

City of West Richland Plan Submittal

Uncovered Decks & Porches Handout



City of West Richland
3801 W Van Giesen
West Richland, WA 99353

DECK & AWNING GUIDELINES

The following is an outline of the requirements for a deck & awning submittal. This list is for reference purposes only and may not include all items needed to complete the plan check process.

1. GENERAL REQUIREMENTS FOR SUBMITTAL

- Deck Permits are required for all decks. However, any deck over 18 inches in height must meet appropriate setbacks. Please check with Community Development for setback requirements.
- Two complete sets of plans including site plan.
- All pages of the plans shall be on the same size paper. The minimum size of plans allowable is 8 ½" X 11".
- Plans shall be firmly bound on one edge.
- Plans must be legible and clear.
- All plans and details are to be drawn to scale and fully dimensioned.

2. SITE PLAN REQUIREMENTS

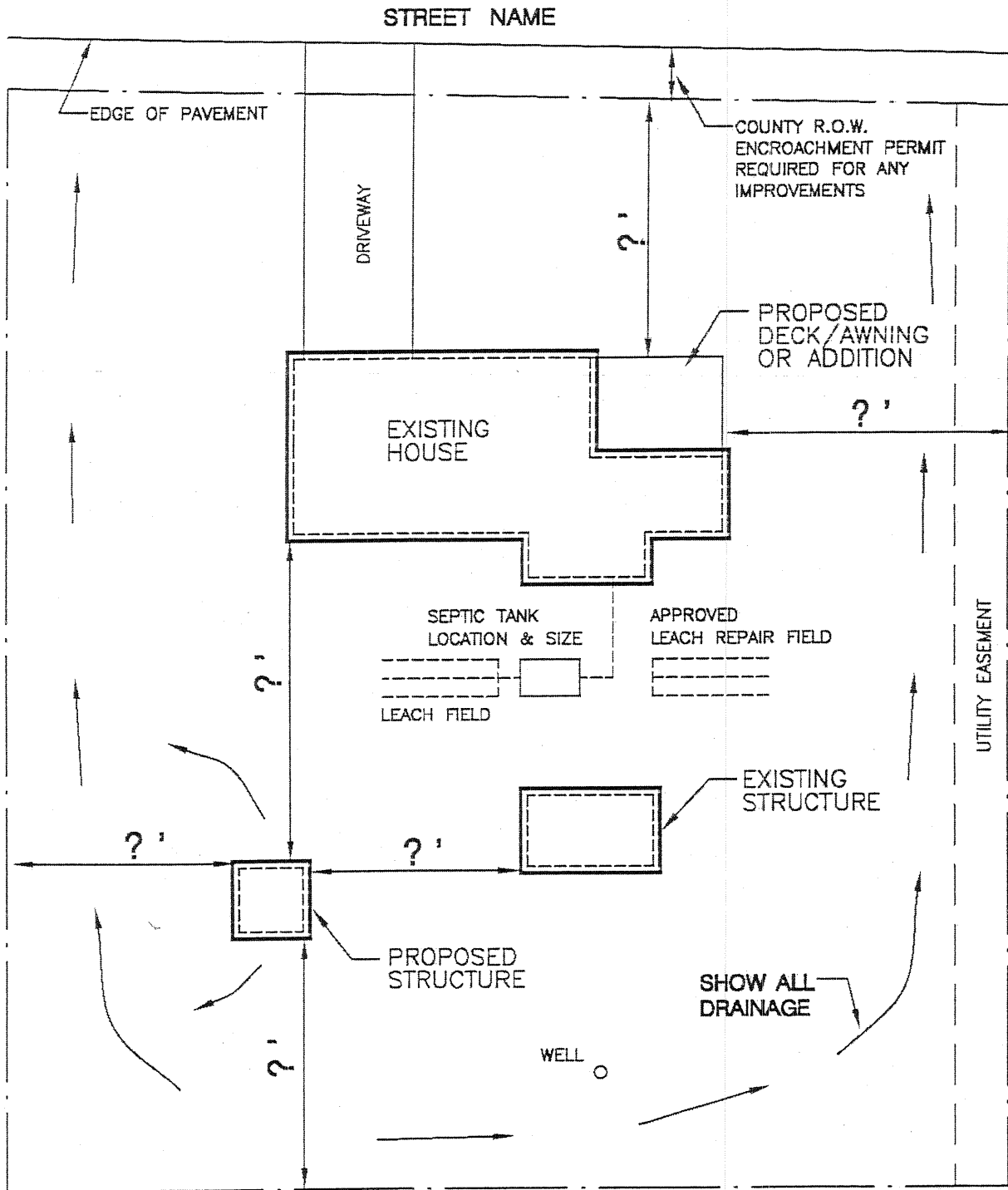
The following information needs to be present on either the title sheet or on the site plan:

