

# VACNCA Deck and Ramp Specs and Plans

Sunday, June 13, 2021  
2:50 PM

Dear VACNCA Residents:

PLEASE consider that this file is a collection of all I could find about Decks & Ramps from the collected files of Larry P and a few other sources. I believe it is accurate as far as it goes, but certainly needs review and authentication. I publish in the interest of "it is the best we have at this time." Includes drawings from a couple of previous decks. Some duplication.

Pete A

8-23-2010

## **Village at Cordata Northside Deck Plan Specifications**

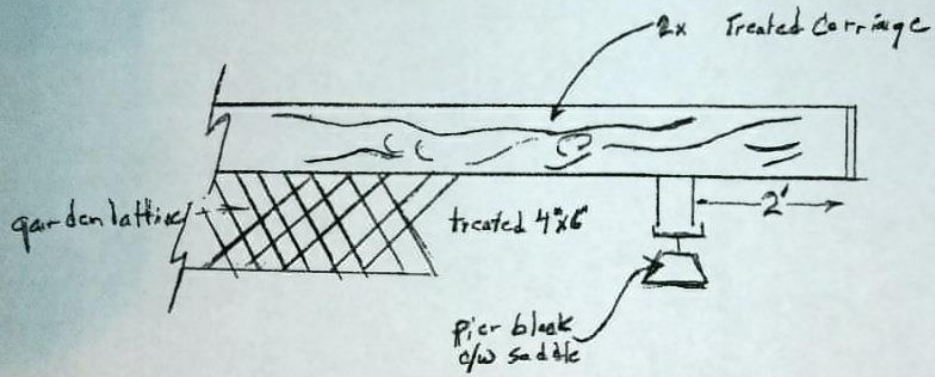
- 1. No deck shall be built without the approval of the Board of Directors**
- 2. All decks shall be painted to match the house**
- 3. The top of the railing from the deck shall not exceed 36"**
- 4. Either flat rails or decorative posts are acceptable, but the points of the posts should not rise above the rail more than 3"**
- 5. Decks should not extend beyond the existing concrete patio**
- 6. Please have your carpenter check the other decks in the village to make sure the plans are in accord**

## Village at Cordata

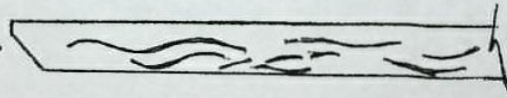
### Deck Plan Specifications

1. Carriage shall all be pressure treated lumber
2. Ledger shall be properly flashed or stand off from structure by a 1/2"
3. 2" x 8" ledger to be lagged on to structure with 4" or greater stainless steel lag bolts
4. Carriage to rest on treated 4" x 6" and secured with appropriate joist hangers at Ledger and 4" x 6" beam
5. 4" x 6" beam shall rest on pier blocks with saddles at no less than 5' centers
6. Deck carriage is to cantilever over pier blocks 2'
7. Stairs to have 6" rise and 14" run
8. Stair stringers shall rest on 16" x 16" exposed aggregate blocks firmly embedded into the ground
9. Rim joist on carriage to be 2" x 8"
10. Lattice skirt shall be 2" x 2" cedar or composite
11. Deck shall be 2" x 4" cedar or composite such as Trex or equivalent
12. Cedar, composite or powder coated aluminum 4" x 4" posts to be used for handrails
13. Hand rails shall be cedar, composite or powder coated aluminum
14. Tops of posts to extend upward past handrail 3"
15. Approximately 2 1/2' to kick at bottom of hand rail
16. Location of steps will vary depending on house style

