Department of Community Development

Building Official

David W. Dunivan

The County Of

Powhatan

Residential Permit Application Requirements for Sheds, Carports, Additions, etc.

- Zoning Compliance Affidavit- Required for all new structures and additions to existing structures.

- Building Plans – 2 complete sets of plans drawn (may be hand drawn) to scale
    - Deck plans indicating all beams, girders, joists, posts, and footing sizes
    - Pre-fab structures (metal buildings, carports, etc.) including anchoring method per manufactured specs

- If applicant is a Home Owner – Submit the Affidavit of Exemption from Contractor Licensing (must be notarized).

- If applicant is a Contractor – Submit copies of Contractor's License and County of Powhatan Business License.

- Site Plan (copy of plat) – Submit two (2) copies depicting proposed structure(s) and distance measured in feet to property lines at the front, sides, and rear.

- Permit Application must be signed.

- Shrink/swell soil analysis report (if required by subdivision plat or if located in area identified on the Powhatan County Soil map as having a moderate or high shrink/swell potential) - Submit two (2) copies.

- Engineered footing/foundation design if soil report confirms moderate or high shrink/swell soil conditions or other adverse soil conditions at building site. Submit two (2) copies.

Note: When adding a bedroom, verification is needed from the Health Department (598-5680) showing that the existing septic system is adequately sized to handle an additional bedroom.

COUNTY OF POWHATAN
Building Inspections Department
3834 Old Buckingham Road, Suite F
Powhatan, VA. 23139
(804) 598-5622-Phone (804) 598-5877-Fax
www.powhatanva.gov

RESIDENTIAL CONSTRUCTION
Permit Application

PERMIT NUMBER:_____ DATE OF APPLICATION:_____ RECEIVED BY: _____

OWNER NAME: _____
Last name First name Middle initial

ADDRESS:_____ SITE ADDRESS: _____
(If different)

_____ _____

ZIP:_____ ZIP: _____

CONTACT PHONE:_____CONTACT EMAIL: _____

SUBDIVISION: _____

LOT:_____ BLOCK:_____ SECTION: _____

SETBACKS OF PROPOSED BUILDING:

FRONT:_____BACK:_____RIGHT:_____LEFT: _____

IT IS THE RESPONSIBILITY OF THE BUILDER TO ASSURE FRONT, SIDE AND REAR-YARD SETBACK REQUIREMENTS ARE MET AND THAT SOILS ARE SUITABLE FOR FOOTINGS

TAX PARCEL #:_____ TOTAL ACREAGE OF LOT: _____

WATER: (Check one) ☐ Public ☐ Private Well SEWAGE: (Check one) ☐ Public ☐ Private Septic

STRUCTURE: (Check one) ☐ ADDITION ☐ ALTERATION ☐ NEW CONSTRUCTION ☐ TEMPORARY

NATURE OF WORK: _____
(Examples: Single Family Dwelling, 2 Story, 4 BR, Basement, Attached Garage, Deck, Swimming Pool etc.)

CONTRACTOR:_____STATE LICENSE. NO. _____
Last name, First name Middle initial

TRADING AS:_____ CLASS:_____EXPIRATION: _____

ADDRESS:_____ SPECIALTY CLASSIFICATION(S): _____

_____ PHONE: _____

BUSINESS LICENSE NO._____LOCALITY_____ EXPIRATION: _____

(THIS SECTION TO BE COMPLETED BY COUNTY STAFF)

Use Group:_____ Use Code:_____Fed. Use Code:_____ Construction Type: _____

Magisterial Dist.: _____ Zoning: _____ Traffic Area:_____ Voting Dist.: _____

USBC Edition:_____ Hydrologic Unit:_____ Route #:_____Floodplain: Y/N _____

Site Plan #_____Variance/Conditional Use Permit#_____Occupant Load: _____

Planning & Zoning Approval_____ Building Dept. Approval_____

CHECK EACH PERMIT TYPE FOR WHICH APPLICATION IS MADE AND PROVIDE REQUESTED INFORMATION

☐ **SINGLE FAMILY DWELLING** ☐ DUPLEX Value: $_____ Total Sq. Ft: _____

Stories ..... _____
Half Baths ..... _____
Basement Y/N ..... _____
Fireplaces ..... _____
Sq. Ft. Porch ..... _____
Sq. Ft. 1st Floor ..... _____
Sq. Ft. Garage ..... _____

Bed Rooms ..... _____
Kitchens ..... _____
% Basement Finished 222..... ____
Type of Fireplace .GAS..... __
Sq. Ft. Deck ..... _____
Sq. Ft. 2nd Floor ..... _____
Unfinished Space ..... _____

Full Baths ..... _____
Type of Heat ..... _____
Flue Y/N (Type) ..... _____
Exterior Finish ..... _____
Sq. Ft. Basement ..... _____
Sq. Ft. 3rd Floor ..... _____
Other _____

☐ **ADDITION, ALTERATION, REPAIR, ACCESSORY STRUCTURES**

Value of Improvement: $_____ Total Sq. Ft: _____

#Rooms Added ..... _____
#Decks & Size ..... _____
Garage Y/N ..... _____
(circle one) Attached/Detached
Square Feet Added ..... _____
Other Work (Specify):
_____

#Bed Rooms Added ..... _____
#Porches ..... _____
Carport Y/N ..... _____
(circle one) Attached / Detached
Flue Y/N ..... _____

#Bath Rooms Added ..... _____
#Kitchens Added ..... _____
Storage Shed Y/N ..... _____
(circle one) Attached/Detached
Fireplace Y/N ..... _____

☐ **MANUFACTURED/MOBILE HOME** Value: $_____ Total Sq. Ft.: _____

Dimensions ..... _____
#Bedrooms ..... _____
Deck Size ..... _____

Model Year ..... _____
#Baths ..... _____
Porch Size ..... _____

Manufacturer _____

☐ **DEMOLITION** Value: $_____ (Total cost of demolition)

Describe building or building element to be demolished _____

Have all utilities been disconnected? ☐ Yes ☐ No If No, explain _____

Please provide appropriate documentation (receipts) that demolition debris has been properly disposed of.

MECHANICS LIEN AGENT (ONE AND TWO FAMILY DWELLINGS ONLY)

☐ I request that the following mechanics lien agent be listed on my permit.

Name:_____ Phone: _____

Street or P.O. Box:_____City, State, Zip: _____

I certify that I am legally authorized to make this application. I also certify that all construction will be executed in accordance with the applicable provisions of the Virginia Uniform Statewide Building Code and the Ordinances of Powhatan County. No portion of the work executed under this permit will be used or occupied until a Final Inspection and/or Certificate of Occupancy is granted.

_____ _____
Applicant Signature Date

_____
Print Name

Applicant is ☐ Building Owner ☐ Owner's Agent ☐ Contractor/Contractor's Agent

NOTE: ***If the permit applicant does not hold a Contractor's license issued by the Virginia Department of Professional and Occupational Regulation, submit a notarized Affidavit of Exemption from Contractor Licensing.***
Cash and check are the only acceptable forms of payment.

COUNTY OF POWHATAN
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RESIDENTIAL
ELECTRICAL, MECHANICAL, and PLUMBING Permit Application

This abbreviated application may be used to obtain the above permits when a Building Permit has already been issued. Provide permit number, owner's name, location of work and all other applicable information.

PERMIT NUMBER:_____ DATE OF APPLICATION:_____ RECEIVED BY: _____

OWNER NAME: _____
Last name First name Middle initial

SITE ADDRESS: _____

_____ EMAIL: _____

ZIP:_____PHONE: _____ FAX: _____

ELECTRIC SERVICE: (Check one) [ ] Southside Electric Co-Op [ ] Dominion Power; Inquiry Number: _____

WATER: (Check one) [ ] Public [ ] Private Well SEWAGE: (Check one) [ ] Public [ ] Private Septic

CHECK ONE [ ] NEW INSTALLATION [ ] REPAIR [ ] ALTERATION and/or EXTEND EXISTING SYSTEM

NATURE OF WORK: _____

COMMERCIAL Y/N:_____DESCRIBE: _____

Note: Asbestos and Demolition Certification Form is required to be submitted with permit applications for all commercial repair, alteration, or demolition work.

CONTRACTOR:_____STATE LICENSE. NO. _____
Last name, First name Middle initial

TRADING AS:_____ CLASS:_____EXPIRATION: _____

ADDRESS:_____ SPECIALTY CLASSIFICATION(S): _____

_____ PHONE: _____

BUSINESS LICENSE:_____ISSUED BY:_____EXPIRATION DATE: _____

Note: Furnish copies of **State Contractor license** and **Local Business license** (even if licensed in another jurisdiction). County of Powhatan business license is required when the total amount of transactions in Powhatan exceed $25,000 in a calendar year. Businesses within Powhatan are required to hold a current Powhatan business license when gross receipts are $3,000 or more in a calendar year, regardless of where work is being conducted. Contact County of Powhatan Commissioner of the Revenue for business license information, (804) 598-5619. (Update required for changes of address or status and upon license renewal. Notify Virginia Board for Contractors within 10 days upon change of address.)

NOTE: If the permit applicant does ***not*** hold a Contractor's license issued by the Virginia Department of Professional and Occupational Regulation, submit a notarized Affidavit of Exemption from Contractor Licensing.

Continued on next page

CHECK EACH PERMIT TYPE FOR WHICH APPLICATION IS MADE AND PROVIDE REQUESTED INFORMATION

☐ **ELECTRICAL PERMIT** Contract Value: $_____

#Panels ..... _____
#Receptacles ..... _____
#Clothes Dryer ..... _____
Water Heater Y/N ..... _____
Service Ent Conductor Size _____
Change of service Y/N ... _____

#Circuit ..... _____
#Switches ..... _____
#Elec Range/Oven ..... _____
Heat Pump Y/N ..... _____
Aluminum or Copper ..... _____

Service Ampacity ..... _____
#Fixtures ..... _____
Base Board Heat Y/N ..... _____
Available Fault Current ..... _____
(Obtain from power company)

Other Work (Specify):

☐ **MECHANICAL/HVAC** Contract Value: $_____

Type of Equipment to be installed _____
Fuel Type (Gas, Electric, Oil, Solar, Wood) _____ BTU Rating _____
Location (Attic, Crawlspace, Garage, etc) _____
Duct Material (Rigid metal, Fiberglass, Flexible) _____
Wood Stove Y/N _____ Listed & Labeled Y/N _____
Installation of Gas Piping Y/N _____

Other Work (Specify):

☐ **PLUMBING PERMIT** Contract Value: $_____

#Water Closets ..... _____
#Basins ..... _____
#Clothes Washer ..... _____
#Water Heaters ..... _____
Boiler Y/N ..... _____

#Bath Tubs ..... _____
#Kitchen Sinks ..... _____
#Dishwashers ..... _____
#Floor Drains ..... _____

#Showers ..... _____
#Laundry Sinks ..... _____
#Mop Sinks ..... _____
#Hose Bibs ..... _____

Other Work (Specify):

PERMIT FEES:
Refer to the separate FEES SCHEDULE document for complete list of fees. All fees plus state levy are to be paid upon application for a permit. *Only cash or check are acceptable payment methods*.

The Commonwealth of Virginia requires every jurisdiction to collect a 2% fee levy on each permit issued. This amount is added to the permit fee collected by the county at the time of application for a permit (i.e., $50 permit fee + $1.00 levy = $50.00 total).

