

City of Beaumont

Plot Plan for Decks

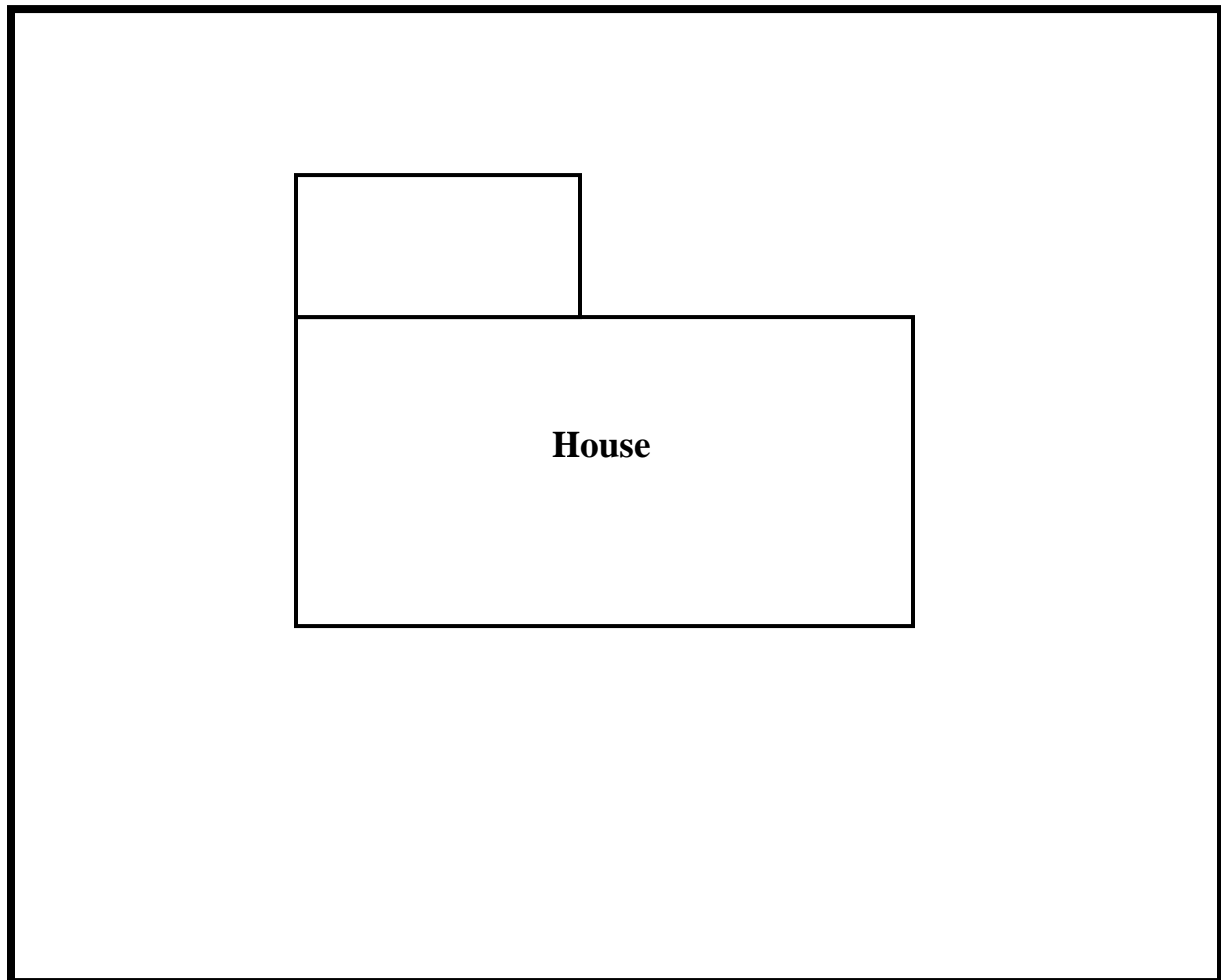
Date _____

Name _____ Phone # _____

Address _____ Zip _____

APN # _ _ - _ - _ - _ (see property tax bill or call the assessor's office 955-6200)