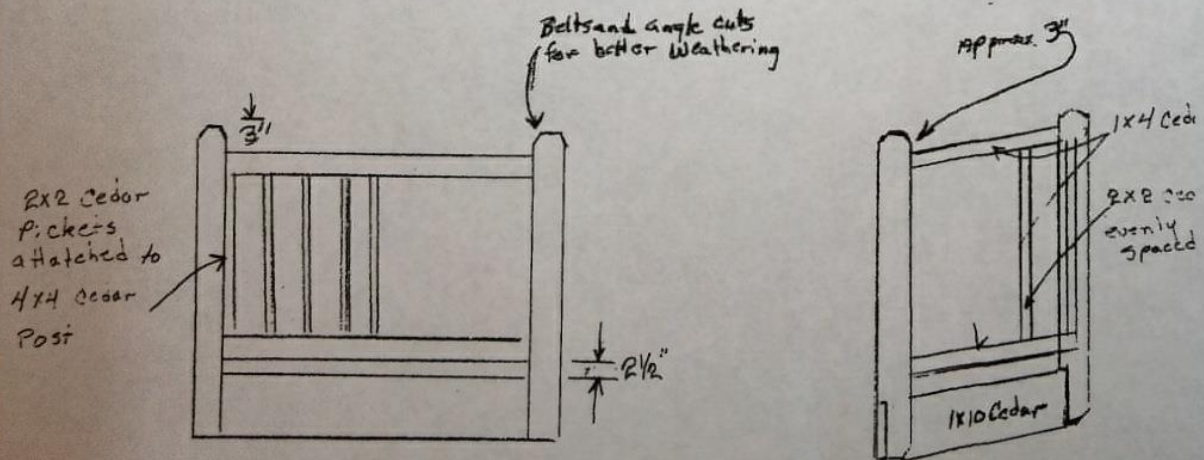
Detail - 7



note: make an angled cut on both ends of 4x6"