- Owners name.
- Mailing address.
- Project address.
- Lot, block and subdivision.
- Assessor's parcel number.
- Contact information.
- All property lines with distances, dimensions and total lot area.
- Awning and deck information shall include location, distance from property lines and height from grade.

CHECKLIST

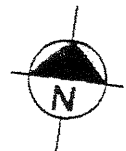
- SHOW ALL DIMENSIONS BETWEEN STRUCTURES
- SHOW NEW STRUCTURE DIMENSIONS
- SHOW DISTANCES TO PROPERTY LINES
- SHOW PROPANE TANK LOCATIONS
- SHOW DISTANCES FROM WELL TO LEACH FIELDS
- SHOW ADDRESS & PARCEL NUMBER
- SHOW SEPTIC TANK LOCATION & SIZE
- SHOW ALL UTILITY & ACCESS EASEMENTS
- ** ADDITIONAL GRADING INFO MAY BE REQUIRED

NAME:
 ADDRESS:
 PARCEL NUMBER:



PLOT PLAN EXAMPLE

SCALE (1" = 20'-0" IS RECOMMENDED)



Uncovered Decks & Porches

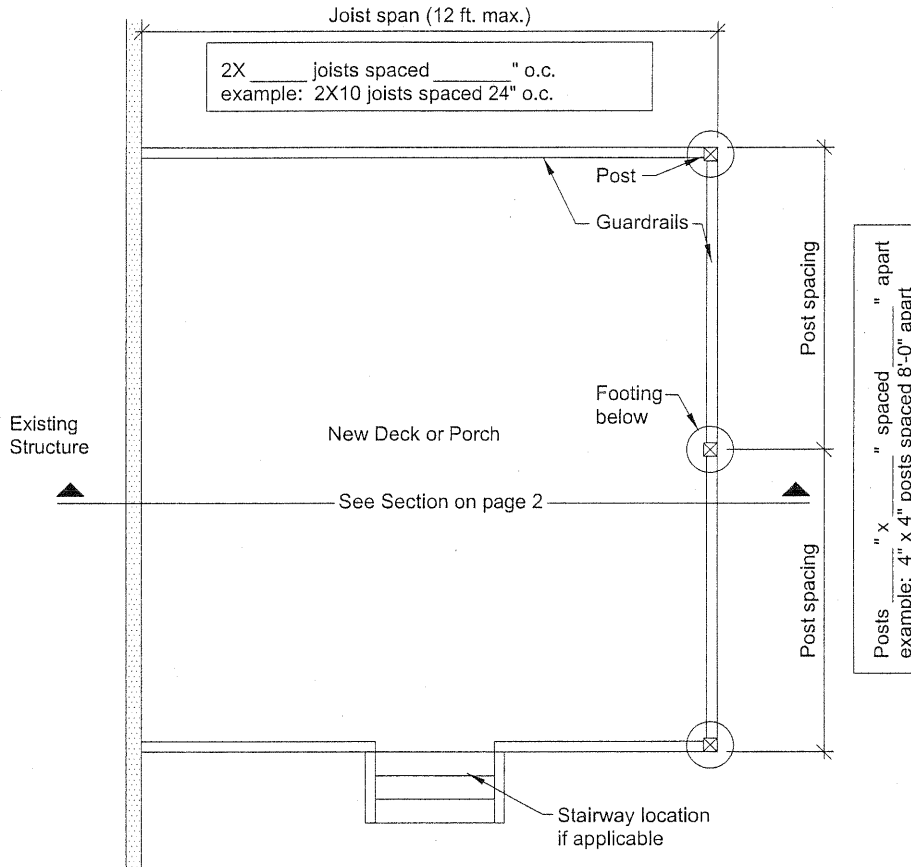
Directions:

1. Fill in the blanks with dimensions and materials which will be used to build the structure. Please print legibly.
2. Indicate in the check boxes which details from page 3 will be used.