FRONT PROPERTY LINE



REAR PROPERTY LINE

- Show patio roof dimensions and where it is on the property, where the posts will be and how far the deck is from the property lines.
- For all other structures, i.e., retaining walls, garden walls, etc. show their location on the property indicating dimensions.
- Indicate location of all slopes; up slope or down slope

SIDE VIEW

FRONT VIEW

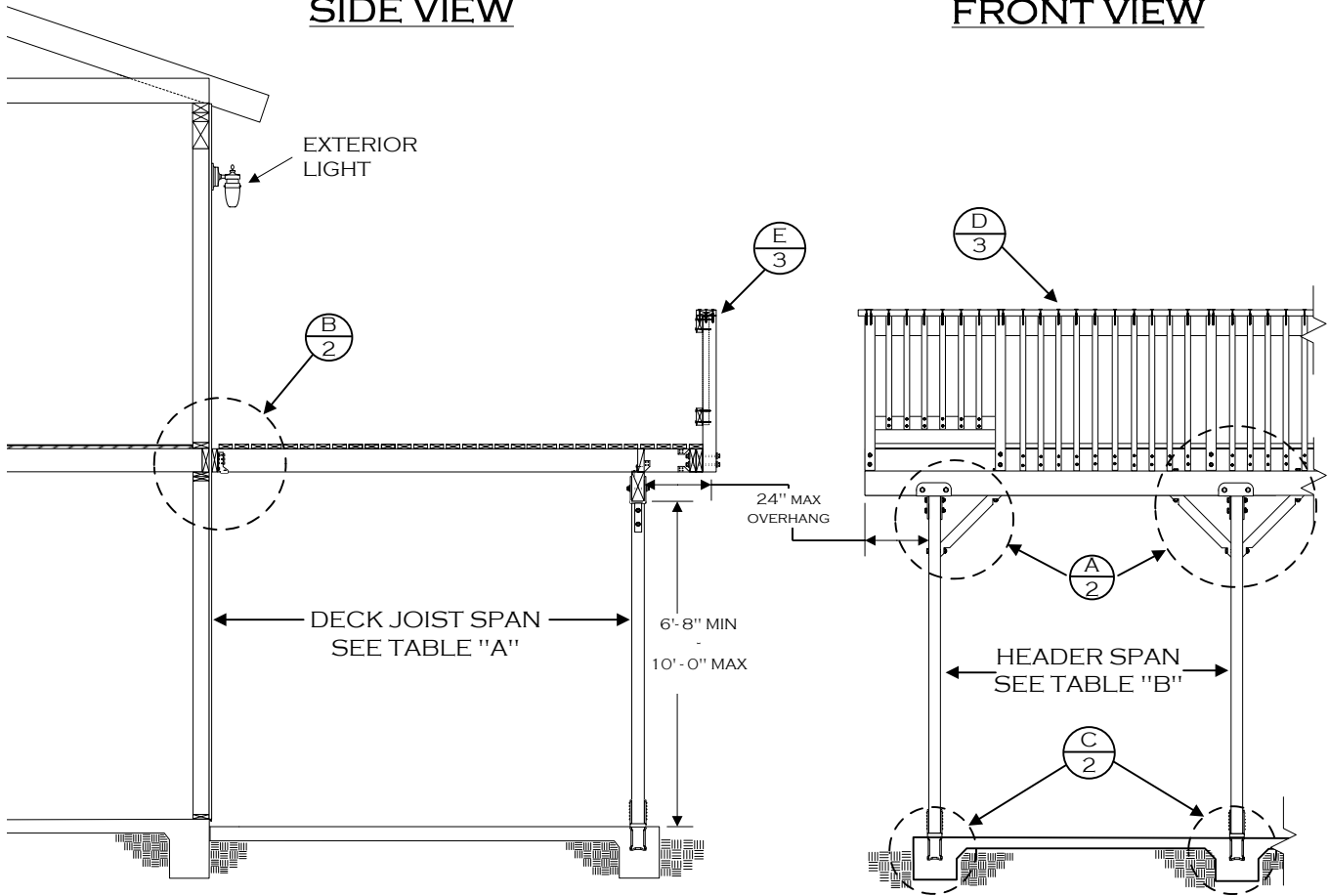


TABLE "A"
DECK JOIST SPANS
(DOUGLAS FIR #2 OR BETTER)

| SIZE | SPACING | SPAN |
|--------|----------|----------|
| 2 x 6 | 12" o.c. | 10' - 6" |
| | 16" o.c. | 9' - 0" |
| | 24" o.c. | 7' - 6" |
| 2 x 8 | 12" o.c. | 14' - 0" |
| | 16" o.c. | 12' - 0" |
| | 24" o.c. | 9' - 6" |
| 2 x 10 | 16" o.c. | 15' - 0" |
| | 24" o.c. | 12' - 0" |
| 2 x 12 | 24" o.c. | 14' - 0" |
| 4 x 6 | 12" o.c. | 14' - 6" |
| | 16" o.c. | 13' - 6" |
| | 24" o.c. | 11' - 6" |
| 4 x 8 | 24" o.c. | 15' - 0" |
| 4 x 10 | 32" o.c. | 15' - 0" |

TABLE "B"
HEADER SIZING & SPANS
(DOUGLAS FIR #2 OR BETTER)

| JOIST SPAN | HEADER | |
|-----------------|--------|--------|
| | SIZE | SPAN |
| UPTO 8'-0" | 4 X 8 | 8'-0" |
| | 4 X 10 | 10'-0" |
| | 4 X 12 | 11'-6" |
| | 6 X 12 | 14'-0" |
| 8'-1" - 10'-0" | 4 X 8 | 7'-6" |
| | 4 X 10 | 9'-6" |
| | 4 X 12 | 11'-0" |
| 10'-1" - 12'-0" | 6 X 12 | 13'-0" |
| | 4 X 8 | 7'-0" |
| | 4 X 10 | 9'-0" |
| | 4 X 12 | 10'-0" |
| 12'-1" - 15'-0" | 6 X 12 | 12'-0" |
| | 4 X 8 | 6'-6" |
| | 4 X 10 | 8'-0" |
| | 4 X 12 | 9'-6" |
| | 6 X 12 | 11'-0" |

TABLE "C" Δ
LEDGER BOLT SPACING
(3/8 DIA. X 6" LAG BOLTS - SEE NOTE 1)

| DECK JOIST SPAN | SPACING |
|------------------|-------------|
| 8'-0" OR LESS | 8" O.C. |
| 8'-1" TO 10'-0" | 6" O.C. |
| 10'-1" TO 12'-0" | 5-1/2" O.C. |
| 12'-1" TO 14'-0" | 4-1/2" O.C. |
| 14'-1" TO 15'-0" | 4" O.C. |

NOTES:

1. LEDGER BOLTS SHALL BE 3/8" DIA. X 6" LONG WITH 1/4" DIA. PRE DRILLED HOLES. BOLTS ARE TO BE PLACED STAGGERED.
2. ALL METAL HARDWARE & SCREWS TO BE GALVANIZED OR OTHERWISE APPROVED CORROSION RESISTANCE
3. MAXIMUM 5' JOIST SPAN IF 2ND FLOOR IS CANTILEVERED AT LEDGER.
4. SHEAR WALLS MAY NOT BE MODIFIED UNLESS STRUCTURAL CALCULATIONS ARE SUBMITTED AND APPROVED BY THE BUILDING DEPARTMENT
5. USE OF THIS STANDARD IS LIMITED TO R-3 OCCUPANCIES (SINGLE FAMILY DWELLINGS AND DUPLEX) Δ

DISCLAIMER:

ALTERNATE DECK DESIGNS MAY BE POSSIBLE WHEN PROVIDED WITH AN ENGINEERED ANALYSIS. USE OF THIS CONVENTIONAL STANDARD DESIGN IS AT THE USER'S RISK AND CARRIES NO IMPLIED OR INFERRED GUARANTEE AGAINST FAILURE OR DEFECTS.