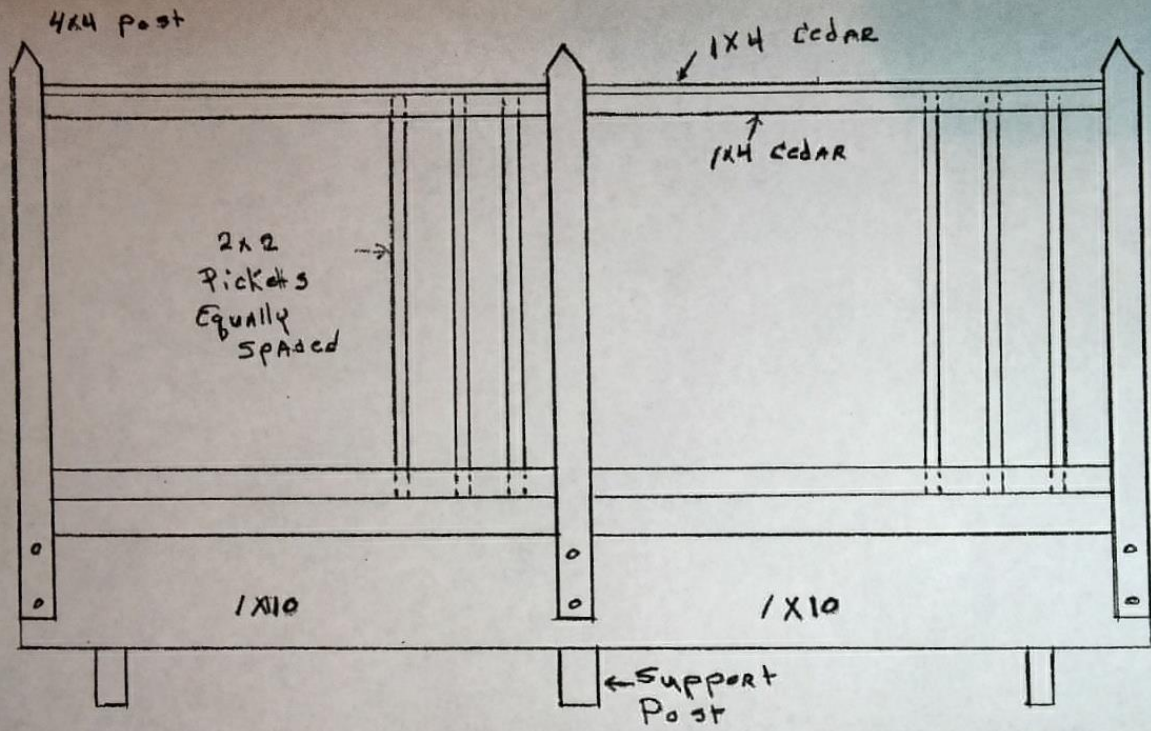


## Hand Rail View



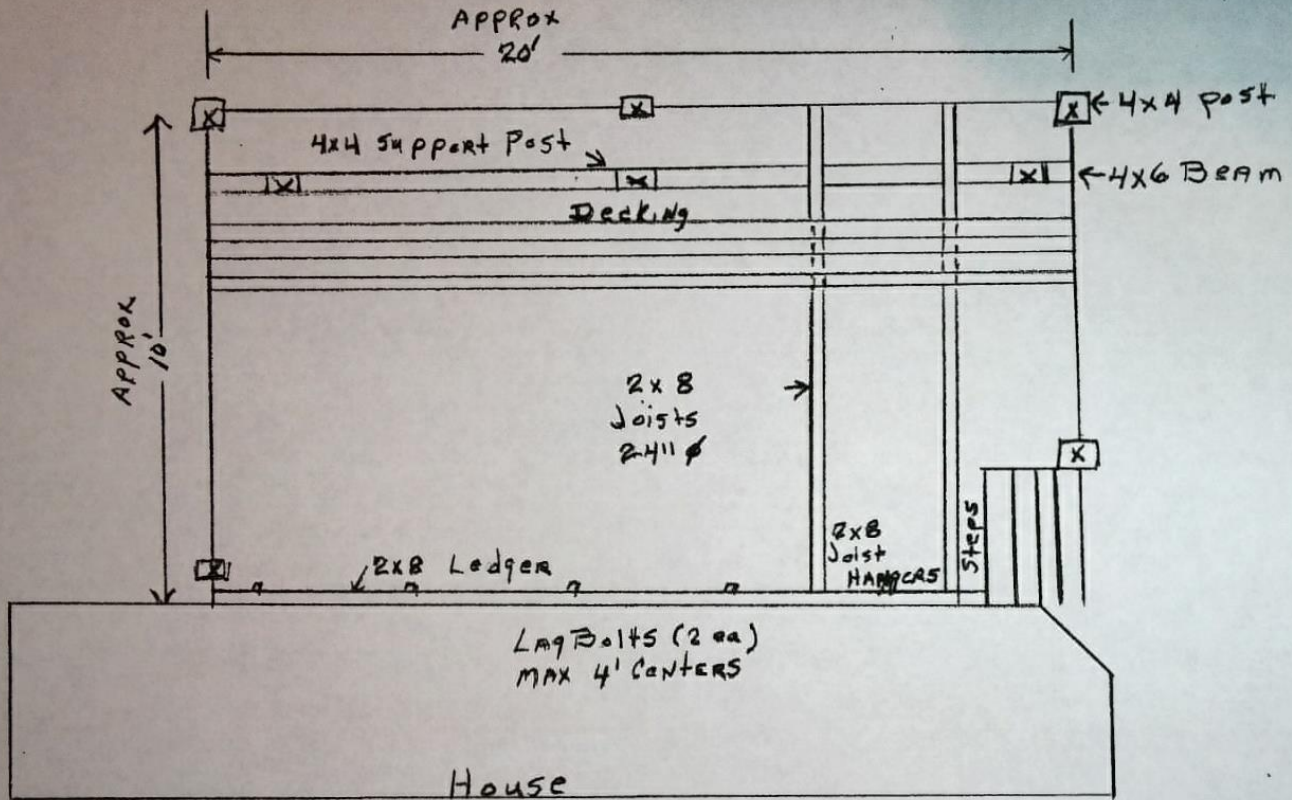


## HAND RAIL DETAIL #2



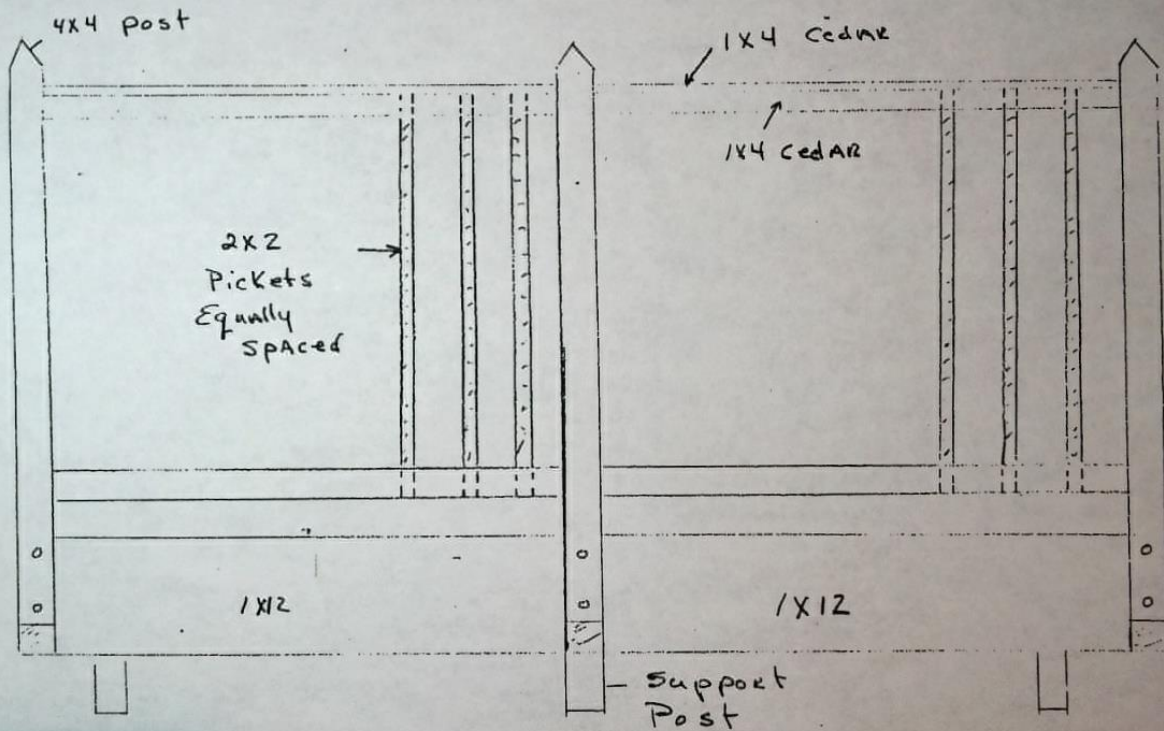