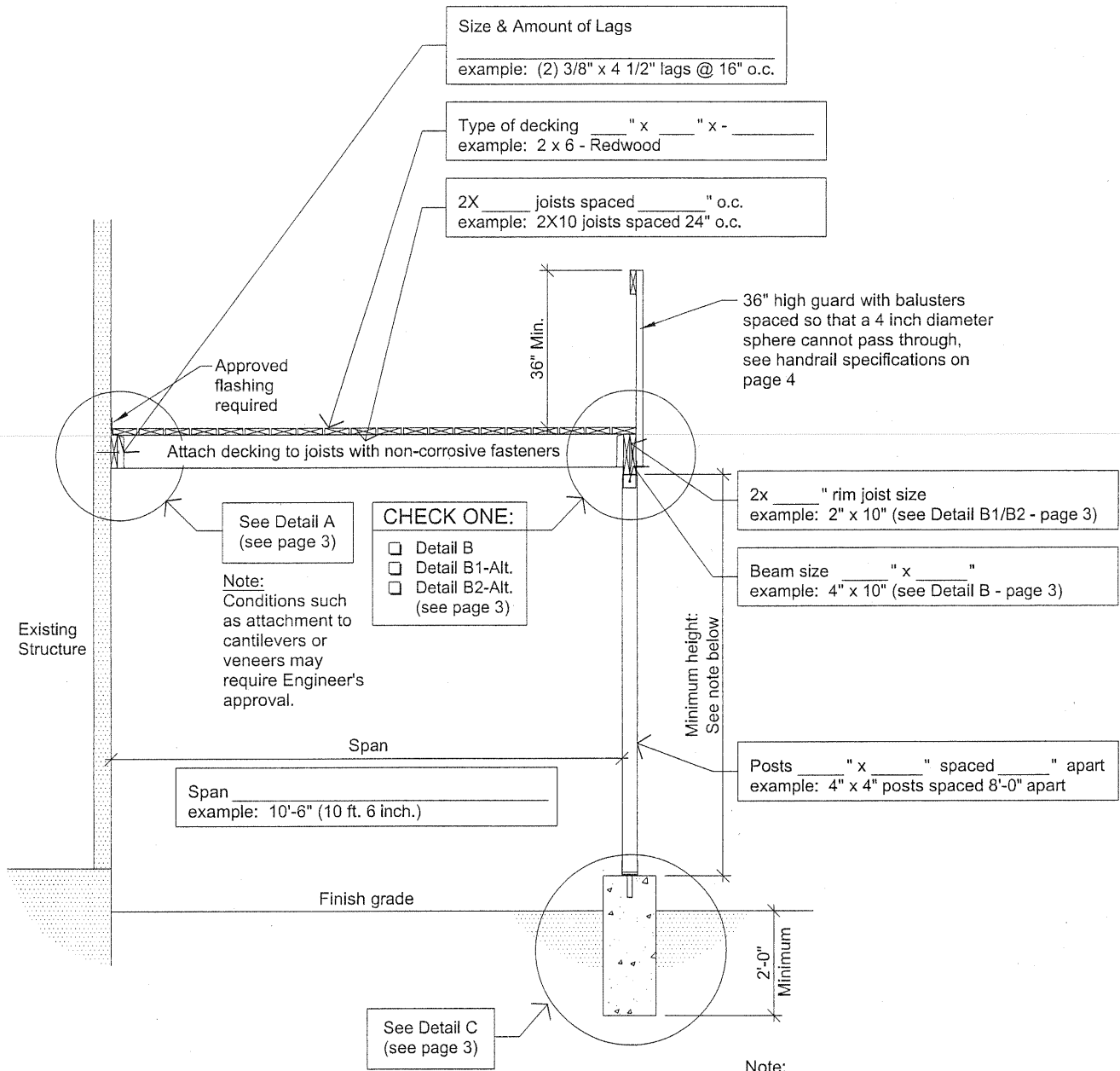
Engineering Requirements:

Structural engineering is required if:

1. The project lot is above 5300' elevation.
2. The deck or porch projects more than 12' from the existing structure.
3. The deck or porch is more than 10' above finish grade.

