

**CITY OF IOWA CITY  
HOUSING AND INSPECTION SERVICES  
BUILDING DIVISION  
GUIDELINES FOR DRAWING RESIDENTIAL UNCOVERED DECK PLANS**

The following form was prepared by the Building Division to be used only as a general guideline for the drawing of construction plans which are required to be submitted at the time of application for a building permit.

To make application for a building permit, the applicant shall submit two (2) sets of detailed construction plans drawn to scale on minimum 8 1/2" x 11" sheets of each of the following to the Building Division—Housing and Inspection Services, City Hall, between 8:00 a.m. and 5:00 p.m. Monday through Friday. The office is closed on all City holidays. If project is located in a Historic District or Conservation District or is a Historic Landmark, please go to [www.icgov.org/default/?id=1484](http://www.icgov.org/default/?id=1484) for an application that will need to be submitted with the Building Permit application.

1. Site Plan
2. Foundation Plan/Pier Plan
3. Floor Plan/Framing Plan
4. Elevations
5. Typical Deck Section
6. Additional Details (if necessary)

The following are lists of the items that should be shown on each of the above plans: The illustrations are guides for plan preparation only to give you a basic idea what each type of plan should look like and are not necessarily specific Code and other Ordinance requirements. Each individual site location, the location of the building on the site and/or size of building might vary as requirements of the Iowa City Zoning Ordinance, the Building Code, and other ordinances dictate, and each will have to be reviewed on its own specific conditions after submittal.

**SITE PLAN**

- √ Indicate size and shape of your lot
- √ Indicate address and street (or streets if a corner lot)
- √ Indicate alley location
- √ Indicate size and location of existing house and other buildings
- √ Indicate size and location of proposed sun-deck
- √ Indicate distance between the proposed sun-deck and each of the property lines
- √ Indicate location of easements on your lot

**FOUNDATION PLAN/PIER PLAN**

- √ Indicate length and width of the proposed sun-deck foundation or pier layout
- √ Indicate size of footing and identify reinforcing
- √ Indicate size of foundation wall and identify reinforcing
- √ Indicate size and spacing of piers
- √ Indicate size, spacing and direction of span of deck framing system
- √ Indicate how deck framing system will be attached to the existing house

**UNCOVERED DECK PLAN/FRAMING PLAN**

- √ Indicate length and width of proposed uncovered deck
- √ Indicate distance from deck to each side of house
- √ Indicate size and spacing of columns

- √ Indicate size of beam and beam to column connection
- √ Indicate size, spacing and direction of span of deck framing system
- √ Indicate how deck framing system will be attached to the existing house
- √ Indicate width and location of steps
- √ Indicate handrails and guardrails
- √ Indicate any new openings which are being created for access to deck. Indicate header and/or lintel size above opening and show elevation

### **ELEVATIONS**

- √ Indicate finish grade line and show depth of foundation and footings or piers below finish grade
- √ Indicate width and height of deck
- √ Indicate size and location of all columns
- √ Indicate size of beam and beam to column connection. Indicate number of bolts, bolt type, diameter and length. Indicate if column is notched to receive beam on 6x6 or larger columns
- √ Indicate number and size of risers and treads on steps
- √ Indicate handrails and guardrails

### **TYPICAL UNCOVERED DECK SECTION**

- √ Indicate size and depth of footing and/or piers below finish grade line
- √ Indicate size of foundation wall and/or piers and height above finish grade line
- √ Indicate size and spacing of deck framing system
- √ Indicate how deck framing system will be attached to the existing house
- √ Indicate type and size of column anchors to foundation wall or piers
- √ Indicate size and spacing of columns
- √ Indicate size of beam and beam to column connection. Indicate number of bolts, bolt type, diameter and length. Indicate if column is notched to receive beam on 6x6 or larger columns
- √ Indicate number and size of risers and treads in stair
- √ Indicate type and height of handrail and guardrail
- √ Indicate height from finish grade to deck floor