ALL Decks Will Not Extend past Patio

DETAIL #3



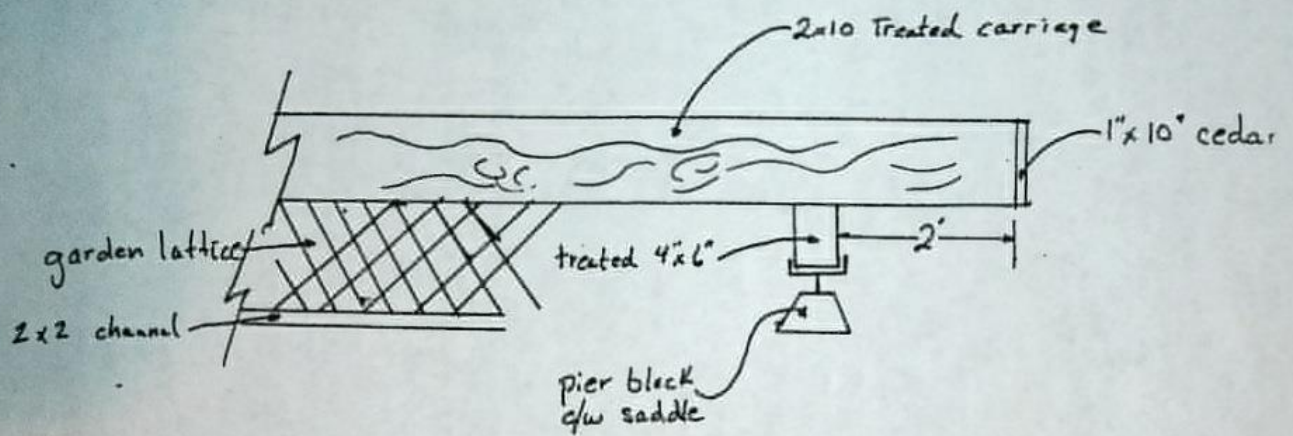
Note: Location of Steps could change due to style of House

Hand Rail Detail Front View  
SECTION

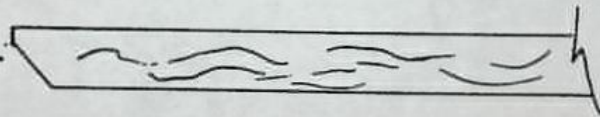


Note: Materials: Decking and Below Treated Lumber  
Hand RAILS To Be Cedar or Sun Wood.