WESTERN RIVERSIDE COUNTY CODE UNIFORMITY PROGRAM



CITY OF BEAUMONT

BUILDING DEPARTMENT

BALCONY/DECK STANDARD

(951)769-8529

550 E. 6TH ST BEAUMONT CA 92223

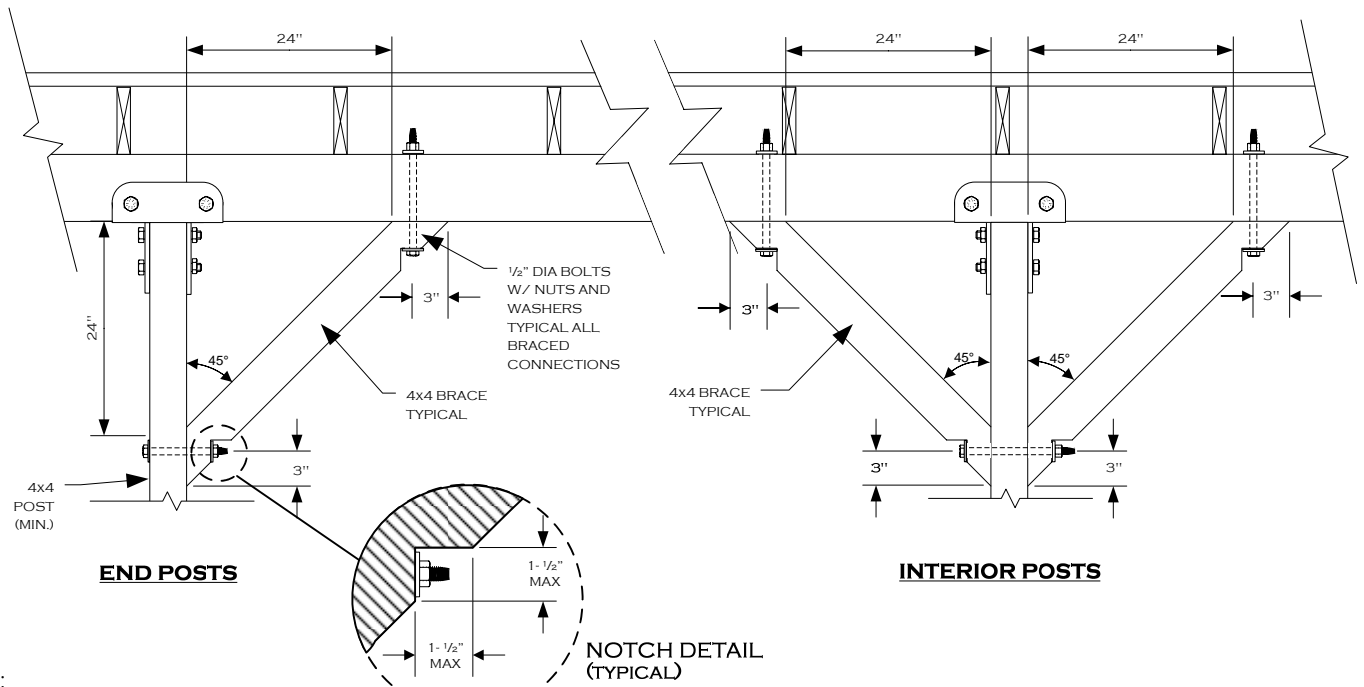
(951)769-9678

1/1/2008 Δ

DECKSTDS2008 (4).VSD

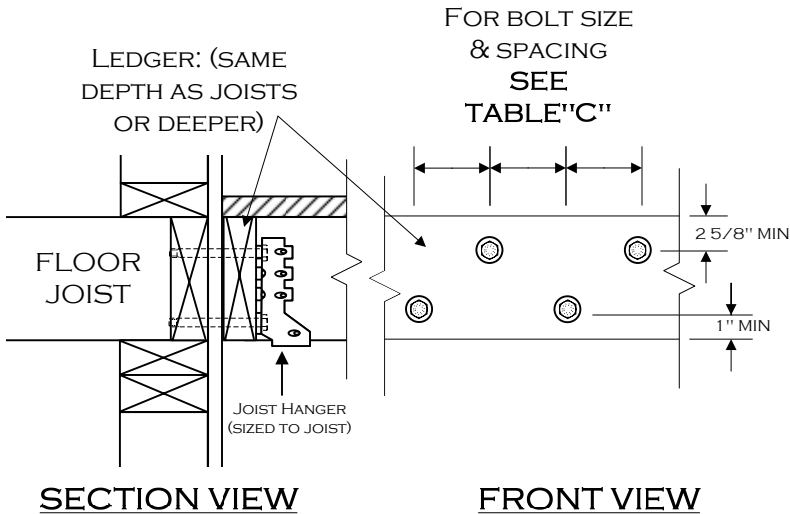
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KNEE BRACE DETAIL (A)



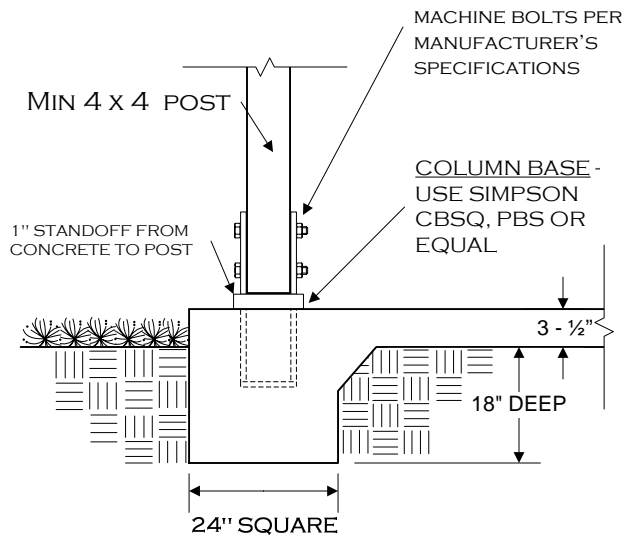
NOTE:
 1. END POSTS REQUIRE SINGLE KNEE BRACE. ALL INTERIOR POSTS TO HAVE DOUBLE BRACES.

LEDGER DETAIL (B)



NOTE: THIS DECK CONNECTION DETAIL IS BASED ON THE ASSUMPTION THAT A MINIMUM 1-1/2" THICK WOOD MEMBER IS ADEQUATELY INSTALLED AT ALL EDGES OF THE 2ND FLOOR DIAPHRAGM. IF ANY OTHER MATERIAL IS USED, SUCH AS TJI JOISTS, A SPECIAL ENGINEERED DESIGN WILL BE REQUIRED. IT IS THE OWNER'S RESPONSIBILITY TO VERIFY THE PRESENCE OF THE APPROPRIATE RIM JOIST.

FOOTING DETAIL (C)