By signing this application the applicant acknowledges responsibility for the above matters.

I certify that I am legally authorized to make this application. I also certify that all construction will be executed in accordance with the applicable provisions of the Virginia Uniform Statewide Building Code and the Ordinances of Powhatan County. No portion of the work executed under this permit will be used or occupied until a Final Inspection and/or Certificate of Occupancy is granted.

_____ _____
Applicant Signature Date

_____
Print Name

Applicant is ☐ Building Owner ☐ Owner's Agent ☐ Contractor/Contractor's Agent

08312017

COUNTY OF POWHATAN
Building Inspections Department
3834 Old Buckingham Road, Suite F
Powhatan, VA. 23139
(804) 598-5622-Phone (804) 598-5877-Fax
www.powhatanva.gov

RESIDENTIAL GAS
Permit Application

PERMIT NUMBER: _____ DATE OF APPLICATION: _____ RECEIVED BY: _____

OWNER NAME: _____
Last name First name Middle initial

SITE ADDRESS: _____

_____

ZIP: _____ PHONE: _____

CHECK ONE [ ] NEW INSTALLATION [ ] REPAIR [ ] ALTERATION and/or EXTEND EXISTING SYSTEM

NATURE OF WORK: _____

CONTRACTOR: _____ STATE LICENSE. NO. _____
Last name, First name Middle initial

TRADING AS: _____ CLASS: _____ EXPIRATION: _____

ADDRESS: 1610 _____ SPECIALTY CLASSIFICATION(S): _____

_____ PHONE: _____

BUSINESS LICENSE: _____ ISSUED BY: _____ EXPIRATION DATE: _____

Note: Furnish copies of **State Contractor license** and **Local Business license** (even if licensed in another jurisdiction). County of Powhatan business license is required when the total amount of transactions in Powhatan exceed $25,000 in a calendar year. Businesses within Powhatan are required to hold a current Powhatan business license when gross receipts are $3,000 or more in a calendar year, regardless of where work is being conducted. Contact County of Powhatan Commissioner of the Revenue for business license information, (804) 598-5619. (Update required for changes of address or status and upon license renewal. Notify Virginia Board for Contractors within 10 days upon change of address.)

Continued on next page

Contract Value: $_____

Check all applicable items below:

Tank Size ..... _____	Above Ground ..... _____	Under Ground ..... _____
Propane ..... _____	Natural ..... _____	
Piping Y/N ..... _____	Piping Inside Y/N ..... _____	Piping Outside Y/N ..... _____

Other Work (Specify):

If gas appliances are to be installed, the below must be completed with the BTU rating indicated.

Equipment ..... _____	Dryer ..... _____	Generator ..... _____
Logs ..... _____	Range/Oven ..... _____	Decorative Appliance .... _____
Water Heater ..... _____	Tankless Water Heater .. _____	Unit Heater ..... _____
# Fireplaces ..... _____	Furnace ..... _____	Illuminating Appliance ... _____

Other Work (Specify):

PERMIT FEES:
Refer to the separate FEES SCHEDULE document for complete list of fees. All fees plus state levy are to be paid upon application for a permit.

The Commonwealth of Virginia requires every jurisdiction to collect a 2% fee levy on each permit issued. This amount is added to the permit fee collected by the county at the time of application for a permit (e.g., $50 permit fee + $1.00 levy = $51.00 total). Cash or check are only acceptable forms of payment.

By signing this application the applicant acknowledges responsibility for the above matters.

I certify that I am legally authorized to make this application. I also certify that all construction will be executed in accordance with the applicable provisions of the Virginia Uniform Statewide Building Code and the Ordinances of Powhatan County. No portion of the work executed under this permit will be used or occupied until a Final Inspection and/or Certificate of Occupancy is granted.

_____ _____
Applicant Signature Date

_____
Print Name

Applicant is ☐ Building Owner ☐ Owner's Agent ☐ Contractor/Contractor's Agent

NOTE: If the permit applicant does ***not*** hold a Contractor's license issued by the Virginia Department of Professional and Occupational Regulation and is the property owner, submit a notarized Affidavit of Exemption from Contractor Licensing.

The County Of

Powhatan

For Office Use Only	
Building Permit #	
Date of Submittal	
Received By	

ZONING COMPLIANCE AFFIDAVIT

Site Address_____

In signing this affidavit, the property owner and/or contractor understands and agrees to the following:

- The proposed use(s), distances from property lines, and distances from other structures as listed on the attached application are correct.
- It is the responsibility of the property owner and his contractor to ensure that the building is constructed/sited in compliance with the setback distances required for this structure by the Zoning Ordinance.
- The County bears no responsibility for construction/siting errors.
- The contractor is aware of all zoning requirements pertinent to this project.
- If the building is sited in violation of any setback distance, the property owner will be required to demolish or move the portion of the building not in compliance or take other corrective measures to avoid legal action from the County of Powhatan. The law does not favor variances granted for any construction or siting errors resulting from failure to follow the approved permit.
- Construction siting errors are not considered hardships by the Planning Department, and the Board of Zoning Appeals has been so informed.

Check one: ☐ **Property Owner** ☐ **Contractor**

I, _____, know and understand the requirements of the attached zoning permit as well as provisions of the Powhatan County Zoning Ordinance pertinent to this project. I understand that if this project results in the violation of any provision of the Zoning Ordinance, the property owner or contractor, or both, will be subject to legal action by the County of Powhatan.

_____ _____

Signature Date

Subscribed and acknowledge to before me this _____ day of _____, 20_____, in the City/County of _____, Virginia.

_____

Notary Public

_____

Commission Expiration

_____

Notary registration number

Department of Community Development

Building Official
David W. Dunivan

The County Of

Powhatan

AFFIDAVIT OF EXEMPTION FROM CONTRACTOR LICENSING

All permit applicants who do not hold a valid state contractor's license are required to complete this affidavit. This is a sworn legal document. The applicant's signature shall be witnessed by a Notary.

As applicant for a building permit for work to be performed at the following location:

_____
(Location of work)

And pursuant to the provisions §54.1-1111, Code of Virginia, I swear I am exempt from any requirement to be licensed as a contractor in the Commonwealth of Virginia for the following reason: (check one):

☐ I will perform or supervise the construction, removal, repair or improvement of no more than one building for retail use, one building for commercial use or one residence upon my own real property and for my own personal use during any twenty-four-month period; (personal use excludes buildings owned by the applicant but rented otherwise let out to tenants)

☐ I will perform or supervise the construction, removal, repair or improvement of a house upon my own real property as a bona fide gift to a member of my immediate family who will reside in the house ("immediate family" includes one's mother, father, son, daughter, brother, sister, grandchild, grandparent, mother-in-law and father-in-law);

☐ I am lessee of the relevant property or the agent of either or by the RDP, contractor or subcontractor associated with the work or any of their agents. I am not required to have a contractor license pursuant to Chapter 11 of Title 54.1 of the Code of Virginia.

☐ I am a contractor as defined in §54.1-1100, however, the total contract value of the work to be performed does not exceed $1,000.00 and does not include landscape irrigation or water well construction. If the work includes plumbing, electrical, HVAC or gas piping, the applicant shall hold a Master Tradesman Certification issued by the Virginia Department of Professional and Occupational Regulation. Certification #:_____

Applicant Signature_____ Phone _____

Address _____ Subscribed and acknowledge to before me this _____ day of _____, 20_____, in the City/County of _____, Virginia.

_____
Notary Public

_____
Commission Expiration

_____
Notary registration number

Department of Community Development

Building Official
David Dunivan

The County Of
Powhatan

MECHANICS LIEN AGENT
ADDITION/CHANGE FORM

****Areas with asterisks must be filled in to process your request****

****Permit #**	**Date:**	**Received By:**

****Applicant:**	****Phone Number:**
****Applicants Address:**	
****Site Address:**	

Subdivision:	**Lot:**	**Block:**	**Section:**

OLD Mechanics Lien Agent:

****Name:**	****Phone Number:**
****Address:**	

New Mechanics Lien Agent:

****Name:**	****Phone Number:**
****Address:**	

FEES: $25.00 Mechanics Lien Agent Change fee is due at the time of application.

Check one:

☐ **Property Owner** ☐ **Contractor**

Applicant:	**Phone #:**
Signature:	**Date:**

POWHATAN COUNTY
DECKS, PORCHES, STAIRS AND RAMPS GUIDE

DIRECTIONS

POWHATAN COUNTY DEPARTMENT OF BUILDING INSPECTIONS HAS PREPARED THIS GUIDE FOR BASIC DECKS,PORCHES, STAIRS AND RAMPS. YOU MAY USE IT BY FILLING IN THE DESIGN SHEET(S) WITH THE SPECIFICATIONS OF YOUR DECK OR PORCH.

IF THE DECK OR PORCH IS BEING CONSTRUCTED ON A NEW HOUSE OR IS BEING BUILT AS AN ADDITION TO AN EXISTING HOUSE, CONSTRUCTION DOCUMENTS (i.e. PLANS) ARE REQUIRED, INCLUDING:
1. PLAN VIEW OF THE DECK OR PORCH, INCLUDING THE LOCATION OF THE FOOTINGS, PLANS NEED TO BE IN 1/4" SCALE WITH ALL DIMENSIONS.
2. PLAT SHOWING EXACT LOCATION AND DIMENSIONS TO THE PROPERTY LINES.

NOTE: POWHATAN COUNTY PLANNING DEPARTMENT HAS MINIMUM REQUIREMENTS FOR SETBACK DISTANCES - CONSULT WITH THEM BEFORE YOU MAKE ANY DECISIONS ABOUT LOCATING YOUR DECK. THE STATE HEALTH DEPARTMENT ALSO HAS RESTRICTIONS AS TO HOW CLOSE A STRUCTURE CAN BE TO A WELL OR SEPTIC SYSTEM - CONSULT WITH THEM IF APPLICABLE.

3. SECTION VIEW OF THE DECK OR PORCH, INCLUDING DETAILS OF THE END AWAY FROM THE HOUSE, AND THE END NEAREST THE HOUSE. THE SECTION SHOULD SHOW THE MATERIALS, THE FOOTINGS AND THE HEIGHTS OF ALL THE COMPONENTS.
SUBMIT
(1) TWO COPIES OF YOUR PLAT PLAN
(2) TWO COPIES OF THE DECK PLAN AND SPECIFICATION SHEETS,
(3) TWO COPIES OF THE DETAILS TO BE USED,INCLUDING THE STAIR AND/OR RAMP

SHEET. YOU WILL NEED THE FOLLOWING INSPECTIONS:
A. FOOTING INSPECTION PRIOR TO THE PLACEMENT OF CONCRETE.
B. FINAL INSPECTION. (FRAMING ALSO IF LOWER THAN 20" TO GRADE)
NOTE: THE FOOTING INSPECTION AND FINAL INSPECTION CAN BE COMBINED INTO A SINGLE INSPECTION VISIT IF YOU USE SOLID CONCRETE BLOCKS AS THE FOOTING AND LEAVE THE FOOTINGS EXPOSED FOR THE INSPECTOR.

DECK AND PORCH DESIGN GUIDE

THESE DESIGN SHEETS ARE ONLY GUIDELINES FOR A BASIC, SINGLE LEVEL DECKS AND PORCHES. IF A SPA, HOT TUB OR OTHER SPECIAL USE IS INTENDED, SEEK THE HELP OF A REGISTERED DESIGN PROFESSIONAL.