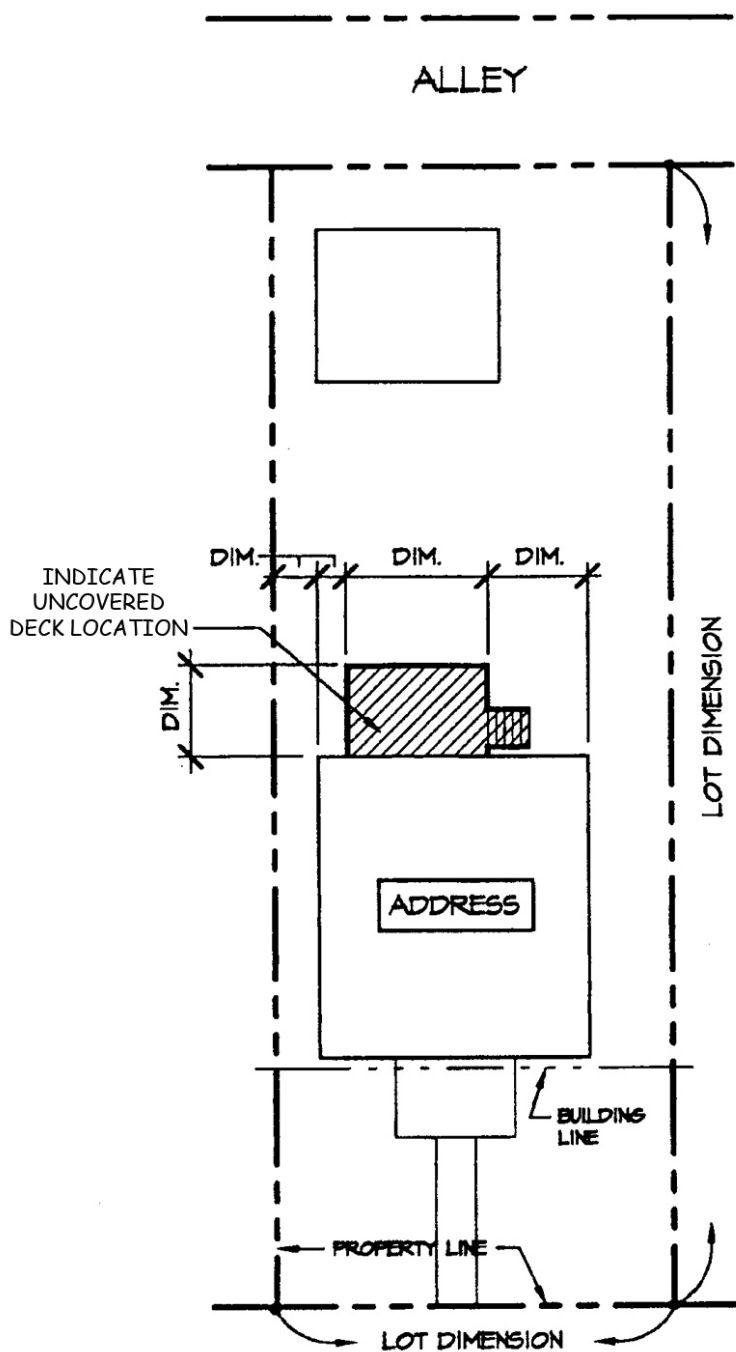
### **ADDITIONAL DETAILS**

- √ Indicate whatever information is necessary to show how your proposal will be constructed

For additional information contact: Building Inspection Division at (319) 356-5120

### **GENERAL UNCOVERED DECK NOTES**

- √ For specific side yard requirements for a porch, contact the Housing and Inspection Services, City Hall, (319) 356-5120. A general rule of thumb is a minimum of five (5) feet from any sides property line.
- √ If finished deck floor is thirty (30) inches above finish grade, a guard rail is required.
- √ All sun-deck framing members, decking and railing must be of approved naturally-durable or pressure treated wood.



**SITE PLAN**

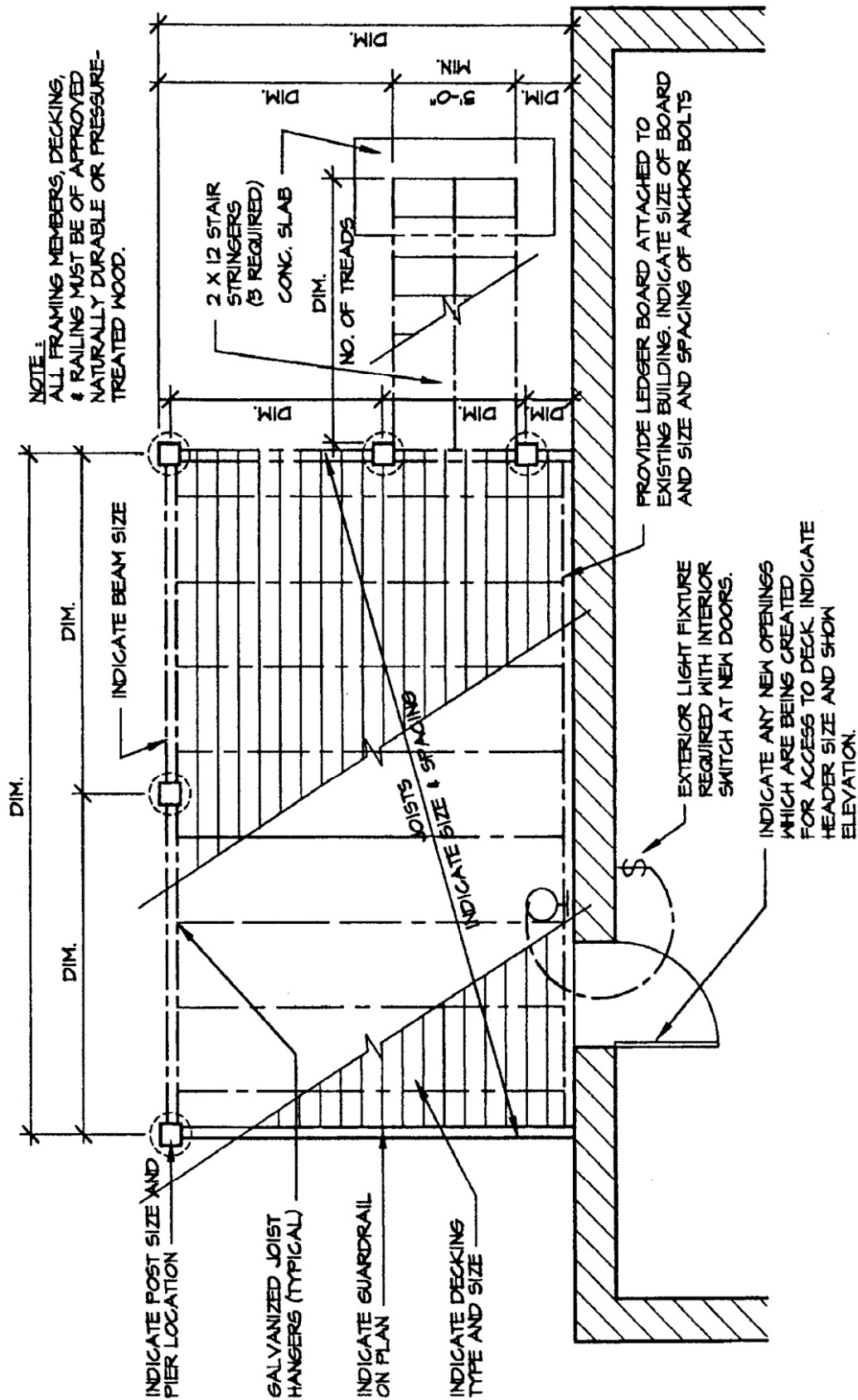
DENOTE SCALE

NORTH



(INDICATE ORIENTATION)

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	Drawing No. 1 of 9



NORTH ? 

