



BUILDING DEPARTMENT

Residential Landings, Decks, Stairs & Railings

This brochure provides answers to commonly asked questions about the design, construction and placement of landings, decks, stairs and railings for site-built and manufactured homes. Please refer to the back of this sheet for a drawing showing standard details for landings, simple span decks, stairs and railings.

Do I need a permit to build my landing or deck?

You will need a building permit to build a landing or deck over 30" above the finish grade. You must submit (3) sets of plans including a site plan with your permit application.

Do I need a separate permit for the attached landing or deck on my proposed new home?

We will be glad to review your landing or deck along with your house plans, and no additional permit will be required as long as you show the location and framing of the attached deck on your plot (site) plan and house plan.

Do normal zoning yard setbacks apply to landings and decks?

All covered decks must comply with setbacks of the underlying zone.

The side, rear, or front yard may be reduced to 3 feet for uncovered decks that are 18 inches or less in height.

Unroofed landings and steps that are over 18 inches may project up to twenty four (24) inches into a required side yard or thirty six (36) inches into a required front or rear yard.

What types of landing or deck materials are allowed?

Approved materials for landings or decks include treated outdoor wood and wood with natural insect and rot resistance, such as cedar, heartwood of redwood, and black locust. In addition, some new materials, such as plastic lumber may be approved for use. Non-treated wood other than the above is not acceptable. All fasteners for pressure treated wood (nails, screws, hangers and straps) shall be of hot-dipped galvanized steel, stainless steel, silicon bronze or copper.

Do I need a railing around my landing or deck?

You will need a code compliant railing around your landing or deck if the landing or deck surface is 30 inches or more above grade. See the drawing on the back of this sheet for railing details.

Can I get a final inspection on my new house before I build my attached landing or deck?

You must have a code-compliant landing or deck at least 3 feet by 3 feet at all required exits in order to obtain a final inspection.

A code complying guardrail may be placed across any secondary exits

NOTE

The One and Two Family Dwelling Code requires all construction to be done to Code standards whether or not a building permit is required. If you have any questions about methods of construction, please contact us for assistance.

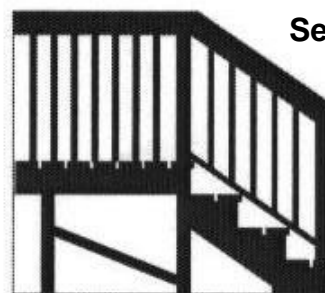
Contact

For more information:

Building: 503-786-7611

Zoning: 503-786-7630

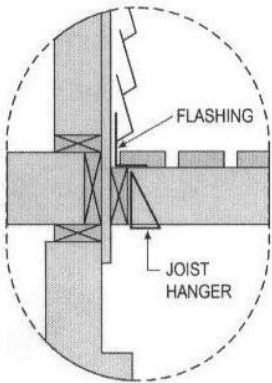
The Permit Center is open weekdays from 9 am to noon and 1 pm to 4 pm



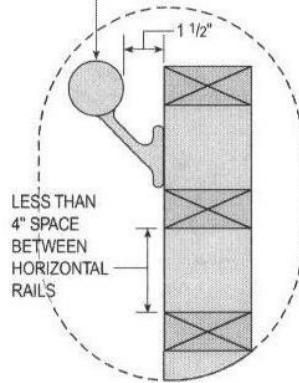
See Drawing on Back ↻

Residential Landings, Decks, Stairs and Railings

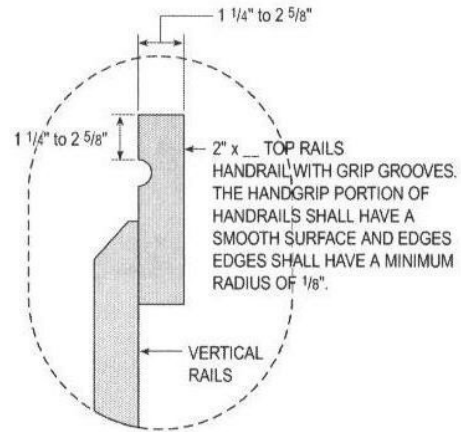
ALTERNATE ATTACHMENT TO SITE BUILT HOUSE