THESE DESIGN SHEETS ARE BASED ON THE PRESCRIPTIVE REQUIREMENTS OF THE 2015 VIRGINIA RESIDENTIAL CODE (VRC) AND IN SOME CASES *EXCEED* THE CODE BASED ON CURRENT "BEST PRACTICES" ENCOURAGED IN POWHATAN AND SURROUNDING COUNTIES. THIS DOCUMENT IS NOT INTENDED TO PRECLUDE THE USE OF OTHER CONSTRUCTION METHODS OR MATERIALS IF APPROVED.

GENERAL REQUIREMENTS

1. DECK FRAMING IS BASED ON 40 LBS PER SQ FT LIVE LOAD AND 10 LBS PER SQ FT DEAD LOAD. THE PORCH ROOF IS BASED ON 20 LBS PER SQ FT SNOW LOAD AND 10 LBS PER SQ FT DEAD LOAD.

2. ALL DECK MATERIALS SHALL BE PRESERVATIVE TREATED (P.T.) LUMBER OR COMPOSITE MATERIAL SPECIFICALLY DESIGNED FOR DECKS AND EXTERIOR USE, OR FOR USE IN CONTACT WITH THE GROUND. ALL CUT MATERIALS SHALL HAVE THEIR ENDS TREATED WITH AN APPROVED PRESERVATIVE, SUCH AS COPPER NAPHTHENATE.

3. TO RESIST CORROSION FOR USE WITH PRESERVATIVE TREATED (P.T.) WOOD , THE FOLLOWING IS REQUIRED:
   - BORATE TREATED 2X LUMBER MAY NOT BE USED IN CONTACT WITH THE GROUND.
   - ALL SCREWS, BOLTS, NAILS AND FASTENERS SHALL BE HOT-DIPPED GALVANIZED (HDG IN ACCORDANCE WITH ASTM A-153 OR B-695, CLASS 55) , STAINLESS STEEL, OR AN APPROVED SPECIAL COATED FASTENER FOR USE WITH ALKALINE COPPER QUAT (ACQ) PRESERVATIVE TREATED LUMBER.
   - WHERE A MATERIAL IS LISTED AS "HDG" IN THIS GUIDE, ANY OF THE ABOVE MENTIONED MATERIALS MAY BE SUBSTITUTED.

4. FLASHING SHALL BE A MINIMUM 19 MIL THICK CORROSION-RESISTANT METAL OR AN APPROVED NON-METALLIC MATERIAL. BRIGHT ALUMINUM FLASHING IS NOT ALLOWED.

5. IF YOU ARE ATTACHING THE DECK TO THE HOUSE, THE HOUSE SHALL HAVE A PRESERVATIVE TREATED NOMINAL SIZE, WOOD BAND BOARD ALONG THE ENTIRE LENGTH OF THE ATTACHMENT AREA. PLYWOOD IS NOT ACCEPTABLE.

6. WHERE THRU BOLTS ARE TO BE USED, COMPATIBLE SIZED WASHERS AND NUTS ARE ASSUMED TO BE PART OF THE ASSEMBLY.

7. DO NOT ATTACH THE LEDGER BOARD TO OR THROUGH STONE OR MASONRY VENEER.

8. DO NOT CONSTRUCT FOOTINGS OVER UTILITY LINES. CALL MISS UTILITY AT 811 BEFORE YOU START!

9. DO NOT CONSTRUCT THE FOOTINGS OVER A SEPTIC FIELD. SEEK ADVICE FROM THE STATE HEALTH DEPARTMENT.

10. DO NOT ATTACH A DECK OR PORCH TO A MANUFACTURED HOME UNLESS DOCUMENTATION IS PROVIDED FROM THE MANUFACTURER APPROVING SUCH ATTACHMENT.

11. POWHATAN DOES NOT PERMIT "ON-GRADE DECK BLOCKS" TO BE USED. THESE ARE TAPERED SHAPED CONCRETE BLOCKS INTENDED TO BE SET ON THE TOP OF THE SOIL. THEY HAVE SLOTS AND RECESSES IN THEM FOR STRUCTURAL MEMBERS.

HOW TO USE THIS GUIDE

1. DECIDE ON THE APPROXIMATE DIMENSIONS AND LOCATION OF THE DECK OR PORCH YOU WANT TO BUILD.

2. DECIDE ON THE FRAMING STYLE YOU PREFER: FREE STANDING, CANTILEVERED, FLUSH, ETC.

3. SKETCH THE DECK AT 1/4" SCALE ON A SEPARATE SHEET(S). ADD DIMENSIONS FOR THE LENGTH AND THE WIDTH. MUST SHOW ALL DIMENSIONS FOR FOOTINGS AND POSTS.

4. MAKE DECISIONS ON THE MATERIALS YOU WANT TO USE.
   A. DECIDE ON THE SIZE OF DECK.
   B. DECIDE ON THE NUMBER OF FOOTINGS.
   C. SIZE THE STRUCTURAL COMPONENTS USING THE CHARTS INCLUDED ON SHEET 3
      1. BEAM(S)
      2. JOISTS
      3. DECK POSTS
      4. FOOTINGS
      5. DECK BOARDS
      6. RAFTERS (IF APPLICABLE)

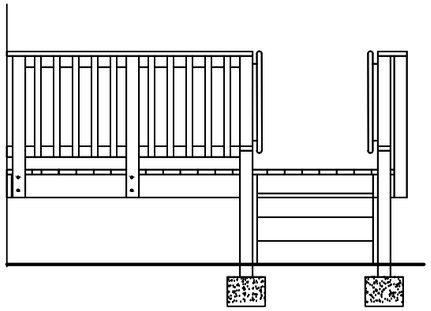
5. DRAW THE FINAL PLAN OF YOUR DECK. ADD DIMENSION LINES SHOWING THE TOTAL LENGTH AND WIDTH OF THE DECK; ADD OTHER DIMENSIONS FOR CANTILEVER LENGTHS, POST SPACING, BEAM SPACING, ETC.

6. DRAW A PLAN OF YOUR PROPERTY (REFERRED TO AS A "PLAT"). SKETCH YOUR HOUSE AND SHOW WHERE THE DECK IS INTENDED TO BE CONSTRUCTED. PROVIDE DIMENSIONS OF THE DECK TO YOUR PROPERTY LINES.

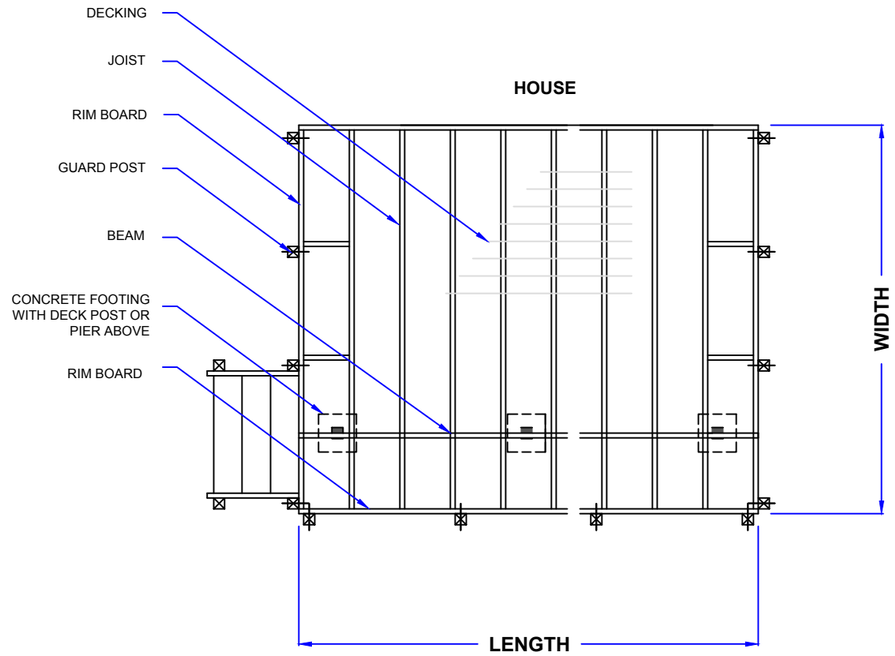
7. FOR YOUR CONVENIENCE, WE HAVE PROVIDED TYPICAL CROSS-SECTION SKETCHES OF VARIOUS CONNECTIONS ON SHEET 4. USE THEM IF YOU PREFER, OR DESIGN YOUR OWN DETAILS AND PROVIDE YOUR SKETCHES. IF YOU DO NOT ADD YOUR OWN DETAILS, WE WILL ASSUME THAT YOU WILL BE CONSTRUCTING THE DECK WITH THE COUNTY DECK GUIDE DETAILS, AND IT WILL BE INSPECTED BASED ON THOSE DETAILS.

STANDARD ABBREVIATIONS

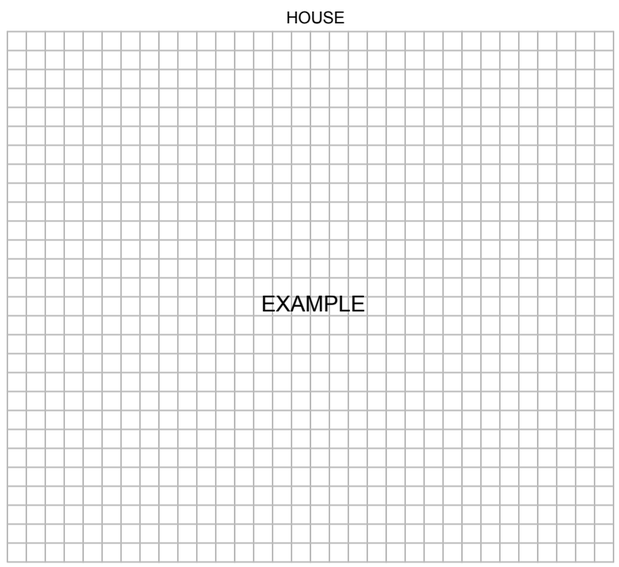
HDG - HOT DIPPED GALVANIZED (IN ACCORDANCE WITH ASTM A-153 OR B695, CLASS 55)
O.C. - ON CENTER
P.T. - PRESERATIVE TREATED
FT - FEET
IN - INCH



SIDE VIEW

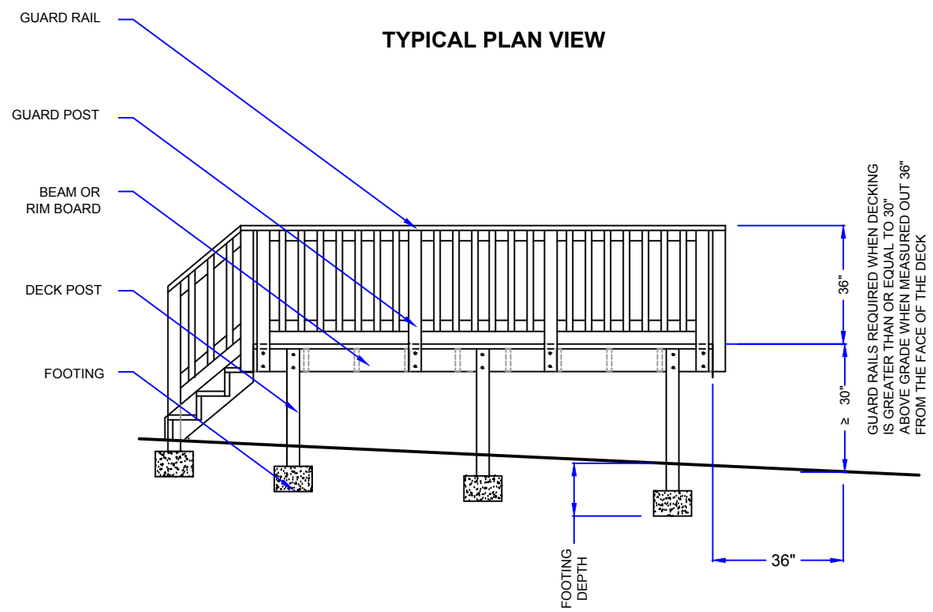


TYPICAL PLAN VIEW



SKETCH YOUR DECK ON SEPARATE SHEETS. SHOW HOW MANY AND APPROXIMATE LOCATION OF FOOTINGS YOU WILL BE USING. SHOW ALL DIMENSIONS FOR JOISTS, POSTS, BEAM, ETC. INCLUDING CONNECTION DETAILS.