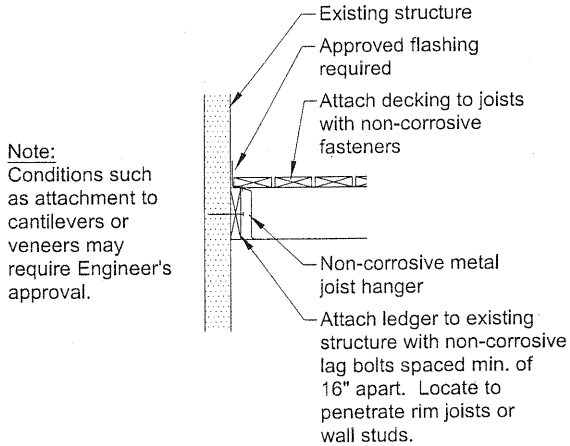


Deck/Porch Plan

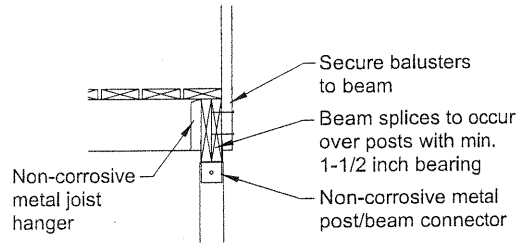


Note:
If an exit or egress from the existing structure passes under the proposed deck, or if there is an existing patio under the proposed deck, a minimum clear headroom of not less than 6'-8" must be maintained under the beam. Please indicate openings in existing wall if applicable.