(INDICATE ORIENTATION)

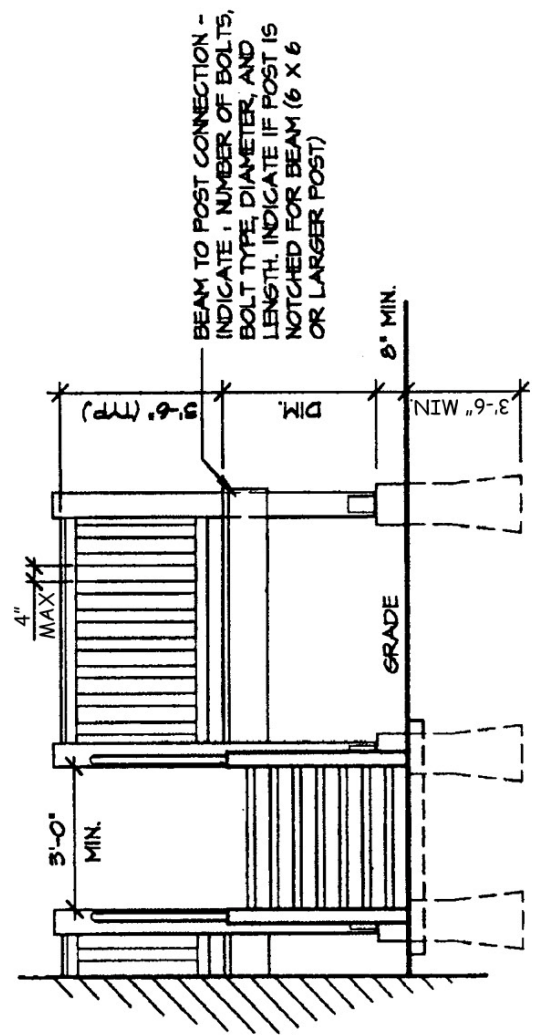
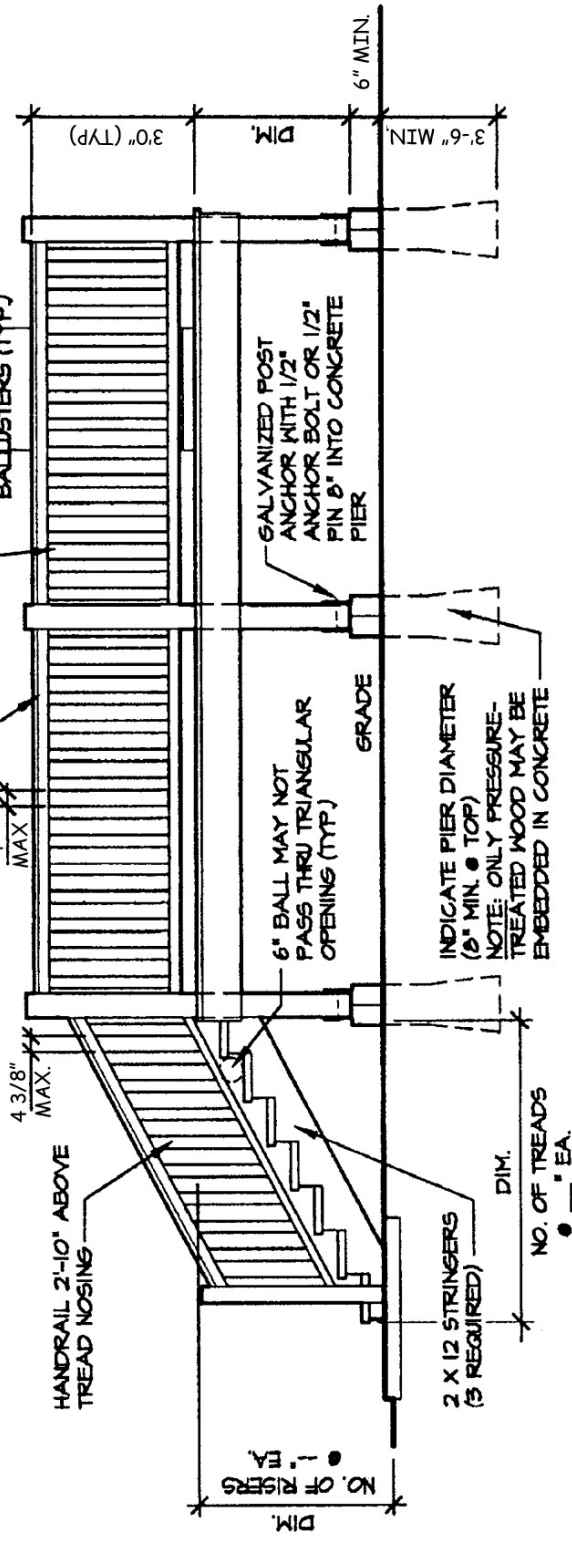
**PLAN**

1/4" = 1'-0"

City of Iowa City - Building Division <b>RESIDENTIAL UNCOVERED DECK</b> Guidelines and Standard Construction Details	Date:
	Drawing No. 2 of 9

GUARDRAIL 3'0" HIGH  
REQUIRED WHEN DECK  
IS OVER 30" ABOVE  
GRADE

\*ACCEPTABLE HANDRAIL SPECIFICATIONS AND  
DETAILS (SEPARATE SHEET)