PLAN VIEW



TYPICAL FRONT VIEW

DECK PLAN SPECIFICATIONS

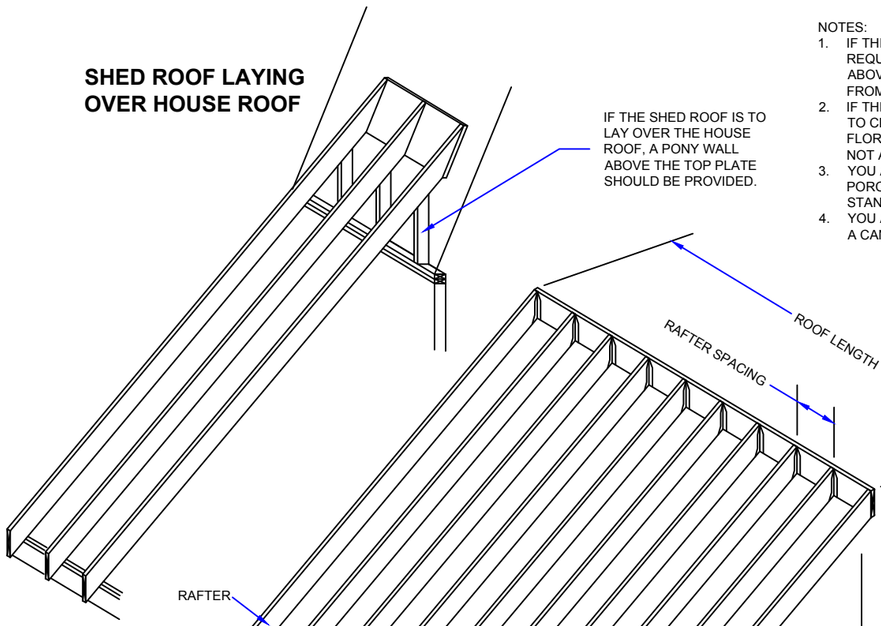
Fill in all the blanks

		Example
OVERALL DIMENSIONS		
LENGTH	_____ FT	10 FT
WIDTH	_____ FT	8 FT
MAX. HEIGHT ABOVE GRADE	_____ FT	3 FT
FREE STANDING (i.e. minimum of 2 beams)	_____ YES OR NO	YES
CANTILEVERS (0 means there is none)	BEAMS_____ IN JOISTS_____ IN	24 IN 0 IN
DECK POSTS		
POST SIZE OR PIER SIZE (see sheet 3)	_____ x _____ IN	6 x 6 IN
POST SPACING	_____ FT O.C.	5 FT O.C.
FOOTINGS		
FOOTING SIZE (see sheet 3)	_____ x _____ x _____ IN	12 x 12 x 8 IN
FOOTING DEPTH (minimum 12" of backfill around post or mechanical fastener required)	_____ IN	20 IN
NUMBER OF FOOTINGS	_____TOTAL	6 TOTAL
BEAMS		
BEAM SIZE (see sheet 3)	(_____) 2 x _____	(2) 2 x 8
JOISTS		
JOIST SIZE (see sheet 3)	2 x _____ @ ____ IN O.C.	2 X 8 @ 16" O.C.
DECKING		
DECKING BOARD SIZE 2X6, $\frac{5}{4}$" BOARDS OR OTHER (see sheet 3)	_____	$\frac{5}{4}$" BOARDS

DECK SPECIFICATIONS

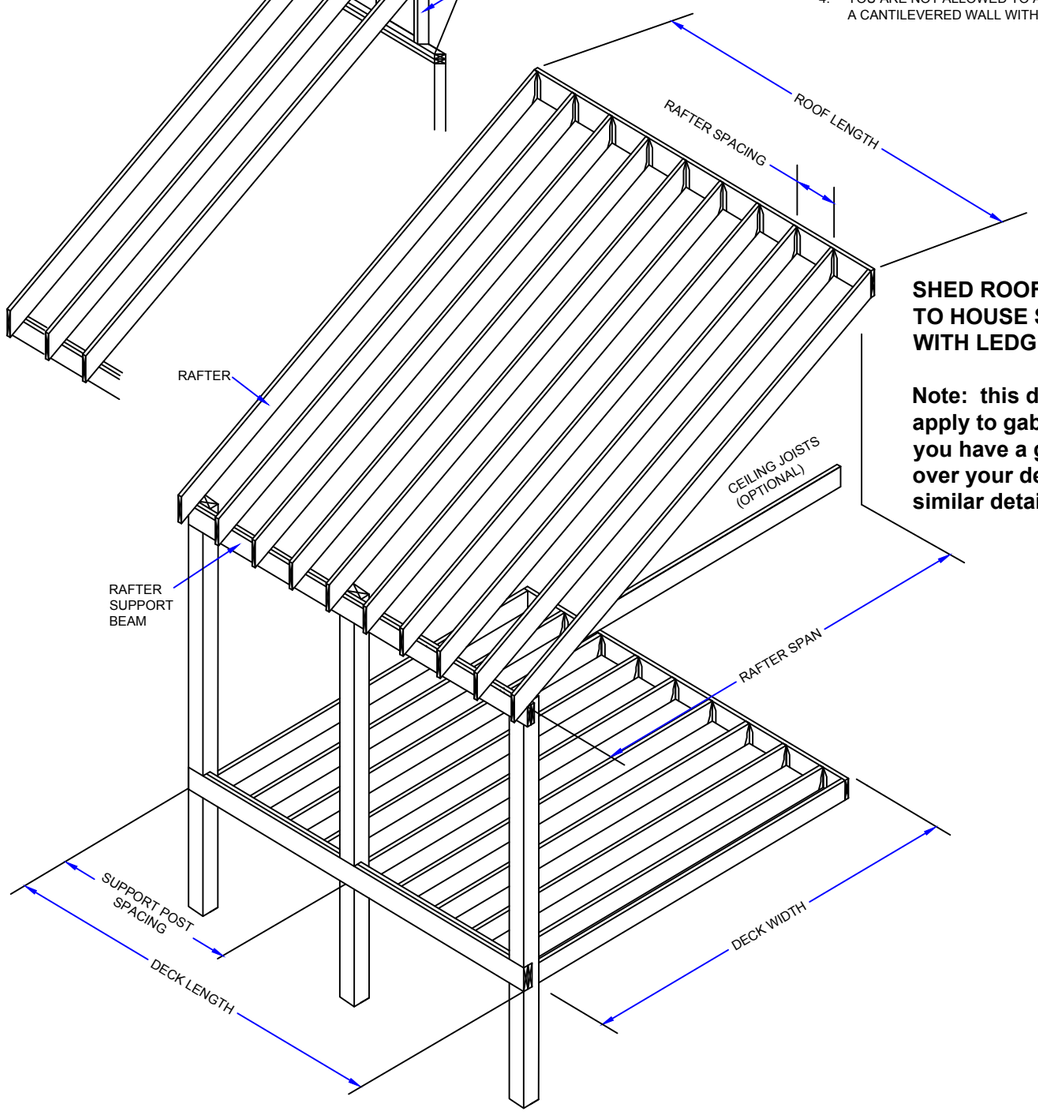
11/7/19

SHED ROOF LAYING OVER HOUSE ROOF



NOTES:

1. IF THIS IS A SCREEN PORCH, A GUARDRAIL WILL BE REQUIRED IF THE DECK IS GREATER THAN 30 INCHES ABOVE FINISHED GRADE - MEASURED AT 36 INCHES FROM THE FACE OF THE DECK.
2. IF THE PORCH IS TO BE ENCLOSED WITH SOLID WALLS TO CREATE A HABITABLE SPACE, SUNROOM OR FLORIDA ROOM, IT WILL BE CONSIDERED AN ADDITION, NOT A DECK OR PORCH.
3. YOU ARE NOT ALLOWED TO CONNECT A DECK OR PORCH TO A MANUFACTURED HOME. IT MUST BE FREE STANDING.
4. YOU ARE NOT ALLOWED TO ATTACH A SHED ROOF TO A CANTILEVERED WALL WITHOUT ENGINEER'S DESIGN.



SHED ROOF ATTACHED TO HOUSE STUD WALLS WITH LEDGER

Note: this detail does not apply to gable end roof. If you have a gable roof over your deck, provide similar details.

MINIMUM RAFTER SUPPORT BEAM

POST SPACING (FT)	RAFTER SPAN (FT)					
	6	8	10	12	14	16
4	(1) 2X6	(1) 2X6	(1) 2X6	(1) 2X6	(1) 2X6	(1) 2X8
5	(1) 2X6	(1) 2X6	(1) 2X6	(1) 2X6	(1) 2X8	(1) 2X8 or (2) 2x6
6	(1) 2X6	(1) 2X6	(1) 2X8	(1) 2X8 or (2) 2x6	(1) 2X8 or (2) 2x6	(1) 2X8 or (2) 2x6
7	(1) 2X6	(1) 2X8 or (2) 2x6	(1) 2X8 or (2) 2x6	(1) 2X10 or (2) 2x6	(1) 2X10 or (2) 2x8	(1) 2X12 or (2) 2x8
8	(1) 2X8 or (2) 2x6	(1) 2X8 or (2) 2x6	(1) 2X10 or (2) 2x6	(1) 2X12 or (2) 2x8	(1) 2X12 or (2) 2x8	(1) 2X12 or (2) 2x8
9	(1) 2X8 or (2) 2x6	(1) 2X10 or (2) 2x6	(1) 2X12 or (2) 2x8	(1) 2X12 or (2) 2x8	(2) 2x10	(2) 2X10
10	(2) 2X8	(2) 2x8	(2) 2x8	(2) 2X10	(2) 2X10	(2) 2X12
11	(2) 2x8	(2) 2x8	(2) 2X10	(2) 2X10	(2) 2X12	(2) 2X12
12	(2) 2x8	(2) 2x10	(2) 2X10	(2) 2X12	(2) 2X12	(3) 2X12

MAXIMUM RAFTER SPANS

SIZE	RAFTER SPACING (o.c.)	MAXIMUM RAFTER SPANS WITH CEILING JOISTS	MAXIMUM RAFTER SPANS WITHOUT CEILING JOISTS
2X4	12"	9'-5"	10'-4"
	16"	8'-7"	9'-0"
	24"	7'-4"	7'-4"
2X6	12"	14-9"	15'-7"
	16"	13'-5"	13'-6"
	24"	11'-0"	11'-0"
2X8	12"	19-6"	19-8"
	16"	17'-1"	17'-1"
	24"	13'-11"	13'-11"
2X10	12"	23-5"	23-5"
	16"	20'-3"	20'-3"
	24"	16'-6"	16'-6"
2X12	12"	>26'-0"	>26'-0"
	16"	23'-10"	23'-10"
	24"	19'-6"	19'-6"

(a) BASED ON 2015 VRC SPAN TABLES FOR SOUTHERN PINE #2. FOR OTHER SPECIES, REFER TO THE CODE BOOK.
(b) ASSUMES 20 PSF GROUND SNOW LOAD AND 10 PSF DEAD LOAD.