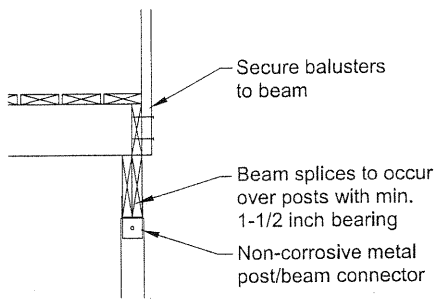
Deck/Porch Section



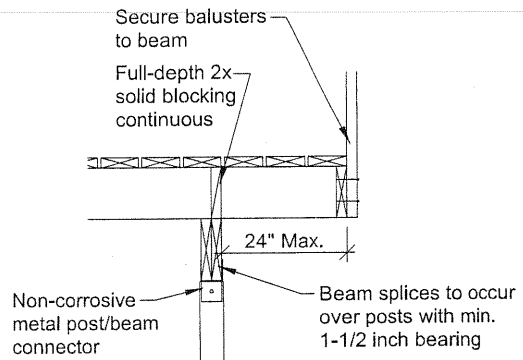
Detail A



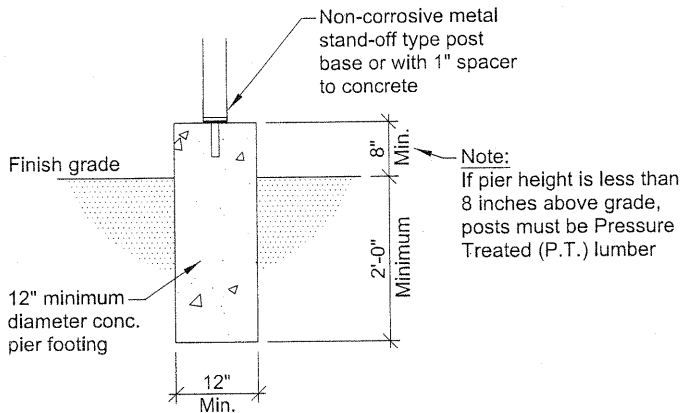
Detail B



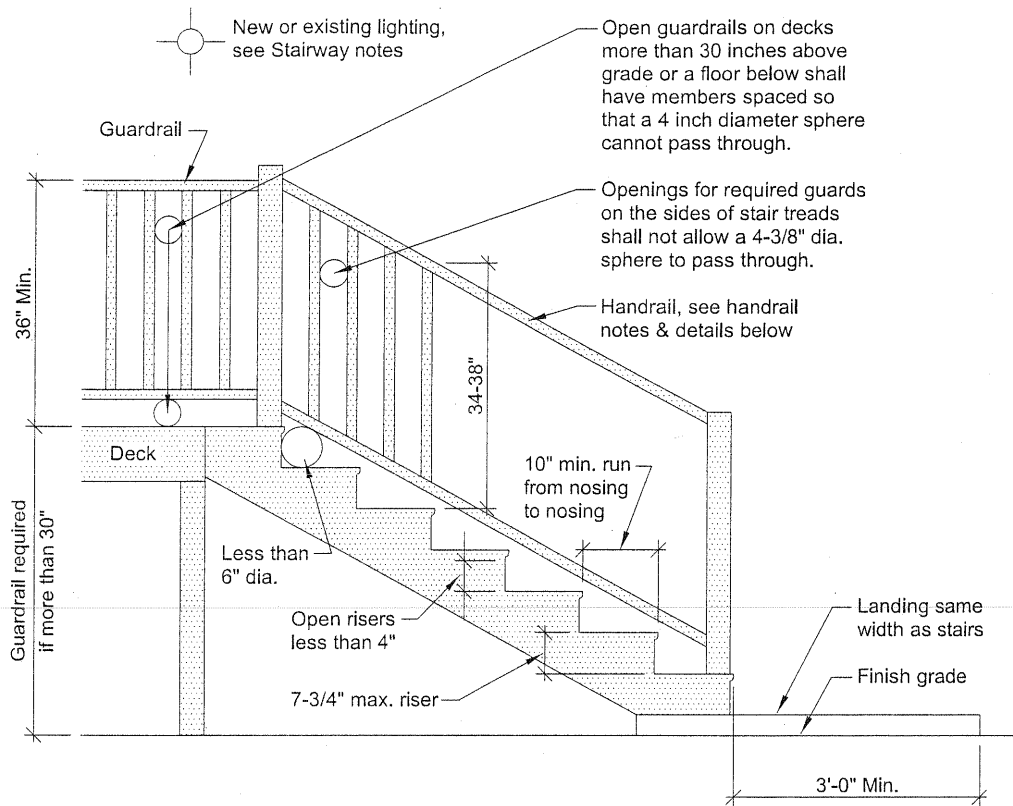
Detail B1 - Alt.



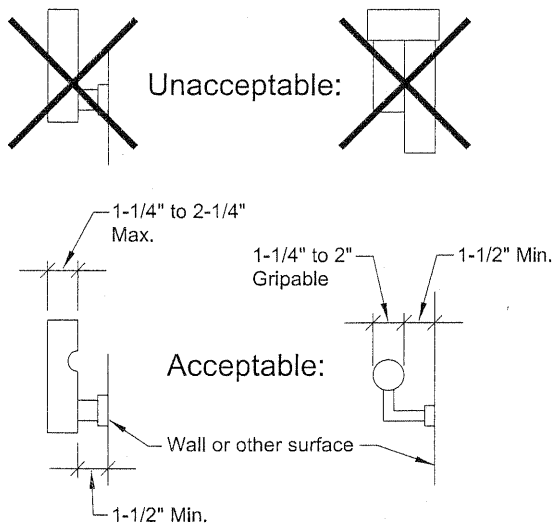
Detail B2 - Alt.



Detail C



Stair & Handrail Specifications



Handrail Details

Stairway Notes:

1. Stairways shall be not less than 36" in width.
2. Stairway risers shall not be greater than 7-3/4"
3. Stairway treads shall have a minimum run of 10".
4. The length of Run and the height of Riser shall not vary more than 3/8" in the entire run of the stair.
5. Exterior stairways shall be provided with a light source in the immediate vicinity of the top landing or located directly over the stairway section.
6. Open risers are permitted if the opening is less than 4" in height.
7. A nosing not less than 3/4" but not more than 1-1/4" shall be provided on stairways with solid risers with a run less than 11".

Handrail Notes:

1. Handrails shall be continuous on at least one side of stairs with 4 or more risers.
2. Top of handrails shall be placed not less than 34" nor more than 38" above stair nosings.
3. The handgrip portion of handrails shall be not less than 1-1/4" nor more than 2-1/4" in circular cross section.
4. Handrails shall be placed not less than 1-1/2" clear from any wall or other surface.
5. Handrails to be returned to wall, post or safety terminal at top & bottom of stairway runs.