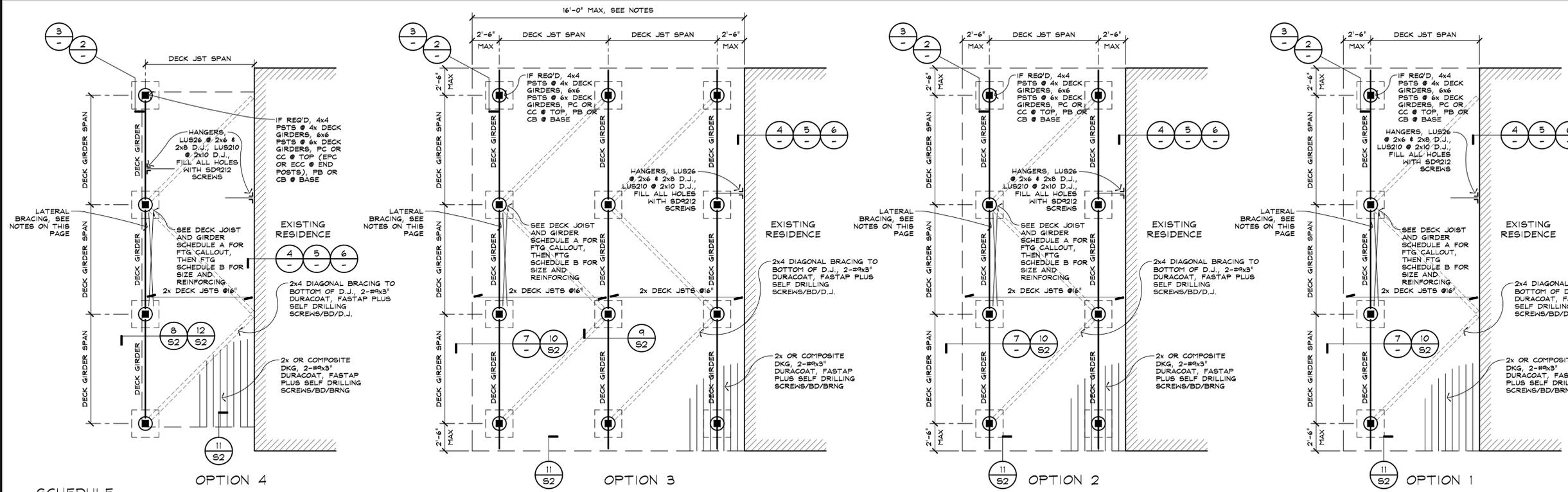


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REVISIONS	BY



SCHEDULE ISOLATED AND WIDENED FOOTINGS

MARK	FOOTING DIMENSIONS	REINFORCING STEEL	PEDESTAL @ ISOLATED FTGS	ALLOW. LOAD @2000 PSF BRNG
A	18"SQ x 12"THK	2-#4 S.E.E.W.	12" SQ	3.9k
B	21"SQ x 12"THK	2-#4 S.E.E.W.	12" SQ	5.6k
C	24"SQ x 12"THK	2-#4 S.E.E.W.	12" SQ	7.3k
D	27"SQ x 12"THK	3-#4 S.E.E.W.	12" SQ	9.3k
E	30"SQ x 12"THK	3-#4 S.E.E.W.	12" SQ	11.5k

DECK FRAMING AND FOUNDATION PLANS

JOIST & GIRDER SPANS, 120 PSF SNOW LOAD

JOIST SIZE	SPAN	6x6 GIRDER				6x12 GIRDER			
		SPAN	FTG	SPAN	FTG	SPAN	FTG	SPAN	FTG
2x6 @16"	6'-0"	7'-6"	B	9'-6"	C	11'-6"	D		
2x8 @16"	7'-6"	8'-6"	B	11'-0"	D	11'-0"	D		
2x10 @16"	9'-0"	8'-0"	C	7'-6"	D	9'-6"	E		

DECKS WITH SNOW SHEDDING ON THEM

IF DECK IS IN A LOCATION WHERE IT IS SHED UPON BY A ROOF ABOVE (IF IT IS UNDER AND EAVE ROOF OVERHANG), IT MUST CONFORM TO THE FOLLOWING: IF THE EAVE LINE OF THE ROOF ABOVE IS LESS THAN 9 FEET ABOVE THE DECK, NO CHANGE NEED BE MADE. IF THE EAVE LINE OF THE ROOF ABOVE IS BETWEEN 9 FEET AND 18 FEET ABOVE THE DECK, REDUCE THE ALLOWED SPAN OF ALL JOISTS AND GIRDERS TO 75% OF THE VALUES IN THE TABLE (I.E. 10'-0" WOULD BECOME 7'-6"). NOTE TOO WHEN USING DETAIL #7, INCREASE NUMBER OF SDS SCREENS FROM 3 TO 4.

DEFINITION OF A LOW DECK

A HIGH DECK SHALL NOT HAVE AN AVERAGE HEIGHT GREATER THAN 11" FROM THE TOP OF DECK TO GRADE NOR SHALL ANY POST EXCEED 12" (FOUNDATION TO GIRDER).

STRUCTURAL NOTES

PROJECT SHALL COMPLY WITH THE 2001 CALIFORNIA CODES, WHICH ARE BASED UPON THE 2001 INTERNATIONAL BUILDING CODE, THE 2001 INTERNATIONAL RESIDENTIAL CODE, THE 2001 UNIFORM PLUMBING CODE, THE 2001 UNIFORM MECHANICAL CODE, THE 2008 NATIONAL ELECTRICAL CODE, AND THE 2008 TITLE 24 ENERGY STANDARDS.

SOIL BEARING ALLOWABLE ASSUMED TO BE 2000 PSF. ALL EXTERIOR FOOTINGS SHALL HAVE 18" MIN EMBEDMENT.

ALL FOOTINGS SHALL ALSO BE EMBEDDED DEEP ENOUGH THAT A 5' MIN HORIZONTAL DISTANCE TO DAYLIGHT IS ATTAINED. SEE 1.

PB, CC, ETC ARE SIMPSON STRONG-TIE HARDWARE. REFER TO SIMPSON CATALOG C-2018 FOR INSTALLATION INFORMATION. USE EXACT TYPE, SIZE, AND NUMBER OF FASTENERS SPECIFIED IN CATALOG.

SEE 13 AND 14 FOR FRAMING OF STAIRS IF REQ'D

DECKS MUST HAVE DETAILING TO RESIST TRANSVERSE LATERAL FORCES (FORCES THAT WOULD PULL THE DECK AWAY FROM THE BUILDING). TO RESIST THESE FORCES THE DECKS ARE ATTACHED WITH LUG HANGERS, EITHER TO A RIM OR TO A LEDGER. THESE HANGERS MUST USE SIMPSON SD212 SCREWS, OR SIMILAR #8 SCREWS SHOWN TO HAVE EQUIVALENT VALUES. THE HANGERS ATTACHED WITH SCREWS HAVE A WITHDRAWAL VALUE OF AT LEAST 520# PER HANGER. THE LEDGER USES 3-1/2"x3" SIMPSON SDS SCREWS, GIVING IT A VALUE OF 81# PER STUD. OTHER ALTERNATIVE DETAILS FOR RESISTANCE OF TRANSVERSE LATERAL FORCES CAN BE CONSIDERED IF THE SUBMITTER CAN DEMONSTRATE THAT THEY CAN RESIST EQUIVALENT LOADS. FREE STANDING DECKS ARE EXEMPT OF THIS REQUIREMENT.

DETAILS ON ACCOMPANYING DETAIL SHEETS ARE DRAWN TO THE SCALE NOTED IN THE TITLE BLOCK OF THE SHEET, U.N.O. HOWEVER, THE SIZE OF EACH SCALED ELEMENT SHOWN ON THE DETAILS DOES NOT NECESSARILY REPRESENT THE SIZE OF THE MEMBERS CALLED OUT ON THE PLAN, OR EXISTING IN THE STRUCTURE.

