

Building Guide

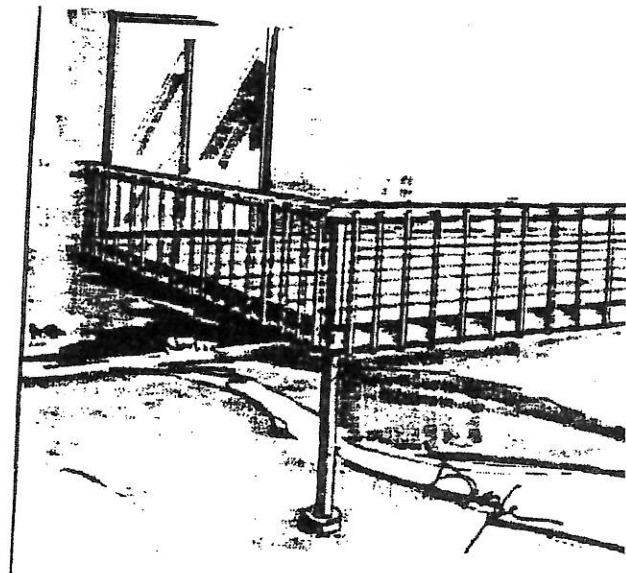
Grant, Nebraska

Single Family Residential Uncovered Decks and Porches

How to Use this Guide

- 1. Complete this Building Guide** by filling in the blanks on page two, and indicating which construction details will be used.
- 2. Provide a Floor Plan** (site plan) showing dimensions of your project or addition and its relationship to existing buildings or structures on the property and the distance to existing property lines.
- 3. Fill out a building permit application.** The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.

This handout was developed as a basic plan submittal under the 2015 Uniform Codes. It is not intended to cover all circumstances. Check with your City of Grant Building Inspector for additional requirements.



Single Family Residential Uncovered Decks and Porches

Directions

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

Address: _____

Deck Section

Existing bldg.

1x _____ or 2x _____ decking
(example: 1 x 4 or 2 x 6)

36 inch high guardrail with pickets or intermediate rails spaced so that a 4 inch diameter sphere cannot pass through

36 inches min.

Nail decking to joists with galvanized deck nails or screw to joists with non-corrosive

2x _____ joists spaced _____" apart
(example: 2 x 10" spaced 24" apart)

x _____ beam
(example: (2) 2 x 10 - see detail B1)

2x _____ rim joist
(example: 2 x 10 - see Alternate B1 & B2)

x _____ posts spaced _____ apart
(example: 4 x 4 posts spaced 8' apart)

Span _____
(example: 13' - 4")

6 Ft. 8 in. min. (see note)

36 Inches Min.

Detail A (see page 3)

Detail B (see page 3)

Detail C (see page 3)

Finished grade

☒ Check one

☐ Detail B

☐ Alternate Detail B1

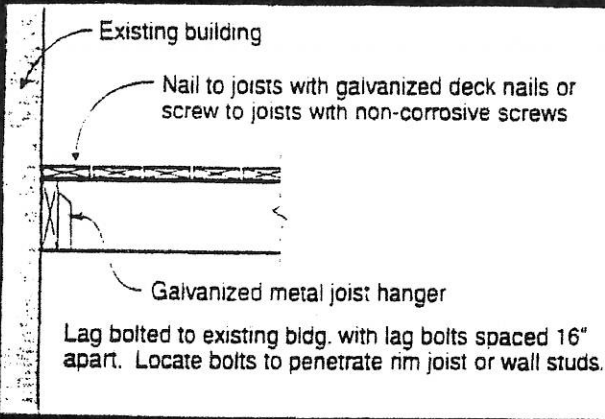
☐ Alternate Detail B2
(see page 3)