PORCH (ROOF) SPECIFICATIONS

IF APPLICABLE - Fill in all the blanks

ARE YOU CONSTRUCTING A PORCH ON NEW FOOTINGS?

_____ YES _____ NO

ARE YOU ADDING A ROOF TO AN EXISTING DECK?

_____ YES _____ NO

PORCH (ROOF) SPECIFICATIONS

(IF APPLICABLE)

PORCH ROOF SIZE BEING BUILT

ROOF LENGTH _____ **FT**

ROOF SPAN _____ **FT**

ROOF SLOPE _____ : _____ **(example 4:12)**

ROOF SUPPORT POSTS

POST SIZE _____ X _____

POST SPACING _____ FT

RAFTER SUPPORT BEAM

SIZE (_____) _____ X _____

RAFTERS

SIZE 2 x _____ @ ____ IN O.C.

PORCH SPECIFICATIONS

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JOISTS

THE SPAN OF THE JOIST IS MEASURED FROM THE INSIDE EDGE OF BEARING AT ONE END OF THE JOIST TO THE INSIDE EDGE OF BEARING AT THE OTHER END OF THE JOIST, **AND DOES NOT INCLUDE THE LENGTH OF THE OVERHANGS (CANTILEVERS).**

MAXIMUM JOIST SPAN

SIZE	12" O.C.		16" O.C.		24" O.C.	
	MAXIMUM SPAN	MAXIMUM SPAN WITH CANTILEVER	MAXIMUM SPAN	MAXIMUM SPAN WITH CANTILEVER	MAXIMUM SPAN	MAXIMUM SPAN CANTILEVER
2X6	9'-11"	6'-8"	9'-0"	6'-8"	7'-7"	6'-8"
2X8	13'-1"	10'-1"	11'-10"	10'-1"	9'-8"	9'-8"
2X10	16'-2"	14'-6"	14'-0"	14'-0"	11'-5"	11'-5"
2X12	18'-0"	18'-0"	16'-6"	16'-6"	13'-6"	13'-6"

(a) BASED ON THE 2015 VRC TABLE R507.5 FOR SOUTHERN PINE #2.
(b) **CANTILEVER LENGTH IS LIMITED TO $\frac{1}{4}$ OF THE JOIST SPAN.**
(c) BASED ON 40 PSF LIVE LOAD AND 10 PSF DEAL LOAD.

DECKING BOARDS

1. DECKING BOARDS ARE TYPICALLY 2x6, 5/4 P.T. BOARDS, OR MANUFACTURED OF COMPOSITE MATERIAL.
2. ATTACH DECKING BOARDS TO DECK JOISTS WITH 2-8d HDG NAILS, (2) #8 HDG SCREWS, OR PROPRIETARY FASTENERS INTENDED FOR P.T. WOOD.
3. DECK BOARDS SHALL BE SPACED APPROXIMATELY 1/8" APART (EDGE TO EDGE).
4. EACH PIECE OF DECKING MUST BEAR ON AT LEAST 3 JOISTS.

MAXIMUM JOIST SPACING

MATERIAL TYPE AND NOMINAL SIZE	PERPENDICULAR TO JOIST	DIAGONAL TO JOIST
$\frac{5}{4}$" THICK WOOD	16"	12"
2" THICK WOOD	24"	16"
PLASTIC COMPOSITE	PER R507.3	PER R 507.3

DECK POSTS

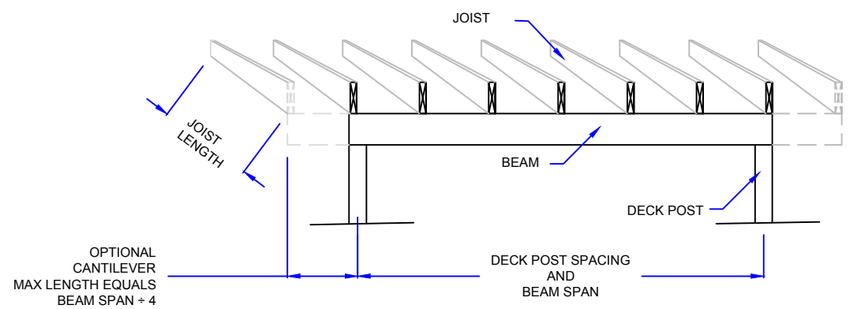
1. DECK POSTS MAY BE EITHER P.T. WOOD, OR NATURAL DECAY RESISTANT WOOD OR MASONRY.
2. 4X4 POSTS CAN BE NOTCHED TO CARRY A 1-PLY BEAM OR CAN CARRY A 2-PLY BEAM USING A POST CAP. A 6X6 POSTS CAN BE NOTCHED TO CARRY A 2-PLY BEAM OR CAN CARRY A 3-PLY BEAM USING A POST CAP.
3. DECK POSTS THAT ARE OVER 8' IN HEIGHT SHOULD BE CROSS BRACED IN BOTH DIRECTIONS.

MAXIMUM DECK POST HEIGHT

DECK POST SIZE	ATTACHED DECK
4 x 4	8' - 0"
4 x 6	8' - 0"
6 x 6	14' - 0"

BEAMS

1. BEAMS SUPPORT THE DECK JOISTS. THE JOISTS EITHER BEAR ON TOP OF THE BEAM FOR A CANTILEVER DESIGN, OR ARE HUNG FLUSH ALONG SIDE IT WITH MECHANICAL HANGERS.
2. TWO OR THREE MEMBERS MAY BE CONNECTED TOGETHER TO FORM THE BEAM USING 10-d HDG NAILS OR #10 HDG SCREWS, STAGGERED IN TWO ROWS, AT 16" O.C.
3. WHENEVER FOUR OR MORE MEMBERS ARE USED, THEY SHOULD BE BOLTED TOGETHER WITH 1/2" DIA HDG THRU-BOLTS AT 24" O.C.



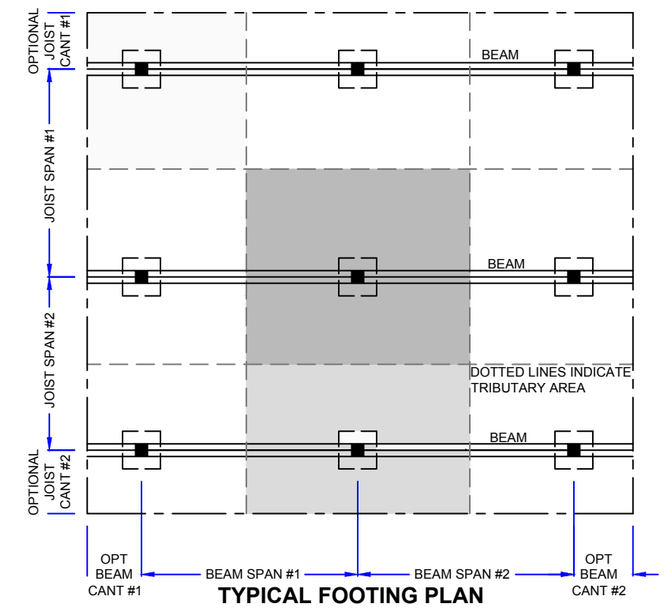
MINIMUM BEAM SIZE

JOIST LENGTH	6 FT BEAM SPAN	8 FT BEAM SPAN	10 FT BEAM SPAN	12 FT BEAM SPAN
6 FT JOIST SPAN	(2) 2X6	(2) 2X8	(2) 2X10	(2) 2X12
8 FT JOIST SPAN	(2) 2X8	(2) 2X10	(2) 2X12	(3) 2X12
10 FT JOIST SPAN	(2) 2X8	(2) 2X10	(3) 2X10	DESIGN REQUIRED
12 FT JOIST SPAN	(2) 2X8	(2) 2X12	(3) 2X12	DESIGN REQUIRED
14 FT JOIST SPAN	(2) 2X10	(2) 2X12	(3) 2X12	DESIGN REQUIRED
16 FT JOIST SPAN	(2) 2X10	(3) 2X12	DESIGN REQUIRED	DESIGN REQUIRED
18 FT JOIST SPAN	(2) 2X10	(3) 2X12	DESIGN REQUIRED	DESIGN REQUIRED

(a) BASED ON THE 2015 VRC FOR SOUTHERN PINE #2. ASSUMES 40 PSF LIVE LOAD, 10 PSF DEAD LOAD, WET SERVICE FACTOR.
(b) BEAM DEPTH MUST BE EQUAL TO OR GREATER THAN THE JOIST DEPTH IF JOIST HANGERS ARE USED.

FOOTINGS

ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AT 18" - 20" BELOW FINISHED GRADE. IF THE FOOTING IS WITHIN 4 FEET OF THE EXISTING HOUSE, IT SHALL BE AT LEAST AS DEEP AS THE HOUSE FOOTING.



TYPICAL FOOTING PLAN

FOOTING SIZE

TRIBUTARY AREA (b) (SQFT)	SQUARE FOOTING SIDE DIMENSION (INCHES)	ROUND FOOTING DIAMETER (INCHES)	THICKNESS (INCHES)
20	12	14	8
30	12	14	8
40	14	16	8
50	16	18	8
60	17	19	8
70	18	20	8
80	20	22	8
100	22	25	8
120	24	27	10
140	26	29	10
160	28	31	12

(a) ASSUMES 1500 PSF SOIL BEARING CAPACITY
(b) THE FOOTING SIZES IN THIS TABLE ASSUME NO ROOF LOAD. IF A ROOF IS ADDED, YOU WILL NEED TO ADD 4" TO THE DIMENSIONS ABOVE.
(c) *TRIBUTARY AREA* IS DEFINED AS THE AREA INSCRIBED BY ONE-HALF THE LENGTH OF THE SPANS ADJACENT TO ALL FOUR SIDES SURROUNDING THE POST.