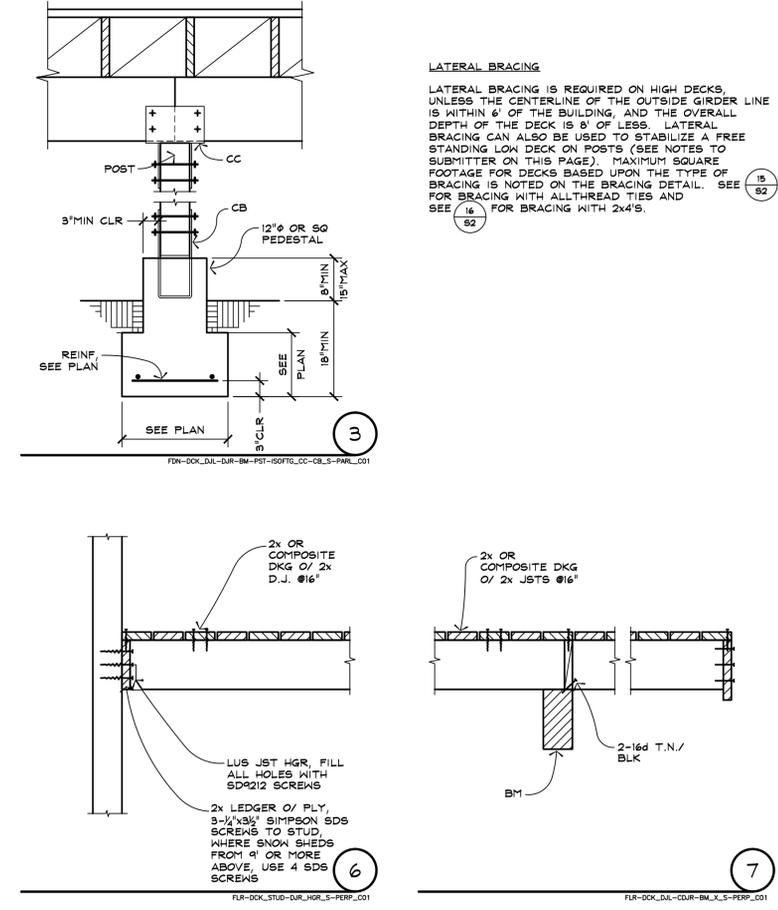
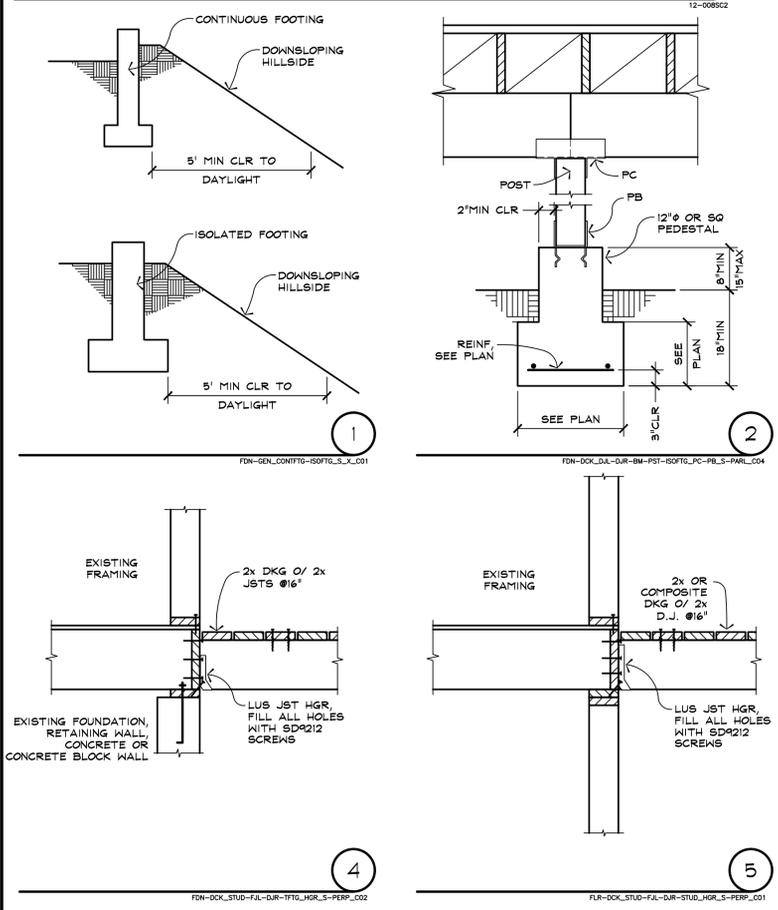
GUARD, STAIR AND HANDRAIL NOTES

GUARDS (FORMERLY KNOWN AS GUARDRAILS) SHALL BE 42" HIGH. INTERMEDIATE RAILS, BALUSTERS OR OTHER BARRIERS SHALL BE SPACED SO THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH. GUARDS ARE REQUIRED AT ALL OPEN SIDED WALKING SURFACES, MEZZANINES, STAIRWAYS, RAMPS AND LANDINGS THAT ARE MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.

STAIRS SHALL HAVE A MAXIMUM RISE OF 7.75" AND A MAXIMUM RUN OF 10" AND A MINIMUM WIDTH OF 36". OPENINGS AT TOES SHALL BE SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH. A LANDING OF NO LESS THAN THE STAIR WIDTH SHALL BE PROVIDED AT THE TOP AND BOTTOM OF ALL STAIRS (MINIMUM 36" IN DIRECTION OF TRAVEL). FLIGHTS OF STAIRS SHALL NOT HAVE A VERTICAL RISE BETWEEN FLOOR LEVELS OR LANDINGS GREATER THAN 12".

