

IRC DECK ONLY PLAN REVIEW CHECKLIST

| I. Construction Requirements | Provided | | | |
|--|--------------------------|-----|--------------------------|----|
| A. Materials | | | | |
| 1. Structural framing lumber is Pressure Preservative treated or Naturally Durable (R507.2.1) | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| 2. Decking materials shown (R317.1 & R317.4) | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| 3. Wood columns (R317.1.4) | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| 4. Plastic composite materials (R507.2.2) | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| a. Flame spread index (R507.2.2.2) | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| b. Decay resistance (R507.2.2.3) | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| c. Termite resistance (R507.2.2.4) | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| II. Construction Documents | | | | |
| A. Concrete Footing | | | | |
| 1. Details shown (R403.1) | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| 2. Bottom of footing is minimum 30" below exterior grade (R403.1.4 & Table R301.2(1)) | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| a. Exceptions to frost depth for self-supporting structures (R507.3.2) | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| 3. Parks & Recreation (PPR) approval: | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| 4. Prescriptive minimum footing sizing per Table R507.3.1 | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| B. Framing & Connections | | | | |
| 1. Vertical column details shown, including post to footing connection (R507.4.1 & R317.1.4) | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| 2. Deck beams attached to deck posts use properly sized "notched" posts or properly sized manufactured post-to-beam connectors (R507.5.1) | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| 3. Deck Beam Sizing (R507.5) | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| 4. Guardrail-post-deck connection shown & meets strength requirements (Table R301.5) | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| 5. Deck joist sizing (R507.6) | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| 6. Connection between deck ledgers & joist bearing on plate compliant (Table R507.9.1.3(1)) | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| 7. Joist framing inside of ledger boards supported by approved hangers (R502.6.2) | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| 8. Dwelling/garage opening/penetration protection requirements (R302.5): | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |

| C. Deck Guard Rails (R312) | | | | |
|---|--------------------------|--|--------------------------|----|
| 1. Dimensions | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| a. Guard rail around deck perimeter (R312.1) | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| b. Height (36" min.): _____ (R312.1.2) | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| c. No opening greater than 4" in diameter (R312.1.3) | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| D. Stairs (R311.7) | | | | |
| 1. Type: <input type="checkbox"/> Alternating <input type="checkbox"/> Spiral <input type="checkbox"/> Straight Run <input type="checkbox"/> Winder | | | | |
| 2. Stairway clear width (36" min.) _____ (R311.7.1) | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| 3. Stairway landing (36" min. direction of travel) _____ (R311.7.6) | | | | |
| 4. Stair tread (10" min.): _____ (R311.7.5.2) | | Stair Riser (7-3/4" max.): _____ (R311.7.5.1) | | |
| 5. Handrail height: (34" min.) _____ (R311.7.8.1) | | | | |
| 6. No opening greater than 4-3/8" in diameter (R312.1.3 E2) | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| E. Exterior Wall Modification (door opening to dwelling) | | | | |
| 1. Exterior deck landing or floor height to the top of the threshold (7-3/4" max.) _____ (R311.3.2) | | | | |
| 2. New or enlarged exterior wall openings – lintel / header provided | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |