



**Building and Safety  
Permit Service Center**

All plans must be submitted in electronic format as an unsecured, flattened PDF with embedded fonts. Minimum 11"x17" sheet size.

This checklist is intended to provide information and improve consistency in local application and enforcement of the California Building Code requirements as they may apply to this project.

Numbers in parenthesis refer to code sections of the 2025 edition of the California Residential Code (CRC), California Electrical Code (CEC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Energy Code (CEnc), California Wildland-Urban Interface Code (CWUIC) and California Green Building Standards Code (CGBSC).

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# Code Compliance Checklist

## DECKS, PORCHES AND STAIRS

### Project Information

Permit #:

Address:

### Permit Submittal Requirements

**Schematic Site Plan** showing existing building footprint and the location of new reconstructed deck/porch/stair with distances to property lines. The site plan shall also contain project information (i.e., project address, owner's information, scope of work statement).

**Framing Plan** showing size, spacing and span of floor joists and supporting beams/girders.

**Foundation Plan** showing location, size and depth of supporting individual footings/piers. Foundation and framing plans can be combined if clarity is maintained.

**Construction Sections/Details** of footings/piers, framing, connections, floor transitions, stairs, guardrails and handrails. See Code Requirements below for any additional guidance.

### Code Requirements

**Pier Size:** Piers/footings shall extend a minimum of 12 inches below undisturbed grade, shall be a minimum of 12 inches in any plan dimension, and shall have #4 bar reinforcing. Piers/footings shall be sized to accommodate tributary point loads and limit the soil bearing pressure to 1,500 pounds per square foot. [CRC R403.1.1 and Table R401.4.1]

**Deck Materials:** Deck framing (decking, joists, beams and posts) shall be of approved naturally durable or pressure-preservative-treated wood. [CRC R317.1 and R202]

**Ledger Size:** Deck ledger shall be minimum 2x8 pressure treated No 2 (or better) grade lumber. [CRC R507.2.1]

**Ledger Flashing:** Deck ledger shall be flashed to prevent water from contacting the house band/rim joist. [CRC Table R507.9.1.3(1) and R703.4]

**Ledger Attachment:** Ledger shall be attached with 1/2-inch minimum lag screws or bolts with washers, all hot-dip galvanized or stainless steel. [CRC R507.2.3 and Table R507.2]

**Framing Anchorage:** Deck framing shall be positively anchored to the primary structure for both vertical and lateral loads. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. [CRC R507.8]

**Tension Ties:** Deck framing shall have positive tension tie connections with floor framing. Hold-down tension devices shall be installed in not less than two locations per deck, within 24 inches of each end of the deck, and each device shall have an allowable design capacity of not less than 1,500 pounds; or hold-down tension devices shall be installed in not less than four locations per deck, and each device shall have an allowable stress design capacity of not less than 750 pounds. [CRC R507.9.2]

**Landings:** There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel. Exterior landings are permitted to have a slope not exceeding 1/4 unit vertical in 12 units horizontal (2-percent). [CRC R318.3]

#### **Floor Elevations at Doors:**

- Exterior landings at the required egress door shall be not more than 1-1/2 inches lower than the top of the threshold. [CRC R318.3.1]  
*Exception: The landing on the exterior side shall be not more than 7-3/4 inches below the top of the threshold provided that the door does not swing over the landing.*
- Doors other than the required egress door shall be provided with landings not more than 7-3/4 inches below the top of the threshold. [CRC R318.3.2]  
*Exception: A landing is not required where a stairway of two or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway.*

#### **Stairways:**

- Stairways shall not be less than 36 inches in clear width above the handrails. [CRC R318.7.1]
- Headroom shall not be less than 6 feet 8 inches measured vertically from the sloped line adjoining the tread nosings. [CRC R318.3.1]
- Riser height shall not exceed 7-3/4 inches. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. [CRC R318.7.5.1]
- Tread depth (measured between the nosings) shall be at least 10 inches. The largest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch. [CRC R318.7.5.2]
- Nosings not less than 3/4 inch but not more than 1-1/4 inch shall be provided on stairways with solid risers if the tread depth is less than 11 inches. The radius of curvature at the nosing shall be not greater than 9/16 inch. [CRC R318.7.5.3]
- Open risers are permitted, provided that the openings located more than 30 inches, as measured vertically, to the floor or grade below do not permit the passage of a 4 inch diameter sphere. [CRC R318.7.5.1]