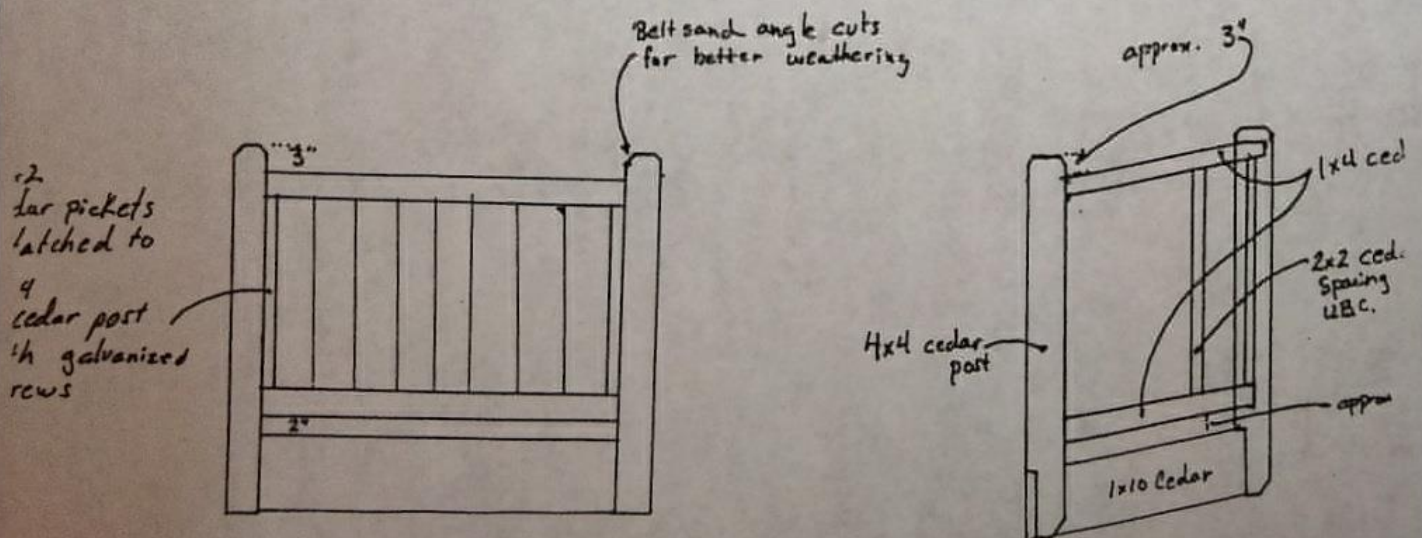




note: make an angled cut on both ends of 4"x6"



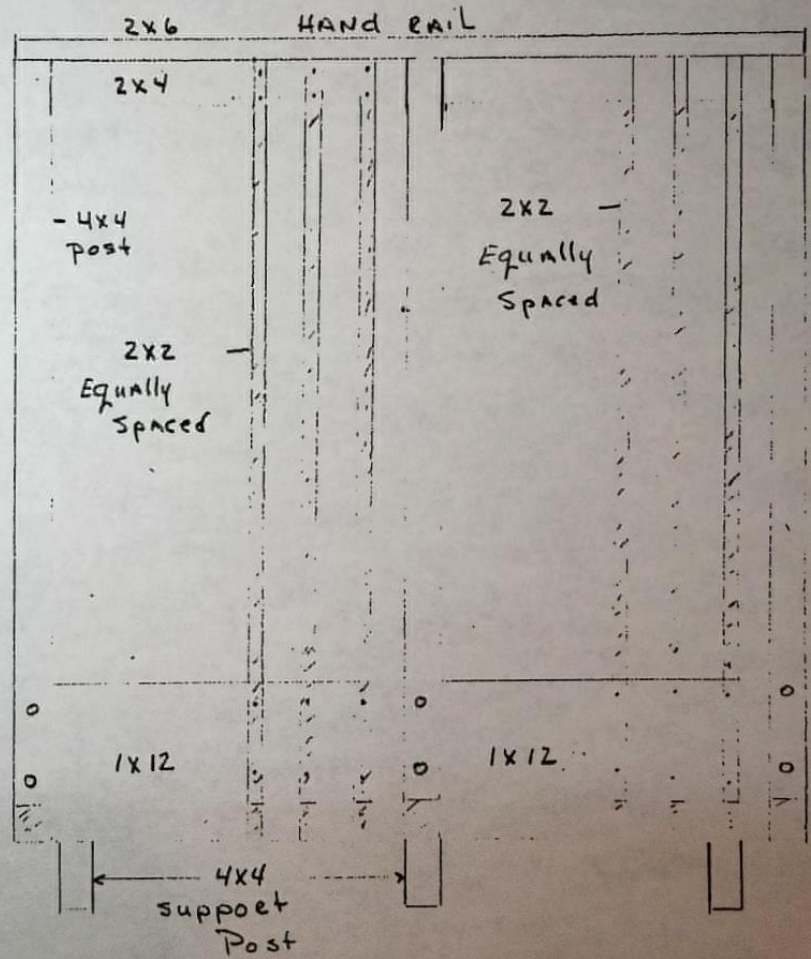
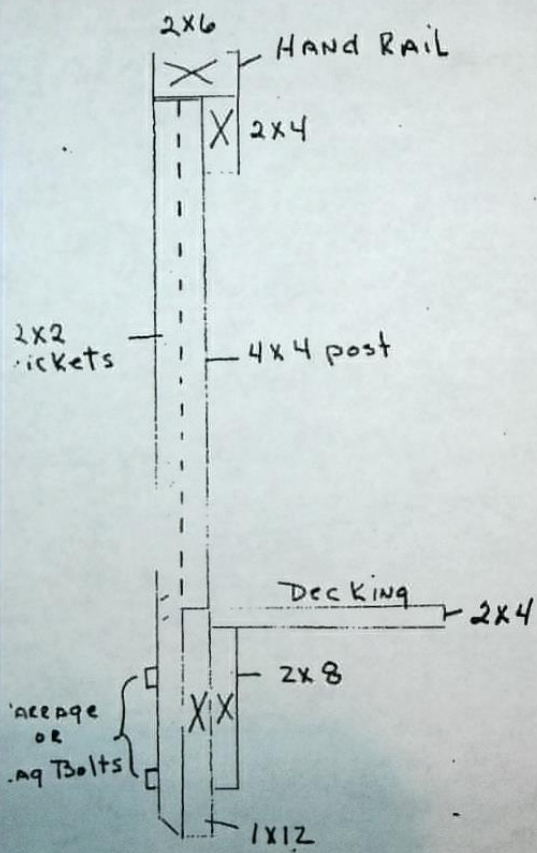
## Hand Rail View