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

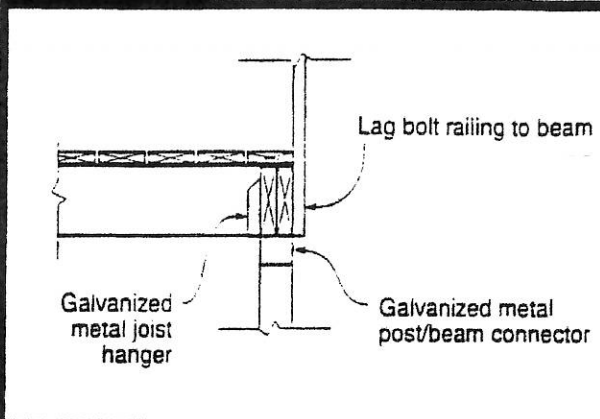
Note: A floor plan (plan view) showing the dimensions of your project or additions and its relationships to existing buildings or structures on the property must be included. In addition to project dimensions, your floor plan must also show other details such as post locations and spacing, joist and beam spans, and any other pertinent information not shown on the section drawing.

Single Family Residential Uncovered Decks and Porches

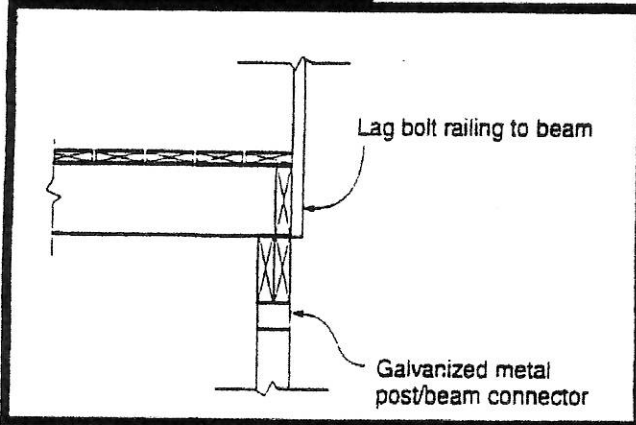
Detail A



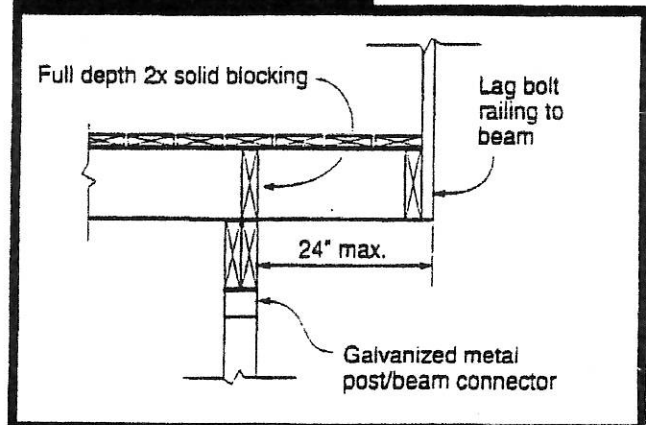
Detail B



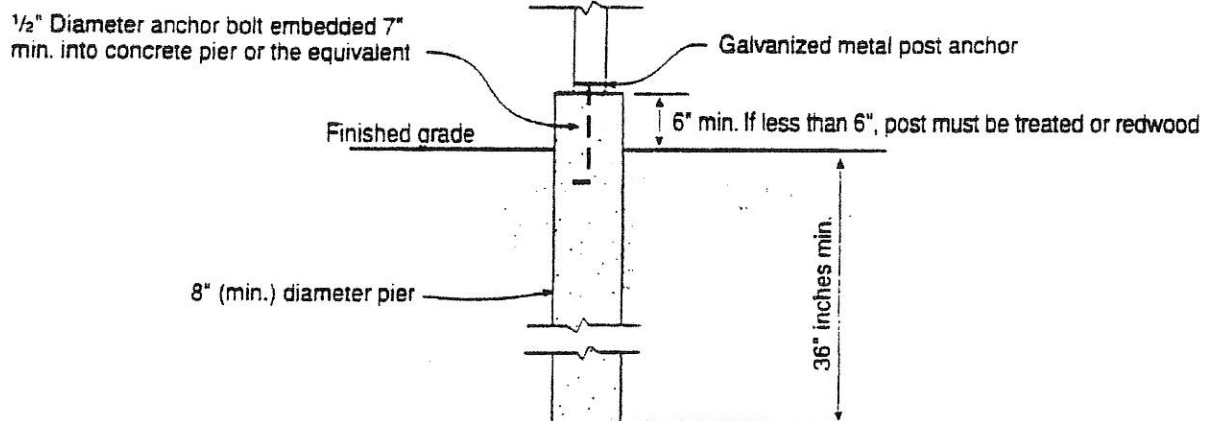
Alternate Detail B1



Alternate Detail B2

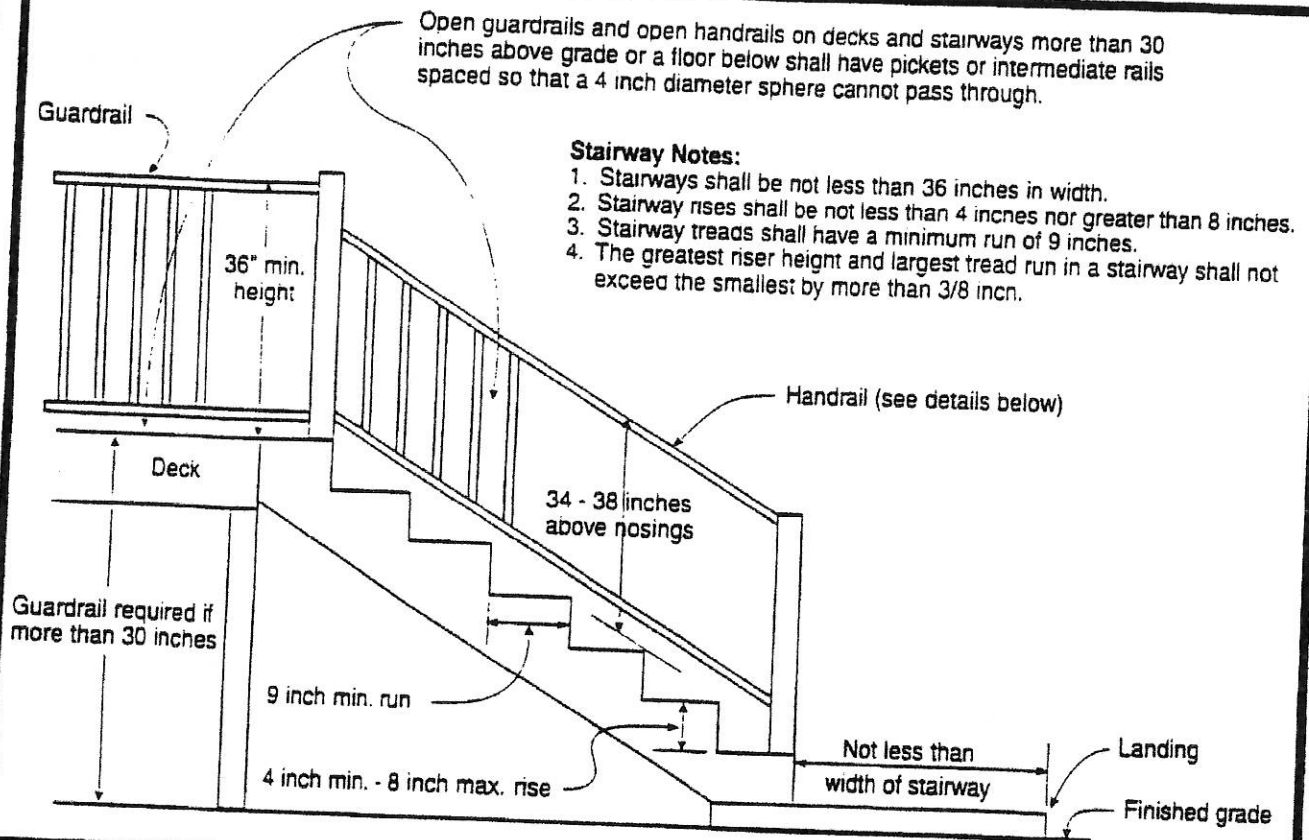


Detail C



Single Family Residential Uncovered Decks and Porches

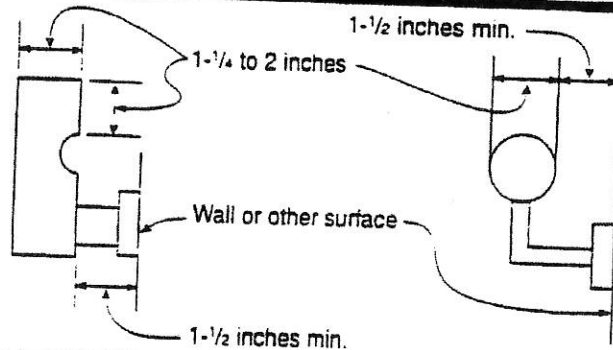
Stair & Handrail Specifications



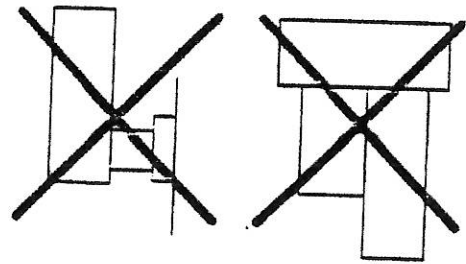
Handrail Notes:

1. Handrails shall be continuous on at least one side of stairs with 4 or more risers.