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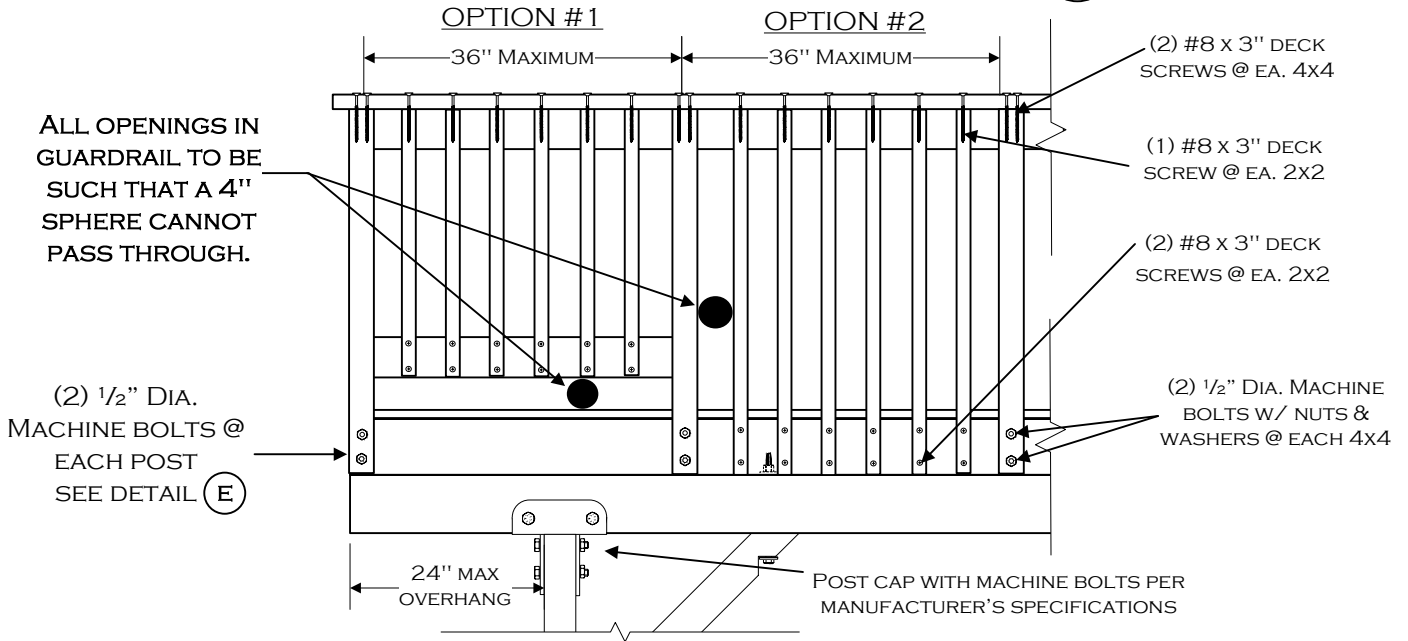