TRIBUTARY AREA =
[(1/2 JOIST SPAN #1 + JOIST CANT #1) + (1/2 JOIST SPAN #2 + JOIST CANT #2)] X
[(1/2 BEAM SPAN #1 + BEAM CANT #1) + (1/2 BEAM SPAN #2 + BEAM CANT #2)]

MEMBER SIZING

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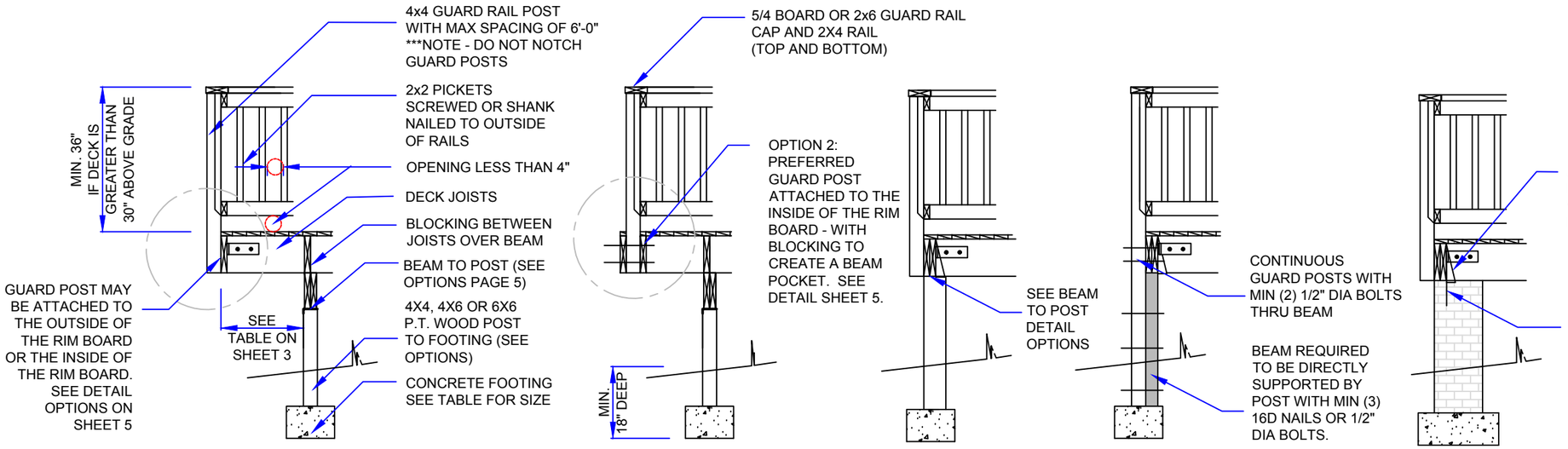
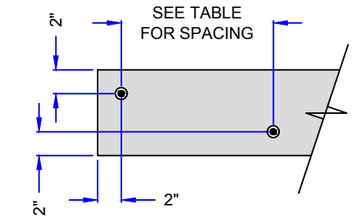
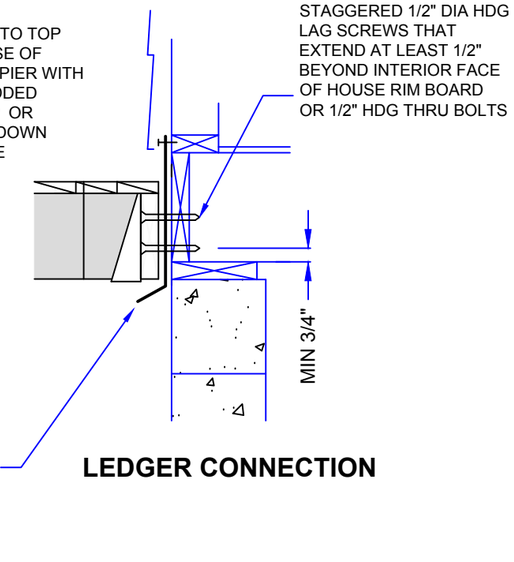


END AWAY FROM THE HOUSE - GUARD POST OUTSIDE RIM BOARD

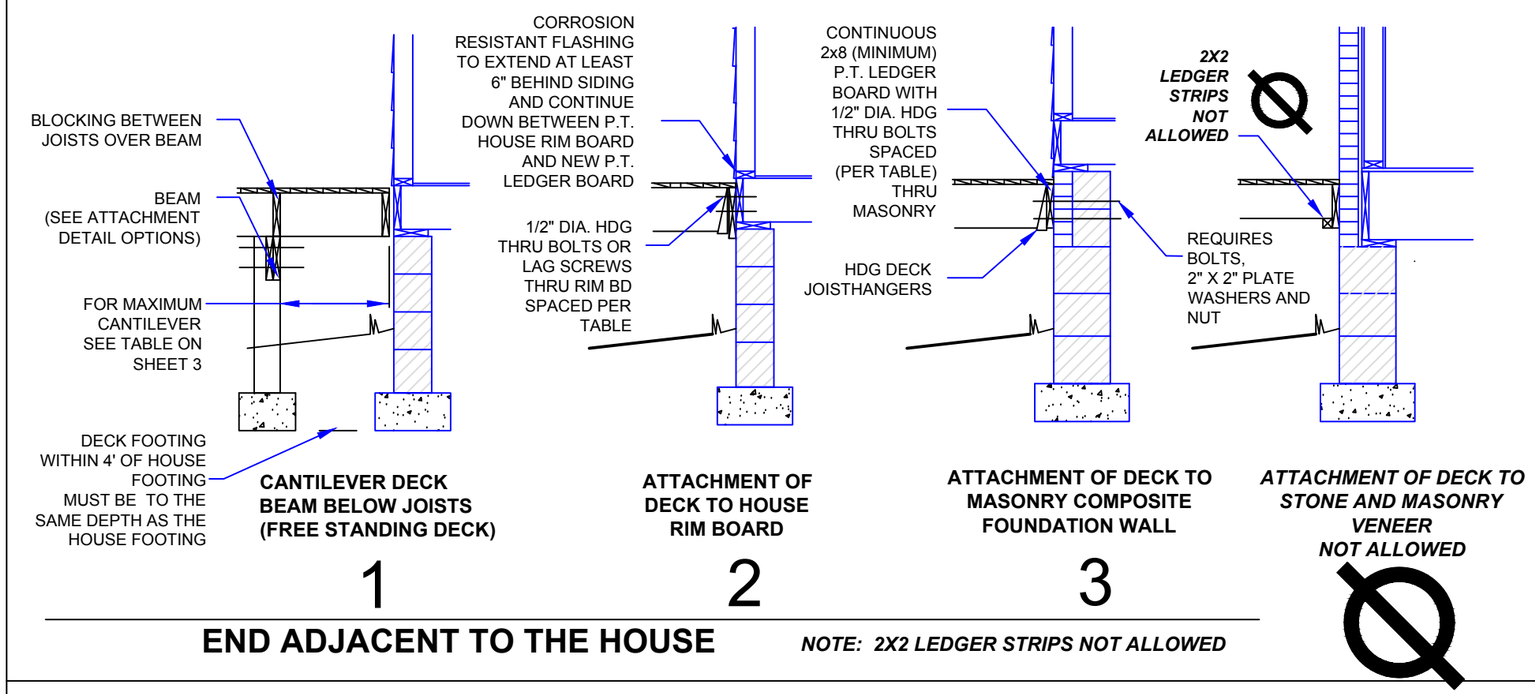
NOTE: DO NOT NOTCH THE GUARD POST.



LEDGER BOARD



LEDGER CONNECTION



END ADJACENT TO THE HOUSE

NOTE: 2X2 LEDGER STRIPS NOT ALLOWED

LEDGER BOARD CONNECTION TO HOUSE

ON-CENTER SPACING FOR FASTENERS ATTACHING DECK TO HOUSE							
JOIST SPAN (ft)	6' and less	6'-1" 8'-0"	8'-1" 10'-0"	10'-1" 12'-0"	12'-1" 14'-0"	14'-1" 16'-0"	16'-1" 18'-0"
1/2" x 4" LAG SCREWS	30"	23"	18"	15"	13"	11"	10"
1/2" x 4" BOLTS WITH WASHERS AND NUTS	36"	36"	34"	29"	24"	21"	19"

NOTES:
1. THE MAXIMUM GAP BETWEEN THE FACE OF THE LEDGER BOARD AND FACE OF THE HOUSE BAND JOIST SHALL BE 1/2".
2. THE TIP OF THE LAG SCREW SHALL FULLY EXTEND BEYOND THE INSIDE OF THE BAND JOIST (BOARD).
3. LEDGERS SHALL BE FLASHED TO PREVENT WATER FROM CONTACTING THE HOUSE BAND JOIST (BOARD).
4. LAG SCREWS AND BOLTS SHALL BE STAGGERED AND CANNOT BE CLOSER THAN 2" TO THE EDGE OF THE LEDGER.
5. DECK LEDGERS SHALL BE 2X8 PRESERVATIVE TREATED SOUTHERN PINE (MINIMUM) OR OTHER APPROVED METHOD AND MATERIAL AS ESTABLISHED BY STANDARD ENGINEERING PRACTICE.

CONNECTIONS

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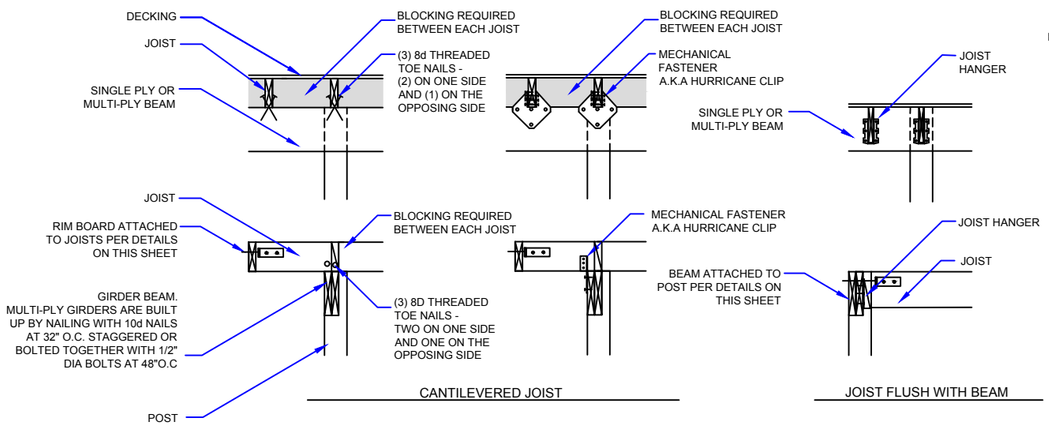
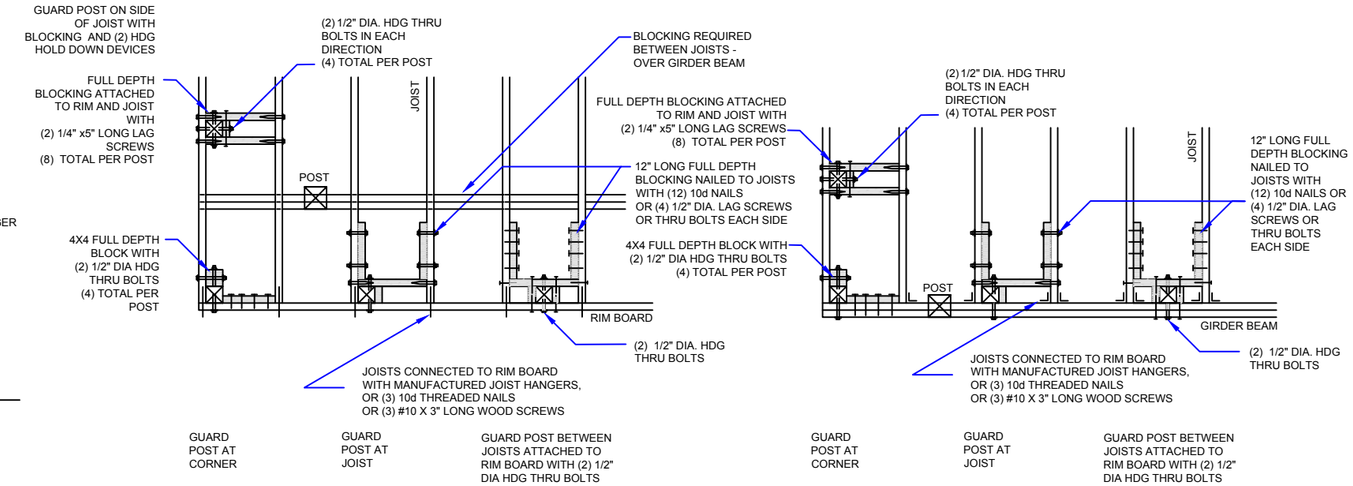
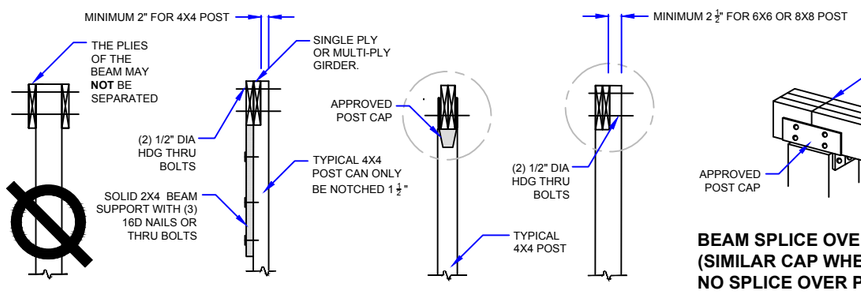