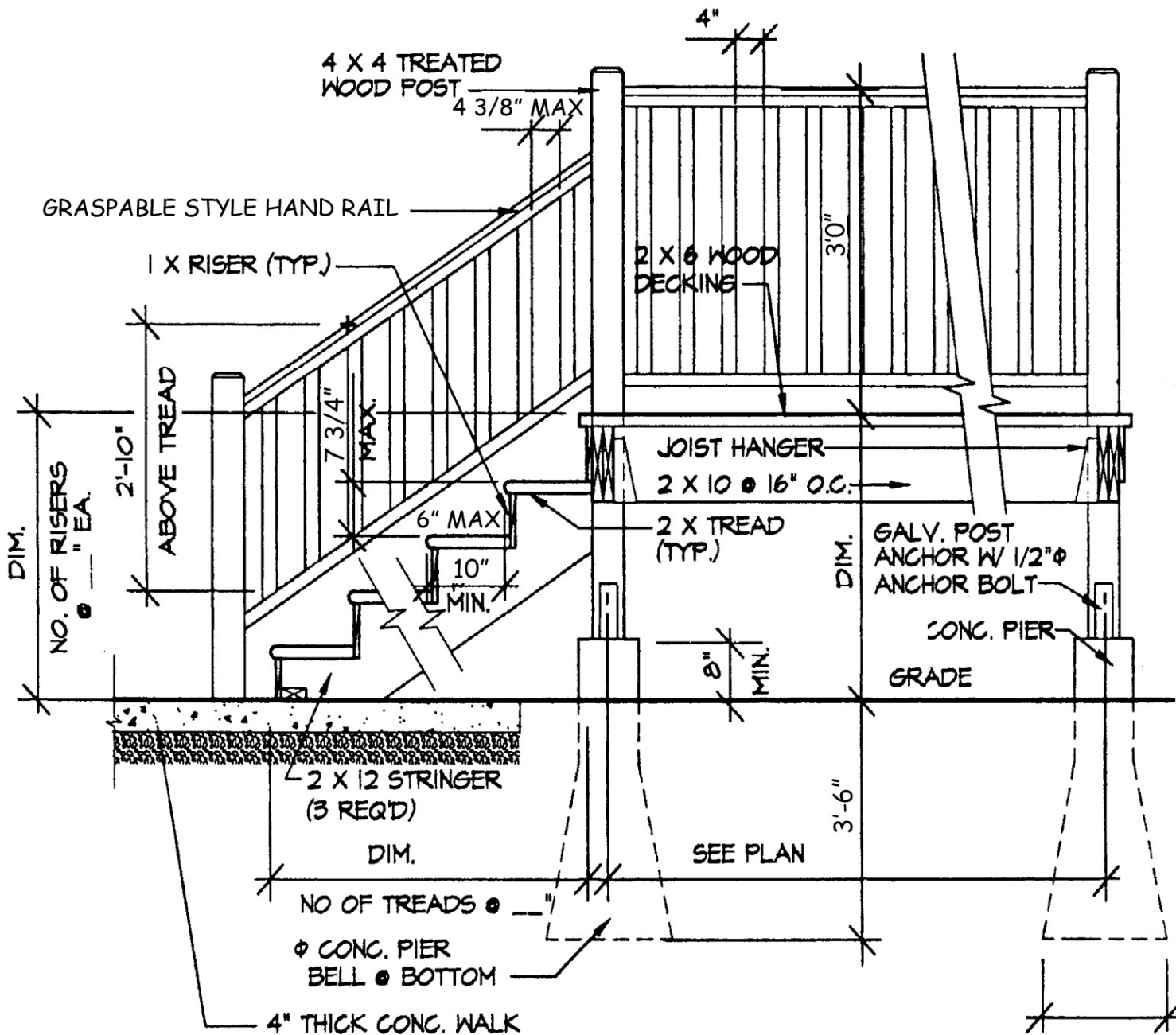


BEAM TO POST CONNECTION -  
INDICATE: NUMBER OF BOLTS,  
BOLT TYPE, DIAMETER, AND  
LENGTH. INDICATE IF POST IS  
NOTCHED FOR BEAM (6 X 6  
OR LARGER POST)

UNCOVERED DECK ELEVATIONS

1/4" = 1'-0"

<p>City of Iowa City - Building Division RESIDENTIAL UNCOVERED DECK Guidelines and Standard Construction Details</p>	Date:
	<p>Drawing No. 3 of 9</p>



# SAMPLE SECTION

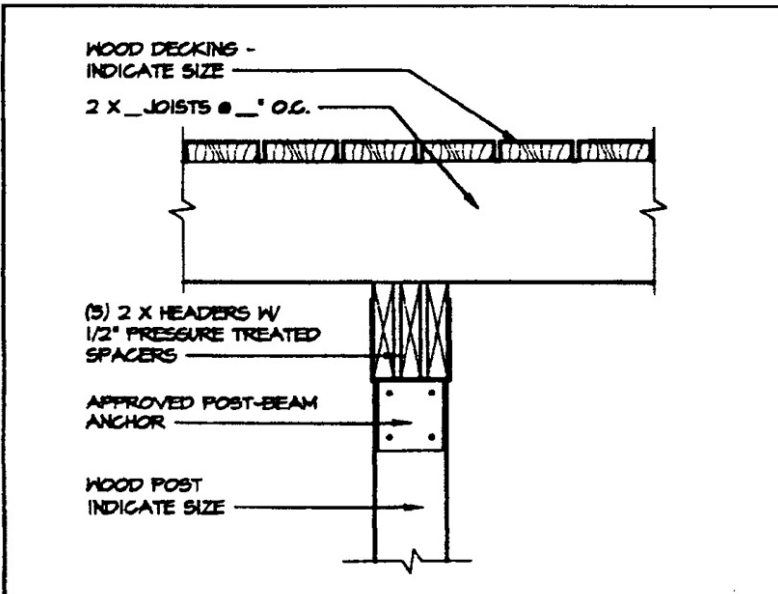
1/2" = 1'-0"

DKSEC1

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RESIDENTIAL UNCOVERED DECK  
Guidelines and Standard Construction Details