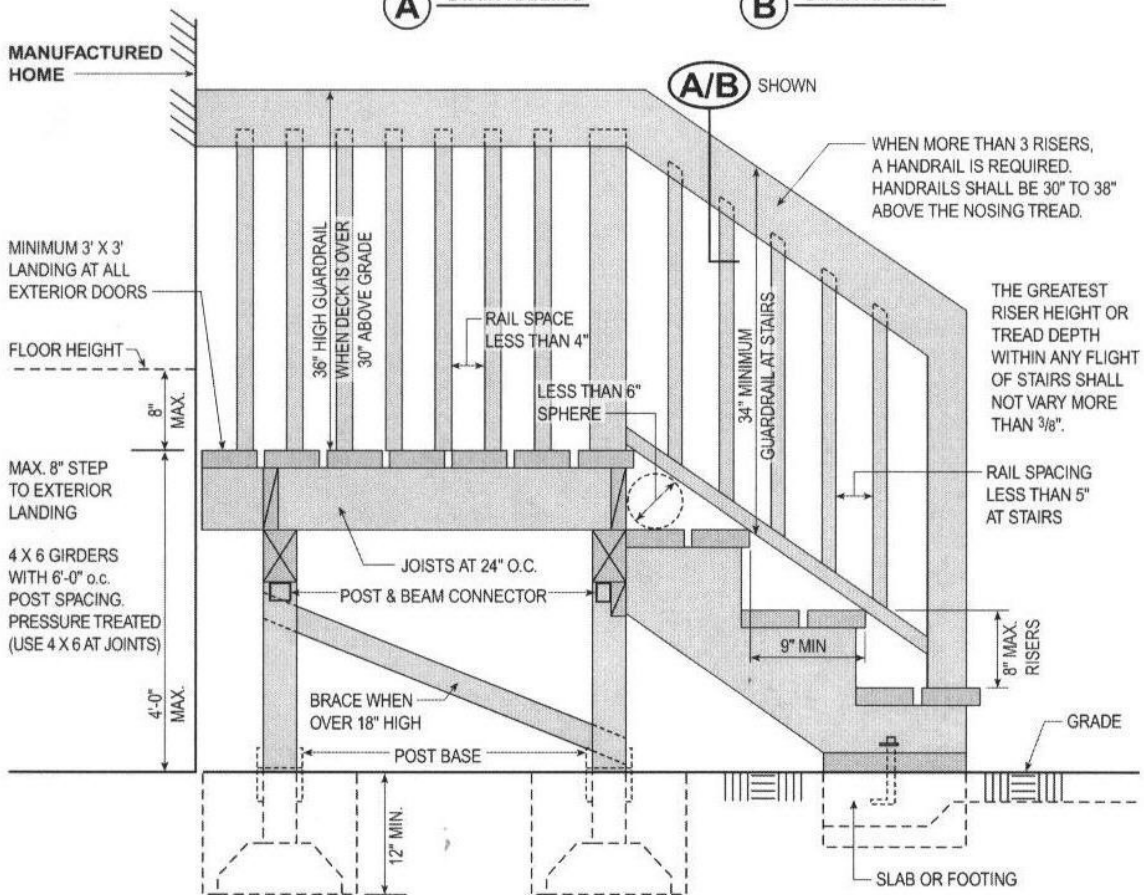
HANDRAIL 1 1/4" to 2 5/8" DIAMETER, RETURN ENDS



A STAIR RAILING



B STAIR RAILING



JOIST SYSTEM (FOR LANDINGS AND SIMPLE SPAN DECKS)
 2 x 6 PRESSURE TREATED JOIST AT 24" ON CENTER MAY SPAN 7'-6"
 2 x 8 PRESSURE TREATED JOIST AT 24" ON CENTER MAY SPAN 10'-0"
 USE 12" SQUARE X 12" DEEP CONCRETE FOOTINGS AT 6'-0" ON CENTER.