



City of Pacifica

MINIMUM REQUIREMENTS FOR DECKS

To build, replace or extend a deck should include the following information:

Project address, Owner & Contractor information

Description of project. Indicate that work will comply with current building codes

Provide a total valuation of construction project and square footage of new deck

Plot plan indicating where deck will be located in relation to the house and property lines, include all existing structures and setbacks

Provide details showing size, material and spacing of framing

Show size and type of decking material

Show height above the adjacent finished grade

Show locations, size, and depth of footing piers. (Inspection required prior to pour concrete)

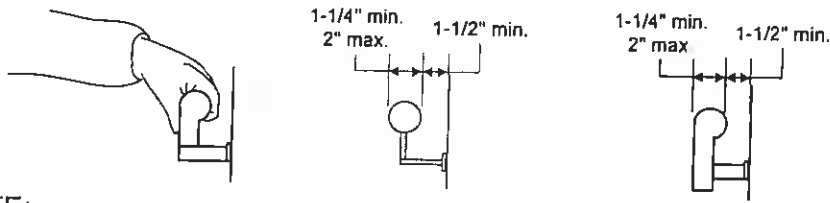
Show method of attachment of deck to building: ledger, flashing, size and spacing of fasteners

A handrail is required for stairs with four or more risers, mounted to 34 to 38 inches in height from nosing of step, with a return at each end

Stairs shall be a minimum of 36 inches wide. Handrails may project into this width a maximum of 3-1/2" from each side. The stringers, trim and the like may project into this width a maximum of 1-1/2" from each side. Maximum rise of each step is 7-3/4 inches, the minimum run is 10 inches. The largest width or height of any step shall not exceed the smallest by more than 3/8 inch

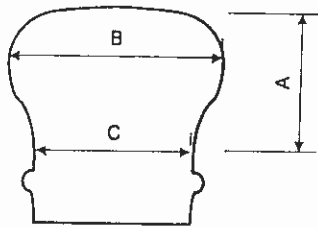
Guardrails are required for decks over 30 inches above grade and must be at least 42 inches high, intermediate rail spacing or pattern to be so that a 4-inch sphere cannot pass through. The triangular opening formed by the riser, tread and bottom of the guardrail shall not allow a 6" sphere to pass through

Wood shall be pressure treated or of natural resistance to decay. New pressure treatment methods use chemicals that will prematurely corrode standard fasteners, hardware and flashing in contact with treated lumber. All anchors and fasteners must be hot-dipped galvanized or stainless steel. All deck hardware must be galvanized 1.85 zinc coating. All post to beam attachments are required to have positive connections in order to resist uplift and lateral displacement, typically this is done with metal straps and clips



NOTE:
Other shapes may be acceptable if they provide an equivalent gripping surface.