AT EXTERIOR STAIRWAYS A MEANS SHALL BE PROVIDED TO ILLUMINATE THE STAIRS, INCLUDING LANDINGS TREADS AND THE TOP LANDING AREA. A LIGHT THAT IS OVER THE ENTIRE STAIRWAY MAY MEET THIS REQUIREMENT. CONTROL FOR THESE LIGHTS SHALL BE EITHER WITHIN THE RESIDENCE, OR SHALL BE AUTOMATIC (MOTION OR PHOTO-SENSITIVE CONTROLLED).

HANDRAILS ARE REQUIRED ON AT LEAST ONE SIDE OF A STAIRWAY THAT HAS FOUR OR MORE RISERS. THE TOP OF THE HANDRAIL SHALL BE 34" MINIMUM TO 38" MAXIMUM HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREAD. HANDRAILS SHALL EXTEND FROM A POINT DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. THE ENDS OF A HANDRAIL ARE TO BE RETURNED OR TERMINATED IN A NEEL POST OR SAFETY TERMINALS. THE USE OF A VOLUTE TURNOUT STARTING EASING IS ALLOWED OVER THE LOWEST TREAD. HANDRAILS ADJACENT TO A WALL OR GUARD NEED TO HAVE A SPACE NOT LESS THAN 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL BE CONTINUOUS FOR THE ENTIRE RUN, EXCEPT A NEEL POST CAN INTERRUPT HANDRAILS AT A TURN. HANDRAILS GRIPS SHALL BE AS SPECIFIED BELOW FOR A TYPE I OR A TYPE II HANDRAIL, OR OF ANOTHER DESIGN APPROVED BY THE BUILDING OFFICIAL AS PROVIDING AN EQUIVALENT GRASPABILITY. VISUAL EXAMPLES OF EACH TYPE ARE PROVIDED, BUT NOTE THAT THESE ARE REPRESENTATIVE OF COMPLIANT CONCEPTS, BUT MANY OTHER PROFILES CAN BE COMPLIANT.



LATERAL BRACING

LATERAL BRACING IS REQUIRED ON HIGH DECKS, UNLESS THE CENTERLINE OF THE OUTSIDE GIRDER LINE IS WITHIN 6' OF THE BUILDING, AND THE OVERALL DEPTH OF THE DECK IS 8' OR LESS. LATERAL BRACING CAN ALSO BE USED TO STABILIZE A FREE STANDING LOW DECK ON POSTS (SEE NOTES TO SUBMITTER ON THIS PAGE). MAXIMUM SQUARE FOOTAGE FOR DECKS BASED UPON THE TYPE OF BRACING IS NOTED ON THE BRACING DETAIL. SEE 15 FOR BRACING WITH ALL-THREAD TIES AND SEE 16 FOR BRACING WITH 2x4'S.

OPTION 1: OPTION 1 IS FOR DECKS ATTACHED DIRECTLY TO BUILDINGS. OPTION 1 IS ONLY AVAILABLE IF THE FOLLOWING CRITERIA ARE IN PLACE: THAT THE EXISTING FOUNDATION AT THE BUILDING IS CONTINUOUS AND SOUND, AND MADE FROM CONCRETE OR CONCRETE BLOCK; THAT THE CONNECTION IS MADE AT THE RIM RIGHT OVER THE FOUNDATION (DETAIL 5), AT THE RIM OVER A SMALL CRIPPLE WALL (DETAIL 6) OR AT THE CRIPPLE WALL (DETAIL 7). LASTLY, THAT ANY CRIPPLE OR LOWER FLOOR WALL THAT SUPPORTS THE FLOOR AND NOW THE DECK IS RELATIVELY FREE OF OPENINGS. IF THESE CONDITIONS CANNOT BE MET, OPTION 2 MUST BE USED.

OPTION 2: OPTION 2 CREATES A DECK THAT DOES NOT RELY ON THE EXISTING BUILDING FOR VERTICAL SUPPORT. IT IS STILL ATTACHED TO THE BUILDING FOR GENERAL LATERAL SUPPORT.

OPTION 3: OPTION 3 IS SHOWING MULTIPLE SPANS. THE FARTHEST OUT SUPPORT LINE MUST BE 18' OR LESS FROM THE EXISTING BUILDING.

OPTION 4: OPTION 4 IS FOR FRAMING THE DECK GIRDER FLUSH. IF THE OWNER OR BUILDER DO NOT DESIRE FOR THE BEAM TO DROP DOWN, THIS IS HOW IT SHOULD BE FRAMED.

