

CONSTRUCTION SPECIFICATIONS

Decks / Porches

Foundation: If deck is part of the required second exit or attached to the dwelling, piers must extend 4' below grade. **Deck and porch design per SPS 321, or Appendix B, or DCA6 Standard.**

Railings: Minimum 36" guardrail if floor is 24" or more above grade. Intermediate rails must be installed with less than 4 3/8" spacing. Handrails required on stairways of more than 3 risers. Cross section diameter of handrail is a minimum of 1 1/2" and a maximum of 2 7/8" for square or rectangular 2" maximum for round.

Stairways: Maximum riser of 8", minimum tread of 9". Allowed maximum riser variation in entire stairway run of 3/8".

Garages, Carports, Detached Garages

Foundation: If attached to dwelling, must be a frost wall. If detached, acceptable to be placed on a floating slab with thickened edge, check with Building Inspector for other options.

Construction: Roof system, 40# engineered trusses. For rafter applications, consult Building Inspector. Wall bracing required per SPS 321.

Firewall: Minimum 5/8" fire code sheetrock one side, labeled fire door. No windows allowed unless 45 minute rated assembly. Consult Building Inspector for Specific cases. No firewall requirement if greater than 10' from a dwelling.

Building Height: Maximum 15' to average roof height.

Fences / Hedges

Setback: Locate on your property so you can maintain both sides. The owner erecting the fence is responsible for establishing property lines. The finished side of the fence must face adjoining property.

Height Restrictions: Front yard – maximum 4' high, minimum of 3' from sidewalk or right-of-way. Front yard is the area from the front line of the dwelling to the front property line. Fences shall be at least 50% open to vision. Side yard - maximum 4' high. Side yard is the area from front line of dwelling to rear line of dwelling. Rear yard maximum 6' high. Rear yard is area from rear line of dwelling to rear property line.

Construction Materials: Barbed wire, double or triple strand wire, electric wire, wooden or plastic snow fence are prohibited.