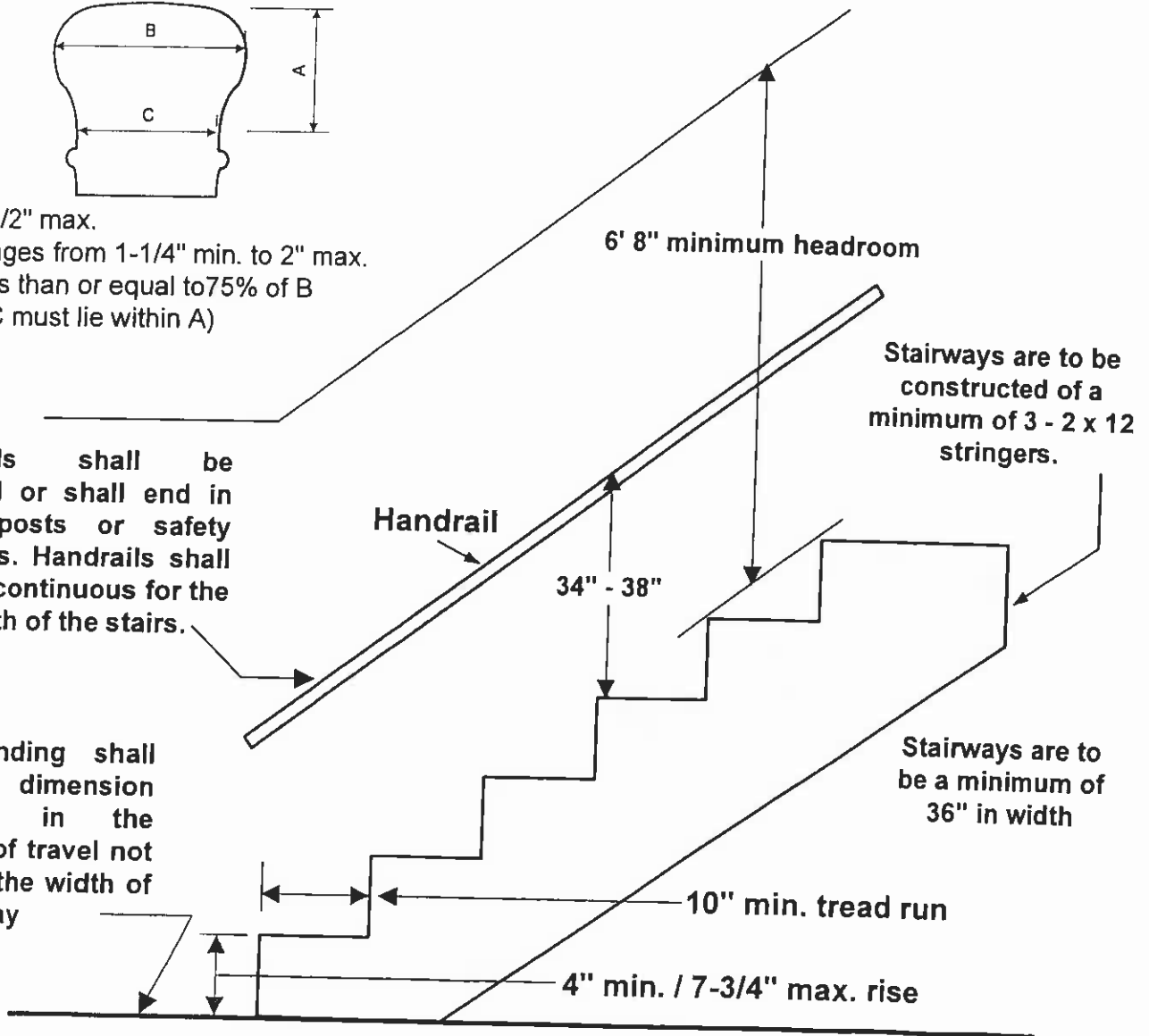
HANDRAILS



- A. = 1-1/2" max.
- B. = Ranges from 1-1/4" min. to 2" max.
- C. = Less than or equal to 75% of B
(C must lie within A)

Handrails shall be returned or shall end in newel posts or safety terminals. Handrails shall also be continuous for the full length of the stairs.

Every landing shall have a dimension measured in the direction of travel not less than the width of the stairway