TYPICAL JOISTS TO BEAM CONNECTION OPTIONS



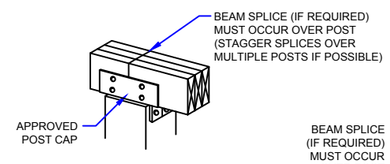
TYPICAL GUARD POST INTERIOR OF RIM BOARD ON CANTILEVERED DECK

TYPICAL GUARD POST INTERIOR OF GIRDER BEAM

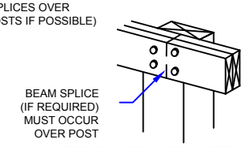


TYPICAL BEAM TO POST CONNECTION OPTIONS

A 4X4 POSTS CAN BE NOTCHED TO CARRY A 1-PLY BEAM OR CAN CARRY A 2-PLY BEAM USING A POST CAP.
A 6X6 POSTS CAN BE NOTCHED TO CARRY A 2-PLY BEAM OR CAN CARRY A 3-PLY BEAM USING A POST CAP.

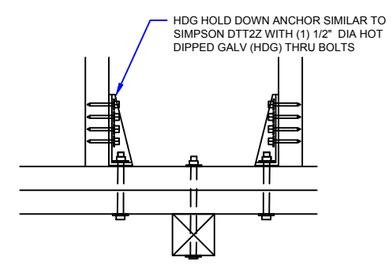


BEAM SPLICE OVER POST CAP (SIMILAR CAP WHERE THERE IS NO SPLICE OVER POST)

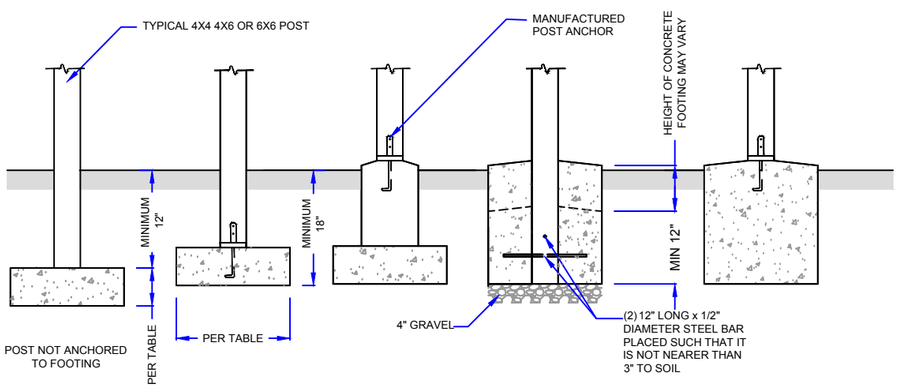


NOTE:
BEAM SPLICE FOR 2 PLY BEAM MUST OCCUR OVER A MINIMUM 6X6 POST.

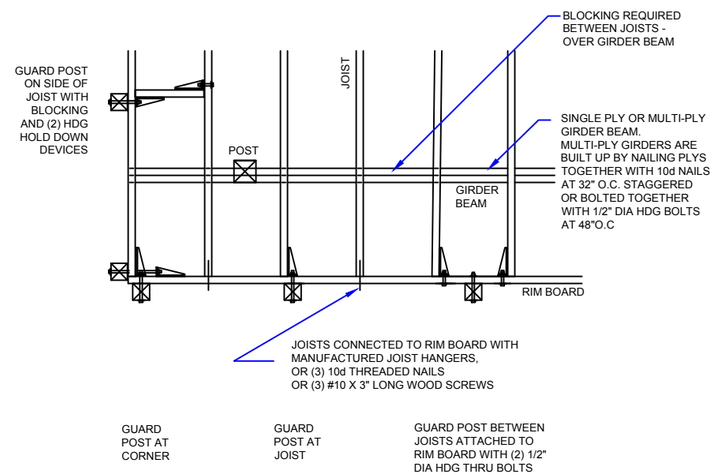
BEAM SPLICE OVER NOTCHED POST



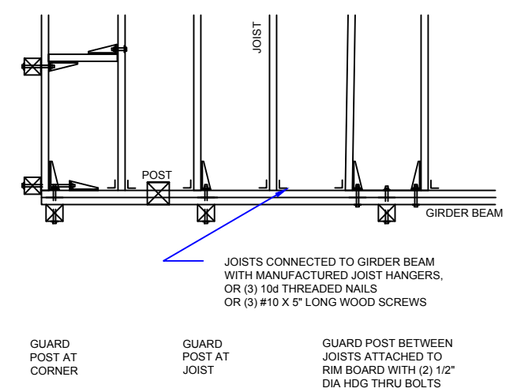
GUARD POST CONNECTION ENLARGED VIEW



TYPICAL FOOTING OPTIONS



TYPICAL GUARD POST EXTERIOR OF RIM BOARD ON CANTILEVERED DECK



TYPICAL GUARD POST EXTERIOR OF GIRDER BEAM

CONNECTION DETAILS

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STAIRS AND RAMPS

STAIR RISERS:
1. THE MAXIMUM RISER HEIGHT IS 8-1/4". THE MAXIMUM VARIATION BETWEEN THE TALLEST AND SHORTEST RISER IS 3/8".
2. OPEN RISERS ARE ALLOWED AS LONG AS THE OPENINGS ARE LESS THAN 4"

STAIR TREADS
1. THE MINIMUM TREAD WIDTH IS 9". THE MAXIMUM VARIATION IN TREAD WIDTHS BETWEEN THE WIDEST AND NARROWEST IS 3/8".
2. THE TREAD NOSING SHALL PROJECT AT LEAST 3/4" AND NOT MORE THAN 1-1/4" BEYOND ANY SOLID RISER.

STRINGERS
1. ALL STRINGERS SHALL BE A MINIMUM OF 2x12 P.T. MATERIAL.
2. THREE STRINGERS SHALL BE PROVIDED FOR A 36" WIDE STAIR. NOTE: DO NOT OVER CUT NOTCHES.
3. STRINGERS SHALL NOT SPAN MORE THAN THE THE DIMENSIONS SHOWN, OTHERWISE, AN INTERMEDIATE POST IS REQUIRED. THE POST SHALL BE SUPPORTED ON A CONCRETE FOOTING AT LEAST 12" BELOW GRADE. THE STRINGER SHALL BE ATTACHED TO THE POST WITH (2) 1/2" DIA HDG THRU BOLTS.

GUARDS (FREQUENTLY REFERRED TO AS "GUARDRAILS")
1. GUARDRAILS ARE AN ASSEMBLY COMPRISED OF THE FOLLOWING COMPONENTS:
   - A GUARDRAIL CAP, TYPICALLY A 2X6 OR 5/4 BOARD LAID FLAT
   - TOP AND BOTTOM RAILS TO WHICH THE PICKETS ARE ATTACHED,
   - (GUARD) POSTS, AND
   - PICKETS.
2. GUARDRAILS ARE REQUIRED WHERE THE DISTANCE FROM THE WALKING SURFACE TO GRADE IS MORE THAN 30" MEASURED OUT 36" FROM THE FACE OF THE DECK.
3. THE TOP OF THE GUARDRAIL CAP AT THE STAIRS MUST BE BETWEEN 34" AND 38"WHERE MEASURED FROM THE NOSING OF THE TREAD.
4. THE BOTTOM RAIL AT STAIRS MUST BE LOCATED SO THAT A 6" SPHERE CANNOT PASS BETWEEN THE TRIANGLE FORMED BY THE RISER, TREAD AND BOTTOM RAIL.
5. THE GUARDS SHALL BE ABLE TO WITHSTAND A LOADING OF 200# IN ANY DIRECTION.

HANDRAILS (NOT TO BE CONFUSED WITH GUARDRAILS)

1. A HANDRAIL (TYPE 1 OR TYPE 2 PROFILE) IS REQUIRED ON AT LEAST ONE SIDE OF THE STAIR WHEN THERE ARE MORE THAN THREE RISERS.
2. THE HANDRAIL SHOULD BE MOUNTED BETWEEN 34" AND 38" ABOVE THE NOSING OF THE TREAD.
3. HANDRAILS HAVE TO "RETURN" TO THE POST OR WALL.

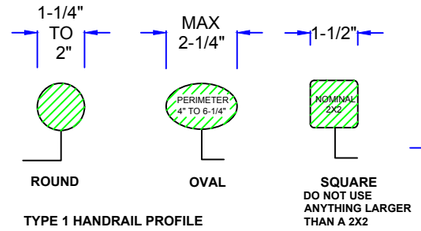
FOOTINGS
1. THE POST AT THE BOTTOM OF THE STRINGER MUST BE SET ON A CONCRETE FOOTING AT LEAST 12" IN DEPTH TO THE BOTTOM.

CONNECTIONS
1. THE BOTTOM OF P.T. STRINGERS SHALL BE ATTACHED TO EACH P.T. POST WITH (2) 1/2" DIA. HDG THRU BOLTS.
2. THE TOP OF P.T. STRINGERS SHALL BE ATTACHED WITH HDG MECHANICAL FASTENERS AND HDG THRU BOLTS TO EITHER:
   - A P.T. POST EMBEDDED IN THE GROUND ON A FOOTING (PREFERRED),
   - A SAW CUT POST,
   - A RIM BOARD WITH MECHANICAL FASTENERS (BUT END NAILING IS PROHIBITED).
   - OR DECK JOIST.

STAIR LANDINGS
1. WHEN A STAIRWAY EXCEEDS A VERTICAL HEIGHT OF 12', AN INTERMEDIATE LANDING SHALL BE PROVIDED.
2. LANDINGS SHALL BE AS WIDE AS THE STAIR WIDTH IT SERVICES (TYPICALLY 36").

