



# BUILDING CODES DIVISION

## Residential Landings, Decks, Stairs and Railings

MAY 2001

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.

Manufactured homes do not need a permit for a landing when it does not exceed six-feet by six-feet in either direction.

### 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?

Any structure more than 30 inches above grade must meet the normal yard setback standards of the zoning district in which it is located. If your total landing or deck height is 30 inches or less above grade, you may place the landing or deck as close as 36 inches from a property line. However, in no case is it allowable to place any type of structure, including a landing or deck, over the property line.

### 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. Please contact a Plans Examiner, before purchasing materials, if you plan to use plastic lumber on your landing or deck.

Non-treated wood other than that above is not acceptable.

### 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:

Phone: 503-353-4739

Fax: 503-353-4741

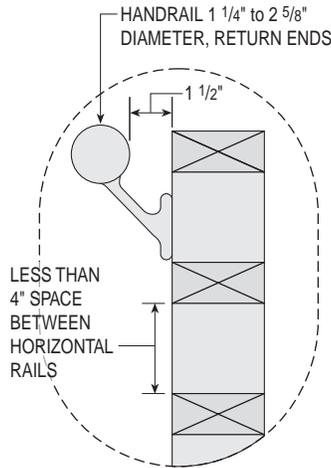
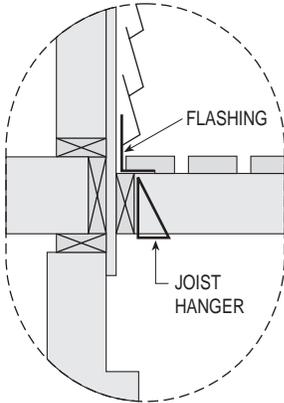
The Permit Center is open weekdays from 8 am to 5 pm



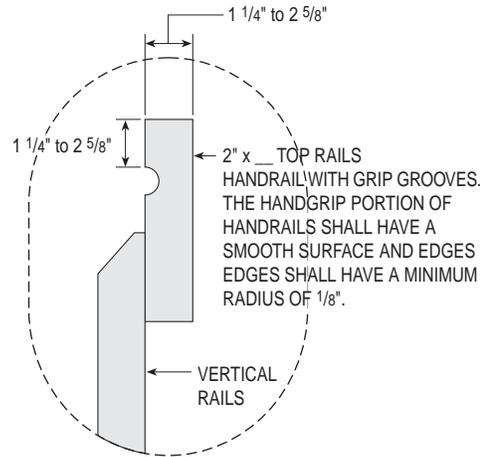
See Drawing on Back 

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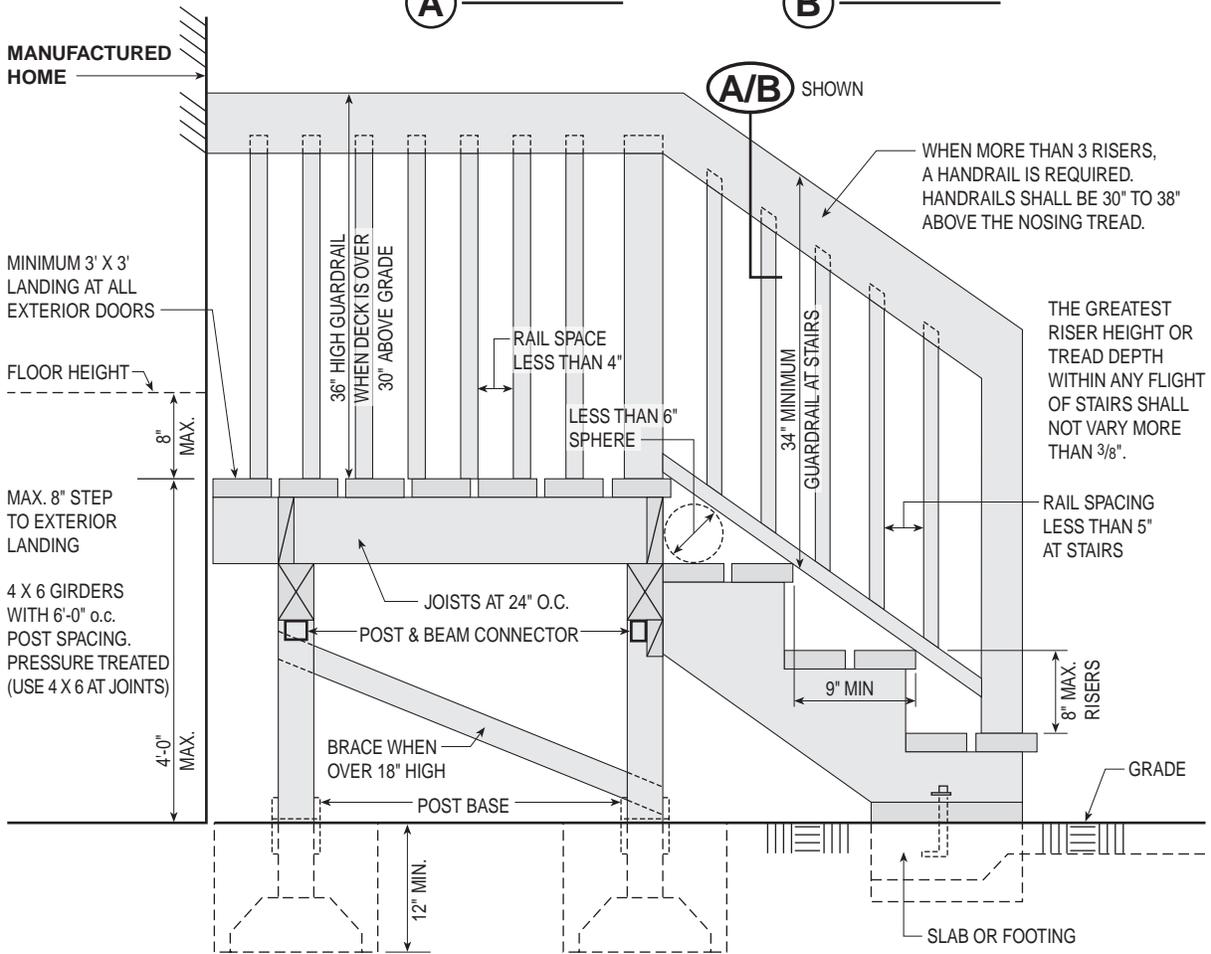
## ALTERNATE ATTACHMENT TO SITE BUILT HOUSE



**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.