2. Handrails shall be placed not less than 34 inches nor more than 38 inches above stair nosings.
3. The handgrip portion of handrails shall be not less than 1-1/4 inches nor more than 2 inches in dimension.
4. Handrails shall be placed not less than 1-1/2 inches from any wall or other surface.

Acceptable Handrail Details



Unacceptable Handrails



APPLICATION AND PERMIT FOR BUILDING OR STRUCTURE

CITY OF GRANT, NEBRASKA

Date applied _____

Type of permit: ☐ BUILDING ☐ FENCE ☐ SIGN ☐ RESIDENTIAL ☐ NON-RESIDENTIAL

OWNER INFORMATION

Name: _____ Mailing Address: _____

Phone Number: _____ Physical Address: _____

CONTRACTOR INFORMATION

Name: _____ Mailing Address: _____

Phone Number: _____

PROJECT INFORMATION

Address of Building Site: _____ Lot Size: _____

Legal Description of Lot: _____

Approximate Cost of Improvements: _____ Current Zoning: _____

Description of construction: _____

Size of structure or addition:

Main Level _____ sq. ft. _____ 2nd Story _____ sq. ft. _____

Basement _____ sq. ft. _____ Other _____ sq. ft. _____

Attached Garage _____ sq. ft. _____ TOTAL SQUARE FEET _____

Location on lot: _____ ft. from front property line or curb _____ ft from rear or alley

Side yard set backs: _____

Principal type of structure: ☐ Wood Frame ☐ Structural Steel ☐ Masonry ☐ Other

Water Tap required: YES or NO. Size _____ Sewer tap required: YES or NO

Electrical Service desired: YES or NO. Size _____ Tap fees paid by _____

State Electrical permit required: _____ By Licensed electrician _____ or Owner _____

BUILDING INSPECTOR / RESTRICTIONS: _____

Note: Applicants agree that owners must adhere to building restrictions over any and all easements and that all work related to this project be performed in accordance with the provisions of the International Code Council (ICC) and the City of Grant building codes and zoning ordinances and any restrictive covenants.

Applicant name _____ Permit Fee \$ _____

Applicant Signature _____ Paid Check # _____

Approved _____ Date _____

Building official