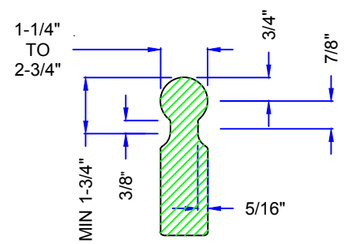
RAMPS
1. RAMPS MAY BE STRAIGHT RUNS OR "L" OR "U" SHAPED.
2. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (THAT MEANS FOR EVERY INCH IN HEIGHT THE RAMP HAS TO CLIMB, IT SHALL BE ONE FOOT LONG).
3. WHERE RAMPS CHANGE DIRECTIONS, A LEVEL LANDING THE WIDTH OF THE RAMP IS REQUIRED.
4. HANDRAILS ARE REQUIRED ON AT LEAST ONE SIDE OF RAMP, AND MAY BE ATTACHED TO THE HOUSE
5. GUARDRAILS ARE REQUIRED WHERE THE HEIGHT OF THE RAMP ABOVE GRADE EXCEEDS 30."

HANDRAIL PROFILES



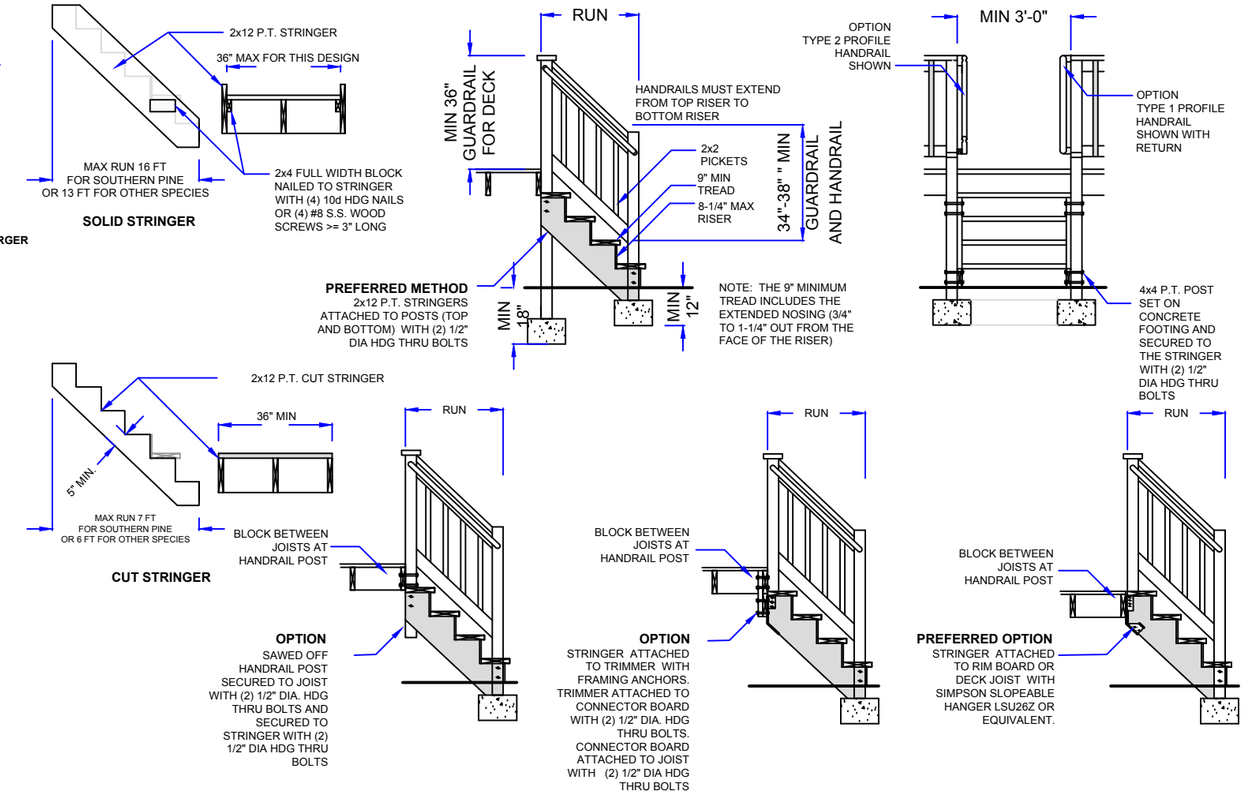
TYPE 1 HANDRAIL PROFILE

HANDRAILS WITH A CIRCULAR CROSS-SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1-1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT GREATER THAN 6-1/4" WITH A MAXIMUM CROSS SECTION OF 2-1/4"

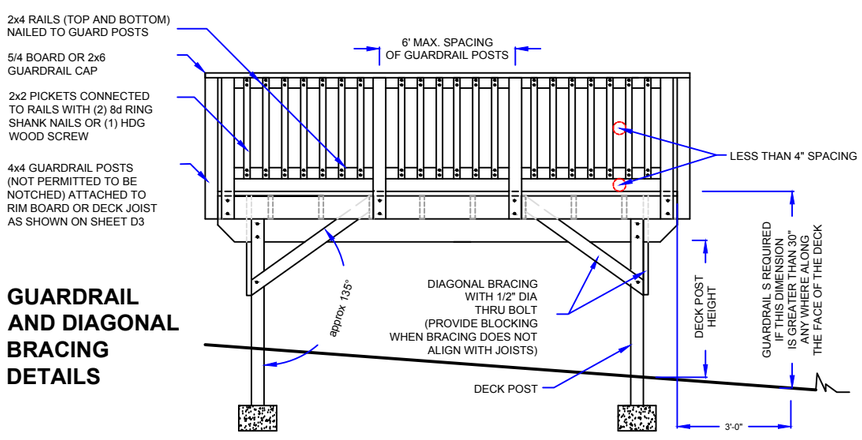


TYPE 2 HANDRAIL PROFILE

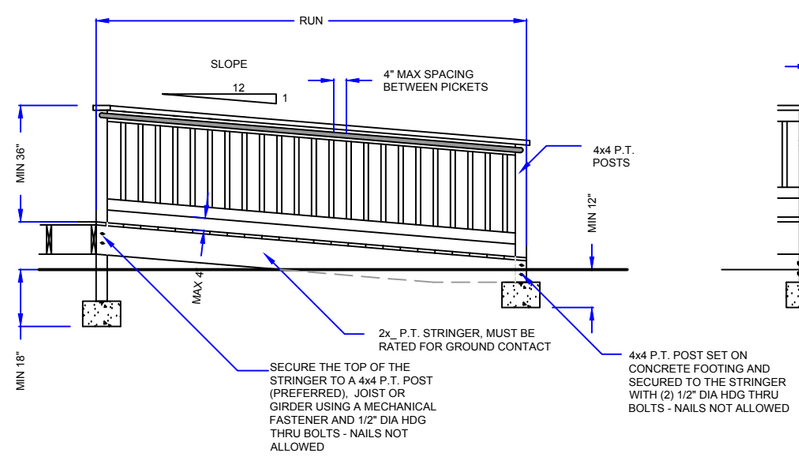
HANDRAILS WITH A PERIMETER GREATER THAN 6-1/4" SHALL PROVIDE A GRASPABLE FINGER RECESS ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL:
1. BEGIN WITHIN A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND
2. ACHIEVE A DEPTH OF AT LEAST 5/16" WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8" TO A LEVEL THAT IS NOT LESS THAN 1-3/4" BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1-1/4" TO A MAXIMUM OF 2-3/4" EDGES SHALL HAVE A MINIMUM RADIUS OF .01"



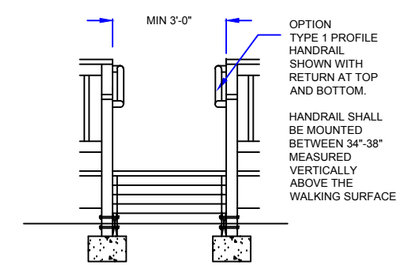
STAIR DETAILS



GUARDRAIL AND DIAGONAL BRACING DETAILS



RAMP DETAILS



RAMP STRINGER DESIGN

RUN LENGTH	MATERIAL	NUMBER OF SUPPORTS
0 FT - 12 FT	(2) 2x8	SUPPORT TOP AND BOTOM
12 FT- 16 FT	(2) 2x10	SUPPORT TOP AND BOTTOM
16 FT - 19 FT	(2) 2x12	SUPPORT TOP AND BOTTOM
OVER 19 FT	na	ADD INTERMEDIATE POST TO REDUCE RUN LENGTH

DETAILS

11/7/19

POWHATAN COUNTY REQUIRED BUILDING & PLANNING INSPECTIONS

BUILDING & PLANNING DEPARTMENT PERMIT / INSPECTION TYPE	PRE-CONSTRUCTION	INITIAL EROSION SEE NOTE 1	FOOTING	FOUNDATION SEE NOTE 1, 2 & 5	BASEMENT WATERPROOFING AND DRAINAGE	PRE-SLAB	TEMPORARY POWER	FIREPLACE THROAT	FRAMING / STRUCTURAL SEE NOTE 1 & 2	ROUGH ELECTRICAL	ROUGH PLUMBING	ROUGH MECHANICAL	VENEER	INSULATION	SERVICE CONNECT	FINAL ELECTRIC	FINAL PLUMBING	FINAL MECHANICAL	FINAL EROSION	FINAL BUILD SEE NOTE 3 & 4
Residential - New Construction		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Residential - Secondary Dwelling		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Residential - Addition			X	X	X	X		X	X	X	X	X	X	X		X	X	X		X
Residential - Alteration									X	X	X	X	X	X		X	X	X		X
Residential - Demolition	X																			
Residential - Manufactured Housing			X	X	X	X	X				X	X			X	X	X	X		X
Residential - Gas											X									X
Residential - Swimming Pool			X							X B						X				X
Commercial - New Construction			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Commercial - Addition			X	X	X	X			X	X	X	X	X	X		X	X	X		X
Commercial - Alteration									X	X	X	X	X	X		X	X	X		X
Commercial - Demolition	X																			X
Commercial - Gas											X						X			X
Commercial - Swimming Pool			X							X	X				X	X	X			X
Industrialized Building			X	X	X		X							X	X	X				X
Special Inspections (as required) -																				
Shrink/swell Soil Analysis	X																	X		
Soil Bearing Capacity	X																			
Concrete Strength									X											
Weld Analysis									X											
Fastener Tensioning									X											
Air Balance																				X
Elevator			X	X		X			X	X		X				X		X		C
Amusement Devices																				X

Symbol Legend

X = Required Inspection (Dependant on Scope of the Work)

X B = Required Inspection, including bonding

C = Required Inspection by an approved Certified Elevator Inspector

PLEASE NOTE: **County stamped "Approved" plans shall be available on the job site for the inspector's use during all inspections.**

1. INITIAL EROSION IS TO BE COMPLETED BEFORE FRAMING INSPECTION CAN BE PERFORMED.

2. MUST SUBMIT SETBACK CERTIFICATION (IF REQUIRED) BEFORE FRAMING INSPECTION CAN BE PERFORMED.

3. NO FINAL INSPECTIONS PERFORMED FOR ACCESSORY STRUCTURES (SHEDS, DETACHED GARAGES, CARPORTS, BARNS, ETC.) PRIOR TO FINAL INSPECTION ON MAIN DWELLING.

4. ENSURE EXTERIOR LIGHTING IS DARK SKY COMPLIANT.

5. PROJECTION REQUIRED FOR ALL BLOCK WALL BASEMENTS OR BASEMENT WALL SYSTEMS WITH FOOTINGS .