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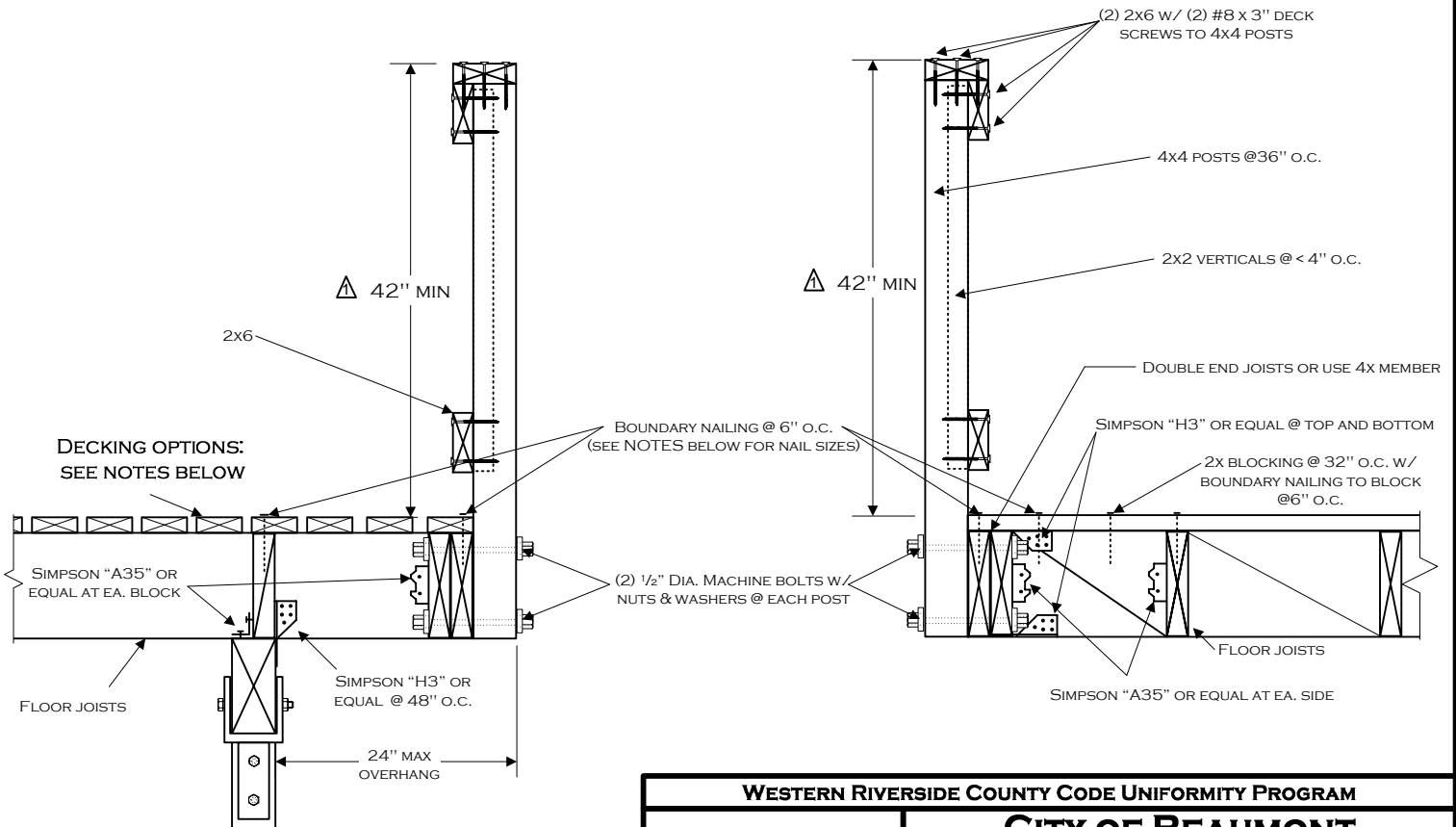
RAILING, POST, & BEAM DETAIL (D)