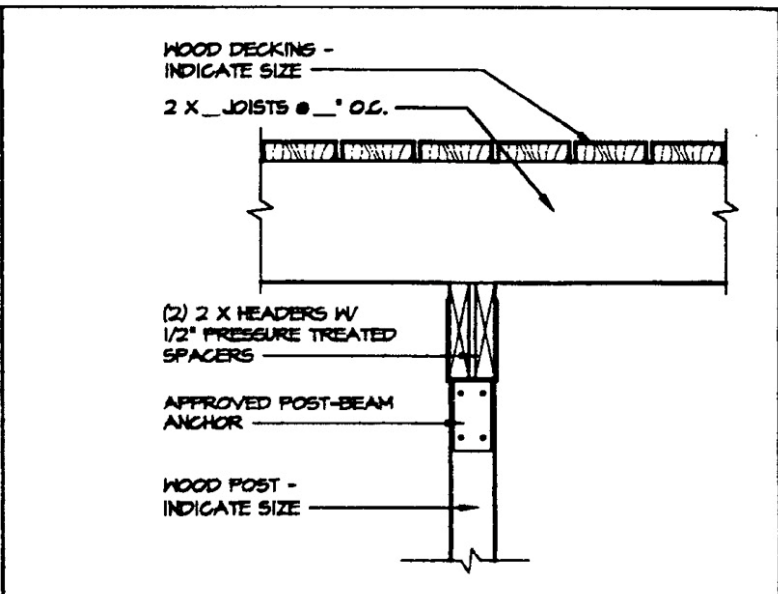
Date:

Drawing No.  
4 of 9



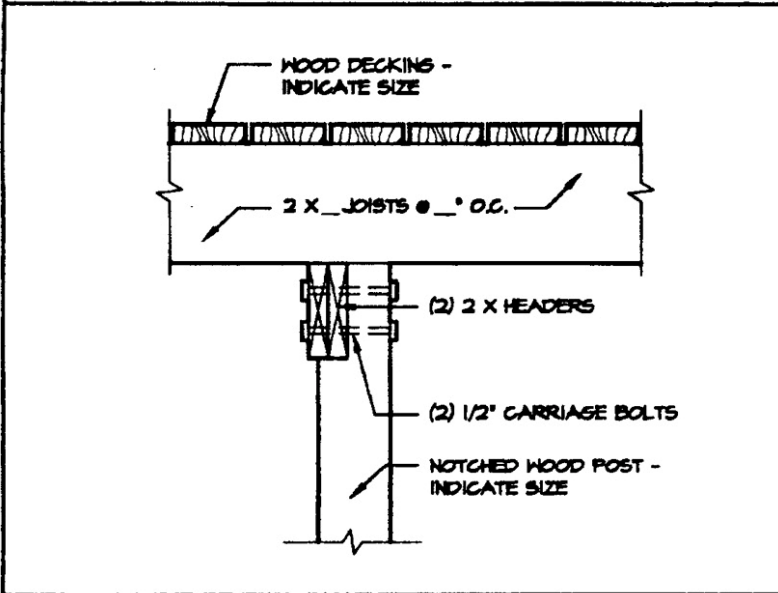
**1** CENTER POST-BEAM CONNECTION  
SCALE : 3/4"=1'-0"

SDCB1



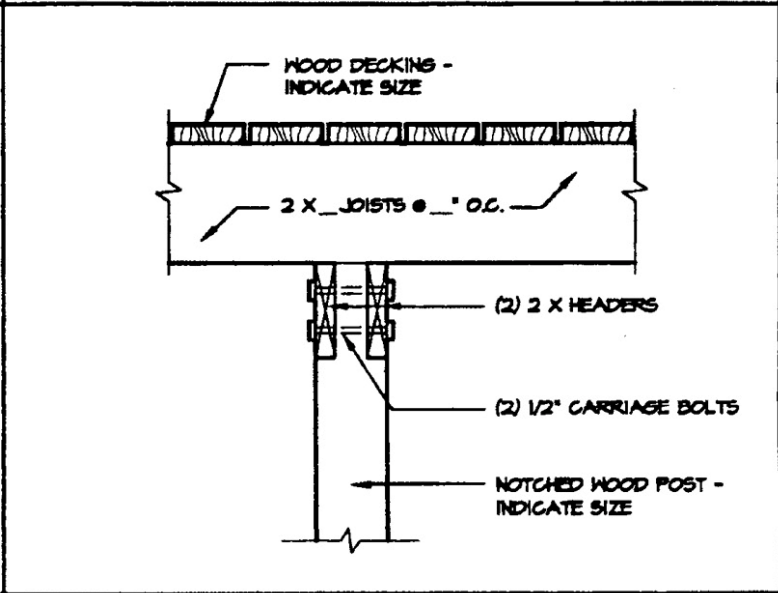
**2** CENTER POST-BEAM CONNECTION  
SCALE : 3/4"=1'-0"

SDCB2



**3** CENTER POST-BEAM CONNECTION  
SCALE : 3/4"=1'-0"

SDCB3



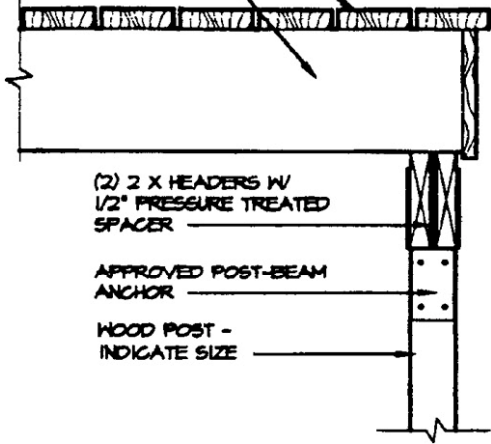
**4** CENTER POST-BEAM CONNECTION  
SCALE : 3/4"=1'-0"

SDCB5

City of Iowa City - Building Division <b>RESIDENTIAL UNCOVERED DECK</b> Guidelines and Standard Construction Details	Date:
	Drawing No. 5 of 9