#### **Handrails:**

- Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers. [CRC R318.7.8]
- The top of handrails shall be 34 to 38 inches above the tread nosings. [CRC R320.2]
- Handrails shall not project more than 4-1/2 inches and shall have a space of not less than 1-1/2 inches between the wall and the handrails. [CRC R320.3 and R320.4]
- Handrails shall be continuous for the full length of the flight, from a point directly above the nosing of the landing at the top of the flight to a point directly above the lowest nosing of the flight. A handrail end shall be returned continuous to itself or toward a wall, guard or walking surface. [CRC R320.5]
- Handrails shall be grippable and shall be of one of the following types: [CRC R320.6]
  - **Type I:** Handrails with a circular cross-section of not less than 1-1/4 inches and not greater than 2 inches in diameter. If the handrail is not circular, it shall have a perimeter dimension of not less than 4 inches and not greater than 6-1/4 inches with a cross section dimension of not more than 2-1/4 inches.
  - **Type II:** Handrails with a perimeter greater than 6-1/4 inches shall have a graspable finger recess area on both sides of the profile. The minimum width of the handrail above the recess shall be not less than 1-1/4 inches and not more than of 2-3/4 inches.

**Guards:**

- Guards shall be located along open sides of walking surfaces including decks, porches, landings, stairs, ramps that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally if the edge of the open side. [CRC R321.1.1]
- Guards shall be not less than 42 inches high measured vertically above the walking surface, adjacent walking surface or the line connecting the leading edges of the treads. Guards on the open side of stairs shall have a height not less than 34 inches measured vertically from a line connecting the leading edges of treads. [CRC R321.1.2]
- Guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter. Guards on the open sides of stairs shall not have openings which allow passage of a sphere 4-3/8 inch in diameter. [CRC R321.1.3]
- Guards and handrails shall be capable to withstand a single concentrated load of 200 pounds applied in any direction at any point along the top of the rail. [CRC Table R301.5]
- Guard in-fill components, balusters and panel fillers shall be capable to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement. [CRC Table R301.5]

**High Fire Hazard Severity Zone:**

- A minimum of 6 inches of metal flashing, or noncombustible material, shall be installed vertically at the intersections of exterior walls and the ground, decking and roofs. [CWUIC 504.5.1]
- The walking surface material of decks, porches, balconies and stairs shall be constructed with materials that are ignition-resistant, noncombustible, or comply with ASTM E84 or UL 723 with a Class B flame spread index. [CWUIC 504.5.2]

**Smoke Alarms:** Dwellings are to be equipped with smoke alarms installed in the following locations: [CRC 310.3]

- In each existing sleeping room.
- Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- On each story including basements and habitable attics and not including crawl spaces and uninhabitable attics.
- Installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a required smoke alarm.
- In a hallway serving bedrooms and in a room open to the hallway, where the ceiling height of the room open to the hallway exceeds that of the hallway by 24 inches or more.
- Within the room to which a sleeping loft is open, in the immediate vicinity of the sleeping loft.

**Carbon Monoxide Alarms:** Dwellings that have attached garages with an opening that communicates with the dwelling unit, or fuel burning appliances, or fire place are to be equipped with carbon monoxide alarms installed in the following locations: [CRC R311.3]

- Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- On every occupiable level of a dwelling unit including basements.
- Where a fuel-burning appliance is located within a bedroom or its attached bathroom. A carbon monoxide alarm shall be installed within the bedroom.

**Alarm Interconnection and Power:** Smoke and carbon monoxide alarms are required to be interconnected such that activation of one alarm will activate all of the alarms and shall receive their primary power from the building wiring. Exception: Where repairs or alterations to existing buildings do not result in the removal of wall and ceiling finishes and there is no access by means of attic, basement or crawl space. [CRC R311.4 and R311.5]

**Additional:**

I certify that I have read and acknowledged all of the Code Requirements noted above. I accept full responsibility for complying with all of the above requirements, as applicable to my project. I further agree that if I fail to comply with the code requirements, due to error or omission, I will correct all deficiencies prior to final inspection.

<b>Name</b>	<b>Signature</b>	<b>Date</b>
<b>Select One:</b>	Contractor	Owner
	Owner's Agent	