 - Support post spacing exceeds 8 feet and does not comply with the following: minimum of 12" in diameter for 4"x4" posts or 16" in diameter for 6"x6" posts and 30" below grade.
 - Deck is to support a hot tub or other concentrated load.
 - Decks utilizing engineered wood as structural components.
 - All decks using non-dimensional or native lumber.
 - All decks attached to manufactured or mobile homes.

FOUNDATION PLAN

- Provide a dimensioned, overhead view of the proposed deck pier and footing locations.
- Ensure all plans are clearly dimensioned and drawn to scale.
- Ensure that the foundation plans includes the location, size, and specifications for all piers supporting proposed exterior decks.
- Provide dimensioned, cross section details of all footing and piers. Include all proposed reinforcement location. Reference all details on the corresponding foundation plan. Engineering letters will not be accepted in lieu of dimensioned construction drawings.

ELEVATION VIEWS

- Provide dimensioned elevation drawings for all sides of the deck(s).
- All elevation views shall be drawn to scale.
- Indicate exterior finish (wood, stucco, brick, etc.)
- Show the location of all existing exterior doors and windows adjacent to the deck.
- Indicate the height of the deck above the ground.
- Include the location of all door and window openings adjacent to the deck(s).
- Clearly show the location of all landings, stairs, handrails, and guardrails.
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FLOOR PLANS

- Complete dimensioned deck floor plans are required. All floor plans shall be drawn to scale.
- Indicate the use of all rooms abutting the proposed deck(s).
- Clearly indicate the total square footage of each deck.
- Clearly label new from existing construction.
- Indicate the dimensions of all stairs and landings.

FLOOR FRAMING PLANS

- Provide a complete dimensioned, scaled structural plan for all decks that clearly identifies the following items:
 - Floor framing material (dimensioned lumber or engineered joists.)
 - Floor joists size, type and spacing.
 - Post, beam, and header size and locations.
 - Locations of all significant point loads.
 - Hanger type and location.
 - Location of required blocking.
 - Clearly distinguish between proposed and existing construction.

CONSTRUCTION DETAILS

- The following construction details may be required:
 - Post-to-footing connections.
 - Post-to-beam connections.
 - Stair construction to include rise/run dimensions, handrails, guardrails, head clearance, landings, and stringer connection detail.
 - Ledger detail that clearly indicates the size and type of ledger used. Indicate what the ledger will be fastened to. Indicate the size, type and spacing of all ledger fasteners.
 - Provide a flashing detail.
 - Indicate the type of hardware used including post bases, post caps, hangers, etc.
 - Ensure that all cross sections and construction details are clearly referenced on the corresponding floor plan.
 - Include any details of non-typical construction.

All floor systems utilizing engineered wood or steel products shall require the wet stamp and signature of a Colorado State Licensed Engineer or Architect.