WOOD DECKING -  
INDICATE SIZE

2 X JOISTS @ ' O.C.



6 X 6 NOTCHED WOOD COLUMN  
EXTENDED FOR GUARDRAILS

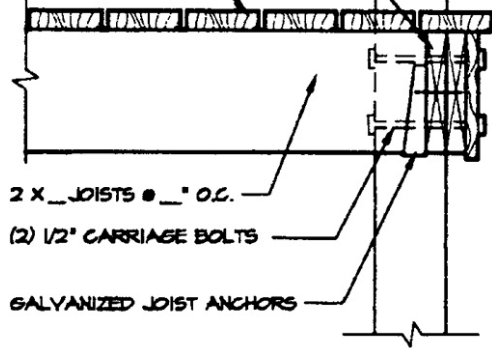
(2) 2 X HEADERS

WOOD DECKING -  
INDICATE SIZE

2 X JOISTS @ ' O.C.

(2) 1/2\" CARRIAGE BOLTS

GALVANIZED JOIST ANCHORS



**1**

**POST-BEAM  
CONNECTION**  
SCALE : 3/4"=1'-0"

SDFBI

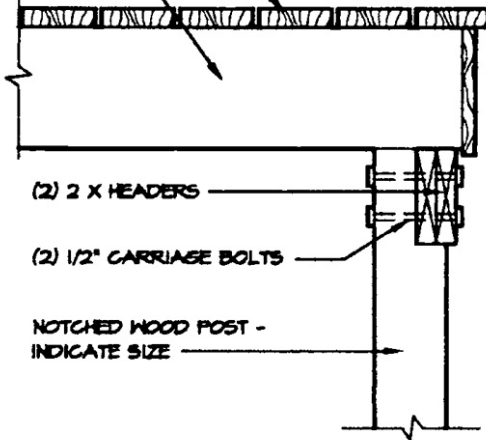
**2**

**POST-BEAM  
CONNECTION**  
SCALE : 3/4"=1'-0"

SDFB2

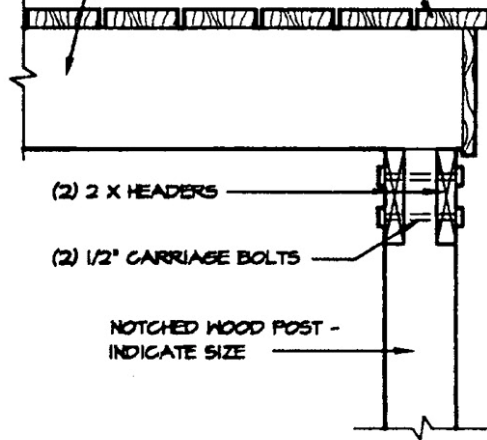
WOOD DECKING -  
INDICATE SIZE

2 X JOISTS @ ' O.C.



WOOD DECKING -  
INDICATE SIZE

2 X JOISTS @ ' O.C.



**3**

**POST-BEAM  
CONNECTION**  
SCALE : 3/4"=1'-0"

SDFB3

**4**

**POST-BEAM  
CONNECTION**  
SCALE : 3/4"=1'-0"

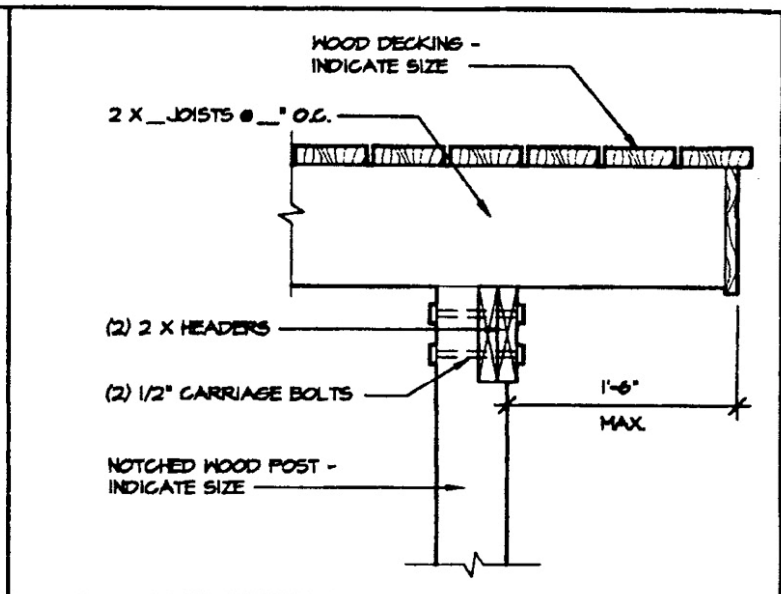
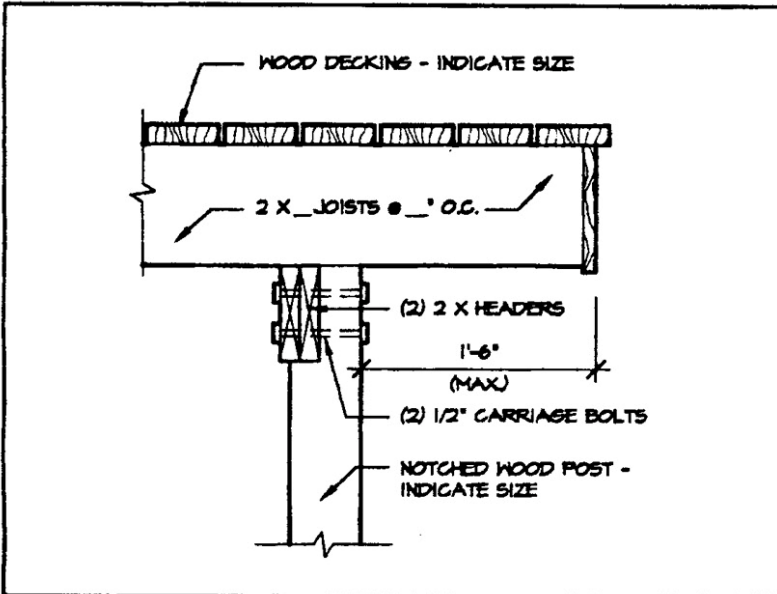
SDFB5