RAILING SECTION VIEWS (E)



GUARDRAIL PERPENDICULAR TO JOISTS

GUARDRAIL PARALLEL TO JOISTS



NOTE-DECKING OPTIONS ARE AS FOLLOWS:

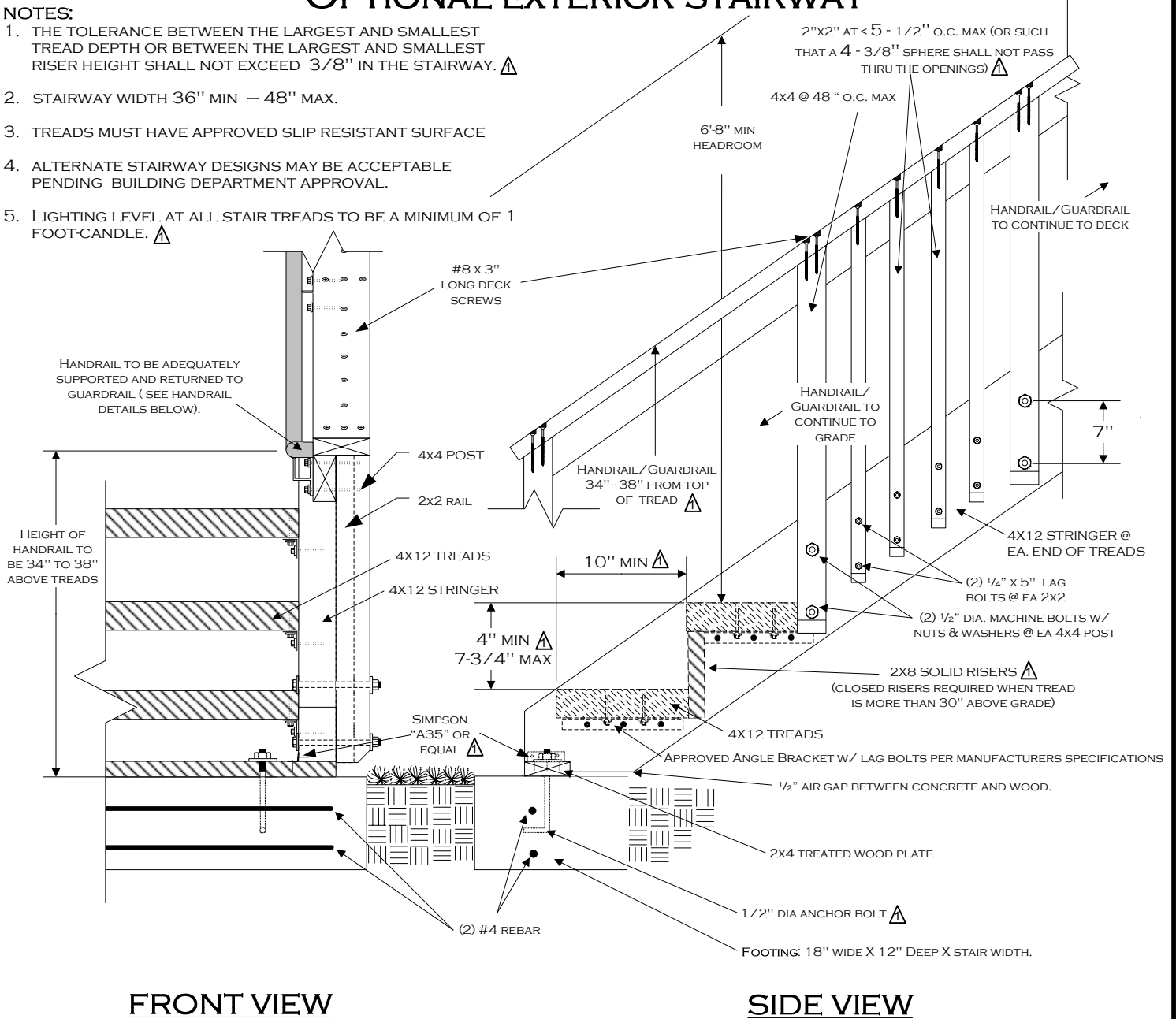
- 5/8" TONGUE AND GROOVE JOINTED PLYWOOD SECURED WITH 8d NAILS. ALL EDGE NAILING AT 6" O.C. MUST BE COVERED WITH AN APPROVED WEATHER RESISTIVE MATERIAL WALKING SURFACE, AND SLOPED FOR DRAINAGE.
- 2X6" DECKING SECURED W/ (2) 16d NAILS @ EA. JOIST.