END VIEW

FRONT VIEW

DRAWING #1

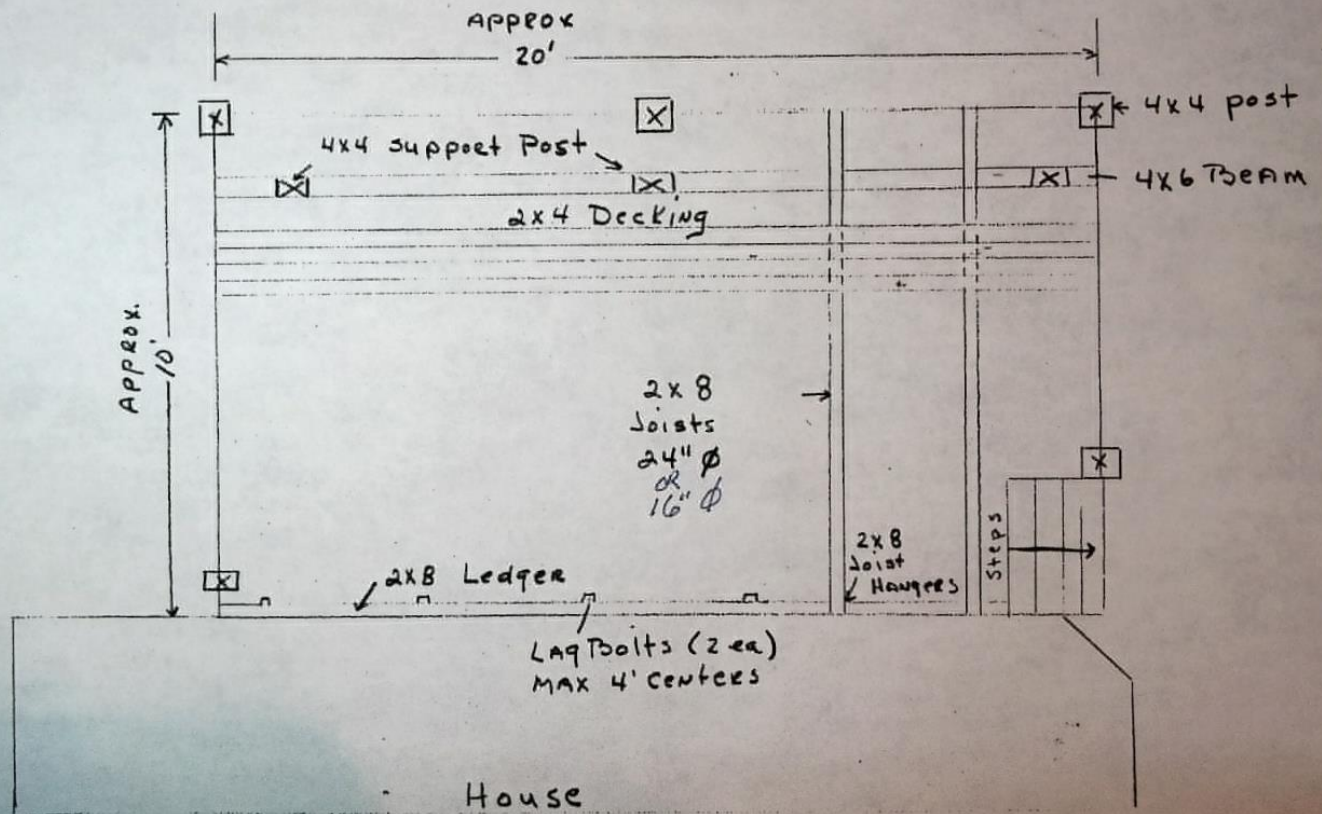




" ALL Decks will not extend past Patio

Drawing # 1

Drawing # 2



Note: Location of Steps could change due to style of House  
FROM Right Side to Left side  
Some Decks MAY have offset Due to style of House

Deck Undercarriage  
Treated

- 13 — 10ft 2x8
- 10 — 12ft 2x8
- 2 — 10ft 4x6
- 14 — 2x8 Joist Hangers
- 18 — Galv. Lag bolts  $\frac{5}{16}$  on  $\frac{3}{8}$  x 4+
- 18 — Galv. washers
- 5 — Adjustable 4x4 Post Anchors

Cedar

- 3 — 10ft 1x10
- 1 — 12ft 1x10
- 3 — 10ft 1x3
- 1 — 12ft 1x3
- 12 — 10ft 1x4
- 4 — 12ft 1x4
- 9 — 4ft 4x4 Posts w/ caps & glue
- 3 —  $\frac{5}{4}$  x 4 10ft. smooth
- 1 — 12ft  $\frac{5}{4}$  x 4 smooth
- 92 — 30" 2x2 balusters

Hardware —

- Carriage bolts w/ washers galvanized  $\frac{3}{8}$ "
- 14 — 6"
- 4 — 9"



with all UBC codes. ② Carriage to be lagged onto structure with 4" lags or greater ③ Carriage is to rest upon treated 4"x6" with three galvanized nails in each joist and solid blocking between each joist over 4"x6" beam ④ 4"x6" Beam shall rest upon pier blocks with saddles at no less than five feet on center ⑤ Deck carriage is to cantilever over pier blocks two feet ⑥ Stairs to have 6" rise and 14" run ⑦ Stair stringers shall rest upon 16" x 16" x 2" exposed aggregate blocks (firmly embedded into ground)

- ⑧ ~~Rim joist~~ on carriage to be 2x10 ⑨ lattice shall be garden grade with 2"x2" channeled at bottom (cedar)
- ⑩ leave hatch opening for entrance under each deck.
- ⑪ Deck to be 2x4 cedar coped deck or super deck
- ⑫ Cedar 4"x4" post to be used for handrail
- ⑬ All handrail parts to be cedar
- ⑭ Tops of cedar 4"x4" post to extend upward past handrail at approximately 3". ⑮ approximately 2½" 'toe kick' at bottom of hand Rail



# RAMP

A4

**Handrails:** Ramp runs with a rise greater than 6 inches shall have complying handrails.

**Location:** Handrails shall be provided on both sides of stairs and ramps. **Exception:** Aisle stairs and aisle ramps provided with a handrail either at the side or within the aisle width

**Continuity:** Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs or ramps shall be continuous between flights or runs. **Exception:** Handrails in aisles serving seating.

**Height:** Top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above stair nosings, ramp surfaces and walking surfaces. Handrails shall be at a consistent height above stair nosings, ramp surfaces and walking surfaces.