City of Iowa City - Building Division  
RESIDENTIAL UNCOVERED DECK  
Guidelines and Standard Construction Details

Date:

Drawing No.  
6 of 9



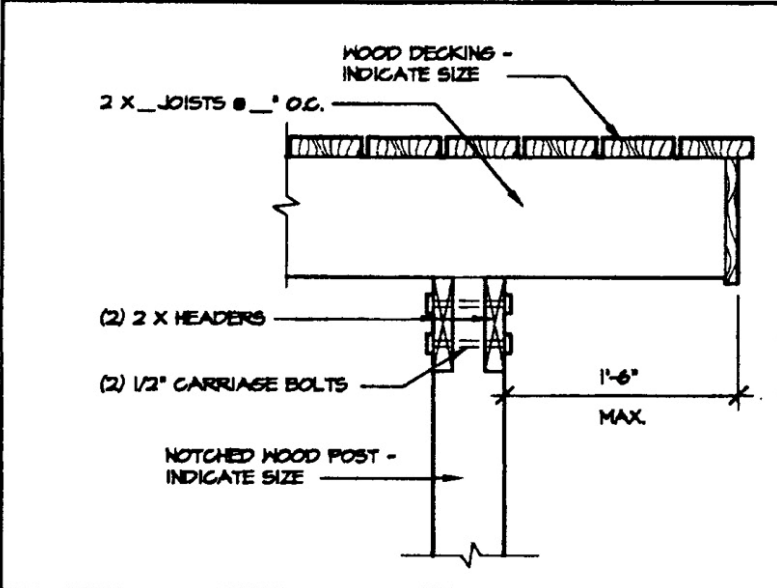


**1** CANTILEVER POST-BEAM CONNECTION  
SCALE : 3/4"=1'-0"

SDCP1

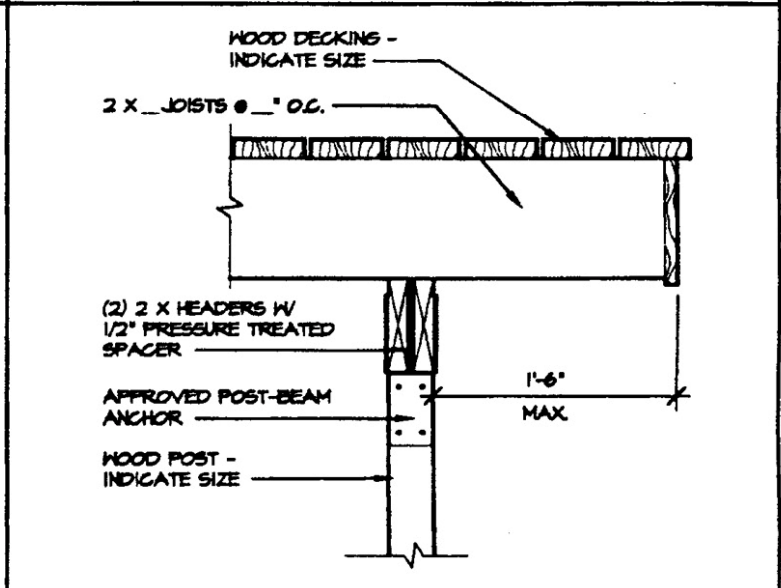
**2** CANTILEVER POST-BEAM CONNECTION  
SCALE : 3/4"=1'-0"