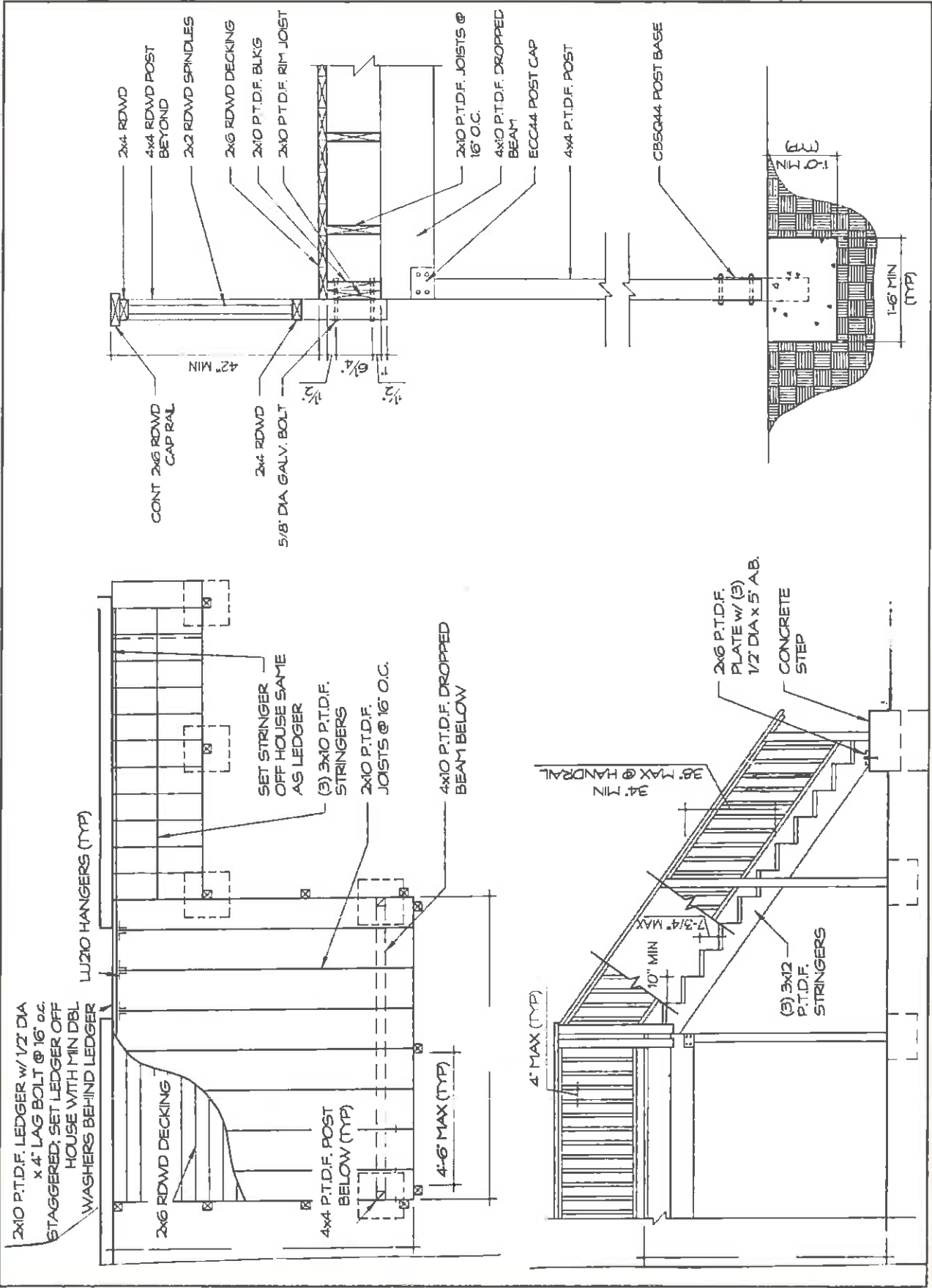
Stairways are to be constructed of a minimum of 3 - 2 x 12 stringers.

Stairways are to be a minimum of 36" in width

The largest tread run & the largest riser height within any flight of stairs, may not exceed the smallest (respectively) by more than 3/8".

Residential stairways

Deck - Example of Details



DECKS

Several items should be included on your drawings for a permit to build, replace, or extend a deck. Show/describe, as a minimum, the following items:

1. Overall dimensions: length, width, and height above ground.
2. Handrails: 34" to 38" above the nosing of the treads.
3. Guardrails - 42" minimum height.
Note: Handrails and guardrails shall have intermediate rails or an ornamental pattern such that a sphere 4 inches in diameter cannot pass through.
4. Type of footing or support system.
5. Size and spacing of floor joists.
6. Size and spacing of beams and posts.
7. Provide detail for method of attachment to existing structures.
8. Provisions for lateral bracing.
9. Type, size and species of decking material.
10. Rise and run of the stairs.