**Clearance:** Clearance between handrail gripping surface and adjacent surfaces shall be 1 and ½ inches minimum.

**Extensions:** Handrails shall extend beyond and in the same direction of ramp runs. Ramp extensions shall extend 12 inches horizontally above the landing at the top and bottom of ramp runs (see figure shown below).

**Gripping Surface:** Gripping surfaces shall be continuous, without interruption by newel posts, other construction elements, or obstructions.

**Exceptions:**

1. Handrail brackets or balusters attached to the bottom surface of the handrail shall not be considered obstructions, provided they comply with the following criteria:
  - a. Not more than 20 percent of the handrail length is obstructed,
  - b. Horizontal projections beyond the sides of the handrail occur 1 and ½ inches minimum below the bottom of the handrail, and provided that for each ½ inch of additional handrail perimeter dimension above 4 inches, the vertical clearance dimension of 1 and ½ inch can be reduced by 1/8 inch, and
  - c. Edges shall be rounded.
2. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards.

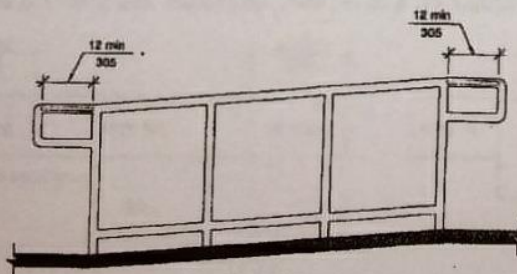


Fig. 505.10.1  
Top and Bottom Handrail Extensions at Ramps



## Building Services

Permit Center  
210 Lottie Street  
Bellingham, WA 98225  
phone: 360-778-8300  
fax: 360-778-8301  
www.cob.org

### Barrier Free Access Ramps

This information bulletin explains requirements for barrier free access ramps under the 2006 International Building Code (IBC) and ICC/ANSI A117.1-2003, effective August 1<sup>st</sup>, 2007.

**A Ramp is required** when the change in level of a floor surface is greater than  $\frac{1}{4}$  inch within an accessible space or along an accessible route of travel unless an elevator or platform lift provides access at the changes of level. **Exception:** In existing buildings or facilities, ramps shall be permitted to have slopes steeper than 1:12 complying with Table 405.2 where such slopes are necessary due to space limitations.

**Slope:** Ramps shall have a running slope not steeper than 1:12 and a cross slope not steeper than 1:48.

Table 405.2—Allowable Ramp Dimensions for Construction in Existing Sites, Buildings, and Facilities

Slope <sup>1</sup>	Maximum Rise
Steeper than 1:10 but not steeper than 1:8	3 inches (75 mm)
Steeper than 1:12 but not steeper than 1:10	6 inches (150 mm)

<sup>1</sup>A slope steeper than 1:8 shall not be permitted.

**Clear Width:** The clear width of a ramp runs shall be 36 inches for interior ramps, and 44 inches for exterior ramps. Where handrails are provided on the ramp run, the clear width shall be measured between the handrails.

**Rise:** The rise for any ramp run shall be 30 inches maximum.

**Landings:** Ramps shall have landings at bottom and top of each ramp run.

- Landings shall have a slope not steeper than 1:48
- Clear width of landings shall be at least as wide as the widest ramp run leading to the landing
- Landings shall have a clear length of 60 inches minimum
- Ramps that change direction at ramp landings shall be sized to provide a turning space complying with Section 304.3 ICC/ANSI A117.1-2003

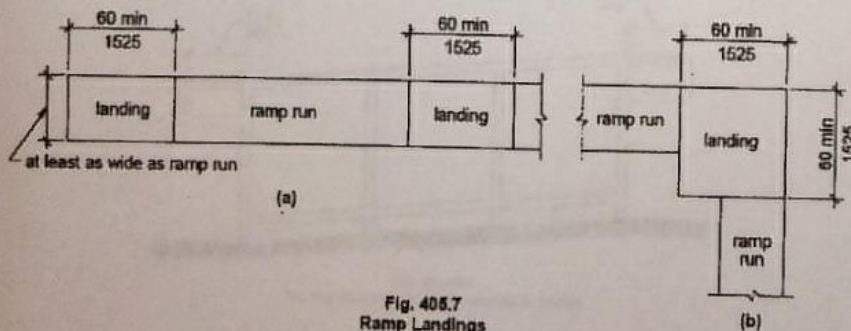


Fig. 405.7  
Ramp Landings