| | | | |
|---|--|--|---------------------------------|
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|  | | CITY OF BEAUMONT | |
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| (951)769-9678 | | 1/1/2008  | DECKSTDS2008(4).VSD PAGE 3 OF 4 |

OPTIONAL EXTERIOR STAIRWAY

NOTES:

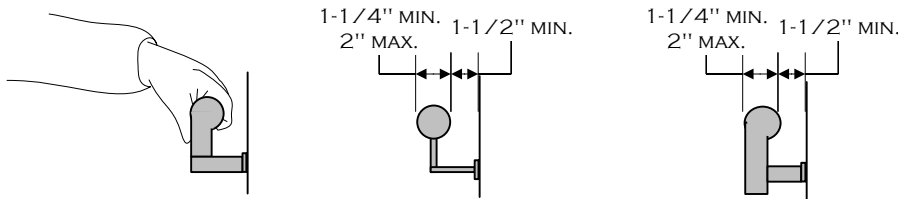
1. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH OR BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT SHALL NOT EXCEED 3/8" IN THE STAIRWAY. ⚠
2. STAIRWAY WIDTH 36" MIN - 48" MAX.
3. TREADS MUST HAVE APPROVED SLIP RESISTANT SURFACE
4. ALTERNATE STAIRWAY DESIGNS MAY BE ACCEPTABLE PENDING BUILDING DEPARTMENT APPROVAL.
5. LIGHTING LEVEL AT ALL STAIR TREADS TO BE A MINIMUM OF 1 FOOT-CANDLE. ⚠



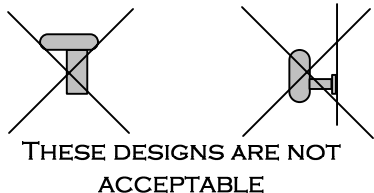
FRONT VIEW


SIDE VIEW

HANDRAIL DETAILS



NOTE: OTHER SHAPES MAY BE ACCEPTABLE IF THEY PROVIDE AN EQUIVALENT GRIPPING SURFACE.



| | | | |
|---|--|---|----------------------|
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