NOTE THAT FEATURES OF OPTIONS MAY BE COMBINED, FOR EXAMPLE A DECK COULD HAVE A FLUSH BEAM AT ITS OUTER EDGE AND A BEAM LINE SUPPORTING NEXT TO THE BUILDING (COMBINING OPTIONS 4 AND 2), OR A FLUSH BEAM WITH MULTIPLE SPANS, POSSIBLE WITH FLUSH INTERMEDIATE BEAMS (COMBINING OPTIONS 4 AND 3).

ALL DECKS SHOWN ARE ATTACHED TO BUILDINGS AND ALL HIGH DECKS BASED UPON THESE PRESCRIPTIVE PLANS MUST BE ATTACHED TO A BUILDING. FREE STANDING DECKS THAT MEET THE REQUIREMENTS FOR A LOW DECK (AVG HEIGHT OF 6', NO POST TALLER THAN 8') ARE PERMITTED WITH THE LATERAL BRACING SPECIFIED ON THESE PLANS, SEE DETAILS 15 AND 16. LATERAL BRACING IS REQUIRED ON ALL 4 SIDES OF THE FREE STANDING DECK, WITH SQUARE FOOTAGE MAXIMUMS AS OUTLINED ON THE DETAILS.

NOTES TO SUBMITTER

THESE PRESCRIPTIVE DESIGNS ARE INTENDED TO APPLY TO THE MOST COMMON SITUATIONS ENCOUNTERED IN MONO COUNTY. HOWEVER, UNIQUE SITE CONDITIONS OR SUBSTANTIAL DEVIATIONS FROM THESE DESIGNS AS DETERMINED BY THE BUILDING OFFICIAL MAY WARRANT ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESIGN REQUIREMENTS.

THESE PLANS ARE PRIMARILY FOR THE STRUCTURAL REQUIREMENTS OF DECKS. THE SUBMITTER IS RESPONSIBLE FOR PREPARING AN ARCHITECTURAL PLAN, SHOWING THE ACTUAL LAYOUT OF THE DECK. THE PLAN SHALL ALSO SHOW A STRUCTURAL LAYOUT BASED UPON THE REQUIREMENTS OF THESE PLANS.

IF A PROPOSED DECK IS WITHIN 5' OF A PROPERTY LINE, ADDITIONAL FIRE PROTECTION REQUIREMENTS WILL NEED TO BE ADDRESSED. THESE REQUIREMENTS MUST BE COMPLIED WITH IF THE ORIGINAL RESIDENCE HAS BEEN DETERMINED BY THE BUILDING OFFICIAL MAY WARRANT ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESIGN REQUIREMENTS.

NOTES ON COMPOSITE DECKING

THE SUBMITTER IS RESPONSIBLE FOR CHECKING THE SPECIFICATIONS AND SPAN REQUIREMENTS FOR ANY COMPOSITE DECKING THAT IS SELECTED AND GENERALLY INSTALLING IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. INSTALLED COMPOSITE DECKING MUST HAVE A LABEL, IN COMPLIANCE WITH CRC 317.4, INDICATING THE REQUIRED PERFORMANCE LEVELS AND DEMONSTRATING COMPLIANCE WITH THE PROVISIONS OF ASTM D 7092.

ADDITIONALLY, SOME COMPOSITE DECKING SYSTEMS HAVE A PROPRIETARY ATTACHMENT SYSTEM. IF THE SUBMITTER HOPES TO USE A PROPRIETARY ATTACHMENT SYSTEM IN PLACE OF THE SCREWS CALLED OUT, THE SUBMITTER IS TO SUBMIT WITH THE PLANS THE INSTALLATION GUIDELINES FOR THE PROPRIETARY SYSTEM WHEN SUBMITTING FOR A BUILDING PERMIT. UPON APPROVAL OF THE BUILDING DEPARTMENT PROPRIETARY ATTACHMENT SYSTEMS MAY BE USED.

STANDARD STRUCTURAL REQUIREMENTS
HIGH RESIDENTIAL DECKS WITH 120 PSF SNOW LOAD
MONO COUNTY, CALIFORNIA

COUNTY OF MONO
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

P.O. BOX 3569
MANKROT, CA 93546
(760) 924-1800; FAX: 924-1801

P.O. BOX 8
74 N. SCHOOL ST., ANNEX 1
BRIDGEPORT, CA 93546
(760) 932-5400; FAX: 932-5432

DATE
SCALE 3/4"=1'-0"
DRAWN
JOB
SHEET 51 OF 2 SHEETS