SDCP2



**3** CANTILEVER POST-BEAM CONNECTION  
SCALE : 3/4"=1'-0"

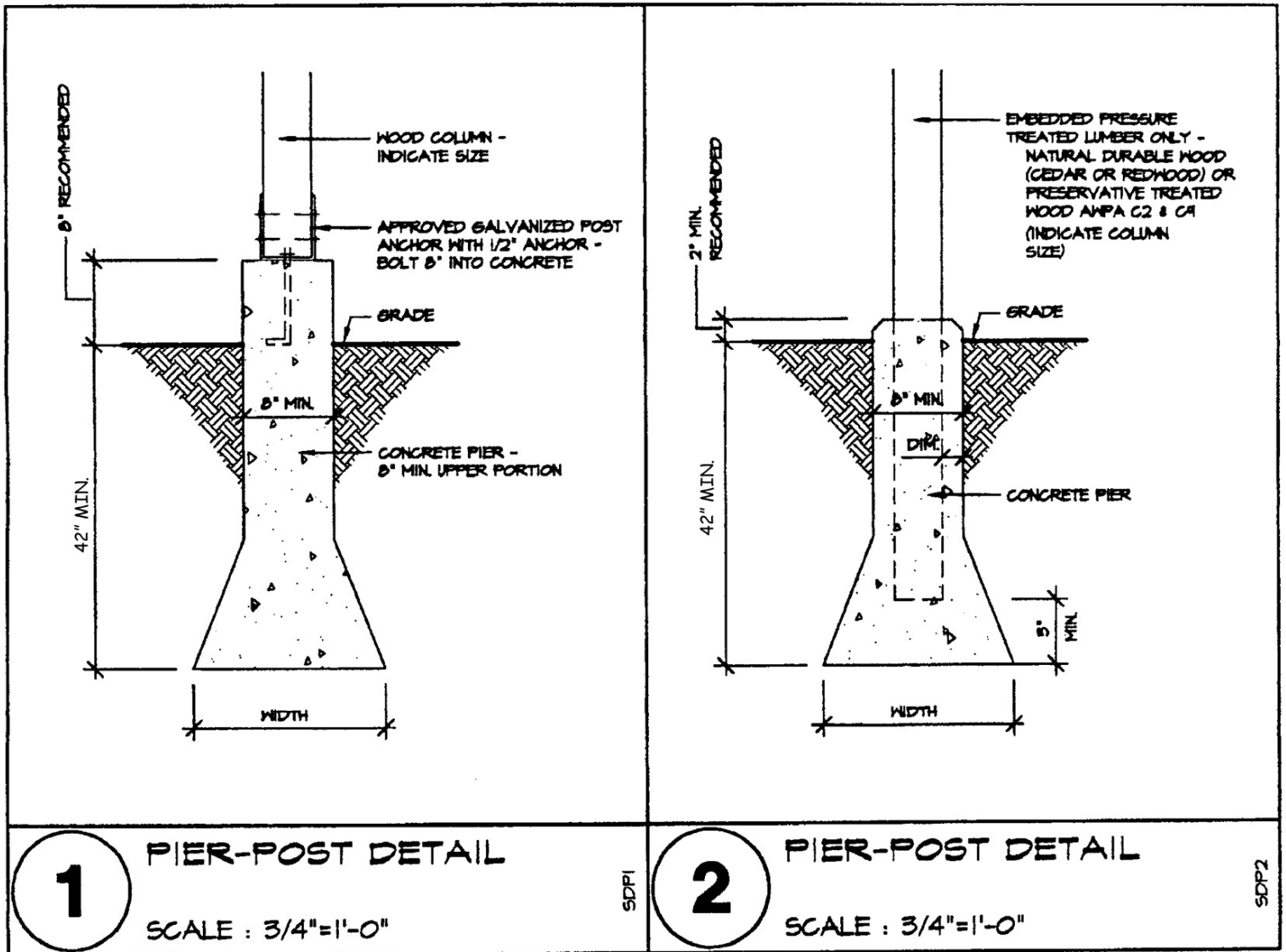
SDCP3



**4** CANTILEVER POST-BEAM CONNECTION  
SCALE : 3/4"=1'-0"

SDCP4

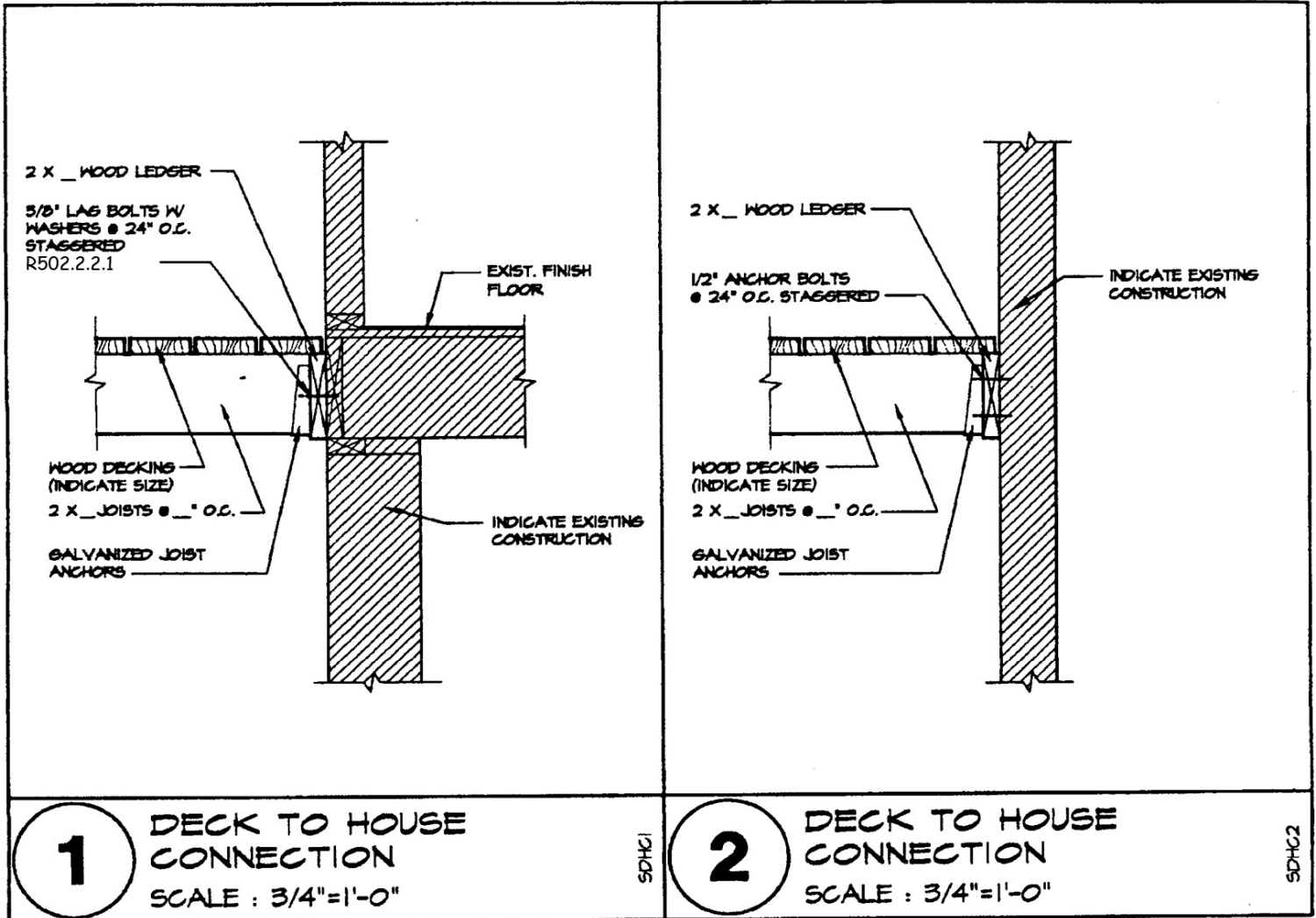
<p>City of Iowa City - Building Division RESIDENTIAL UNCOVERED DECK Guidelines and Standard Construction Details</p>	Date:
	<p>Drawing No. 7 of 9</p>



City of Iowa City - Building Division  
RESIDENTIAL UNCOVERED DECK  
Guidelines and Standard Construction Details

Date:

Drawing No.  
8 of 9



City of Iowa City - Building Division <b>RESIDENTIAL UNCOVERED DECK</b> Guidelines and Standard Construction Details	Date:
	Drawing No. 9 of 9