



City of Grand Forks

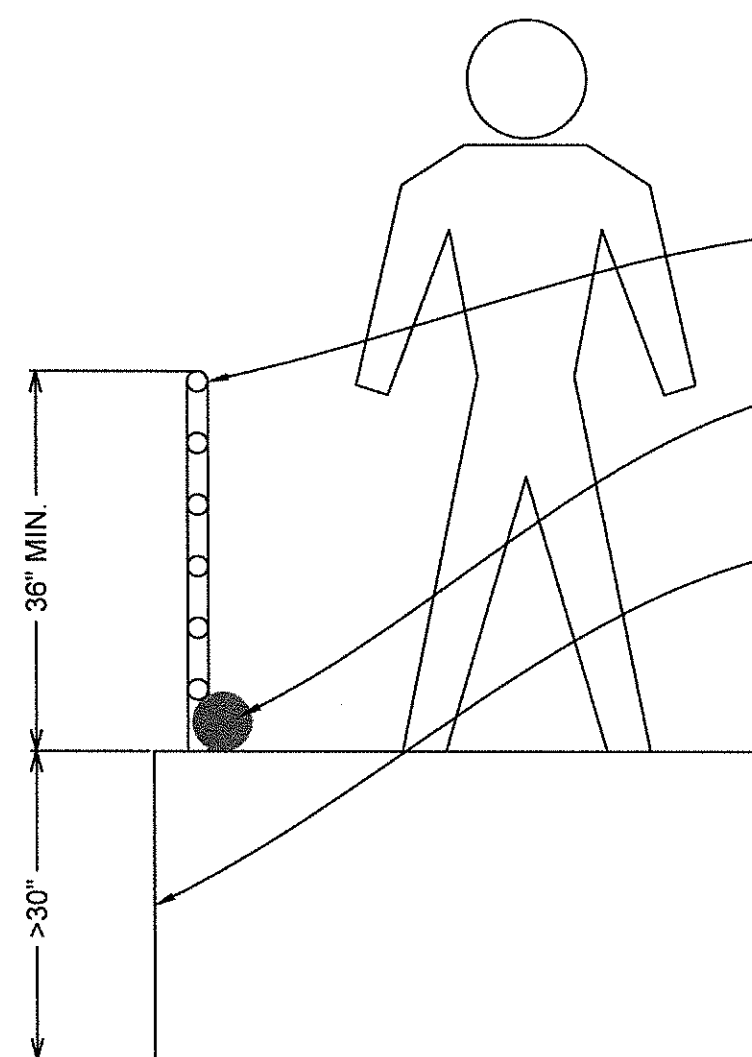
255 North Fourth Street - P. O. Box 5200 - Grand Forks, ND 58206-5200

(701) 746-2631
Fax # (701) 787-3741

FRONT & REAR STAIRWAYS, DECKS & GUARDRAILS

The following are requirements of the International Residential Code pertaining to front and rear stairways, decks and guardrails surrounding front and rear decks in residential buildings with an occupant load of less than ten.

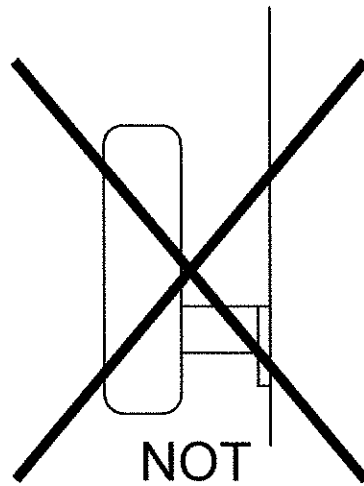
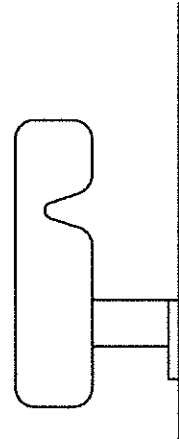
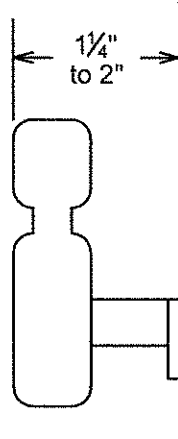
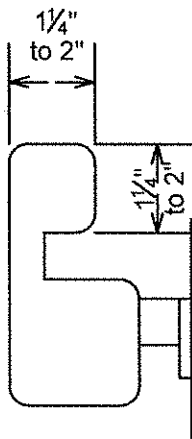
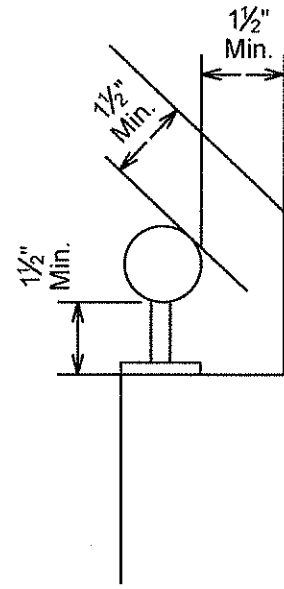
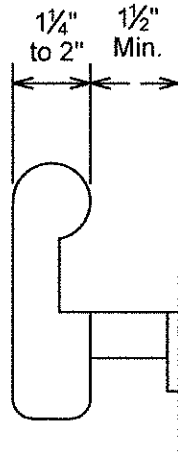
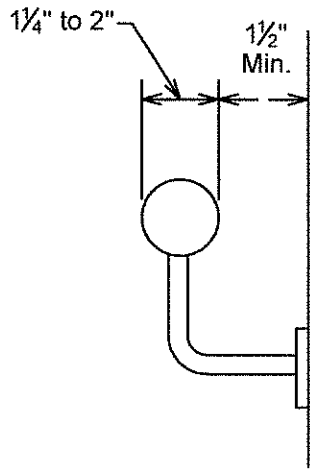
1. Stairways may be constructed with an 8" maximum rise and a 9" minimum run.
2. The largest tread run with any flight of stairs shall not exceed the smallest by more than 3/8". The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8".
3. Handrails shall be placed not less than 34", nor more than 38", above the nosing of treads. They shall be continuous the full length of the stairs. The handgrip portion of handrails shall be not less than 1 1/4", nor more than 2", in cross-sectional dimension or the shape shall provide an equivalent gripping surface. The handgrip portion of handrails shall have a smooth surface with no sharp corners. Handrails projecting from a wall shall have a space of not less than 1 1/2" between the wall and the handrail.
4. Guardrails, on decks and landings 30" or higher above adjacent areas, shall not be less than 36" in height. Open guard railings shall have intermediate rails or an ornamental pattern such that a sphere 4" in diameter cannot pass through. Stairway guardrails may be the height of the handrails.
5. Decks may extend into the required front yard 6 feet, and into the required side and rear yards 6 feet; except they cannot project closer than to within 4 feet of the side lot line.



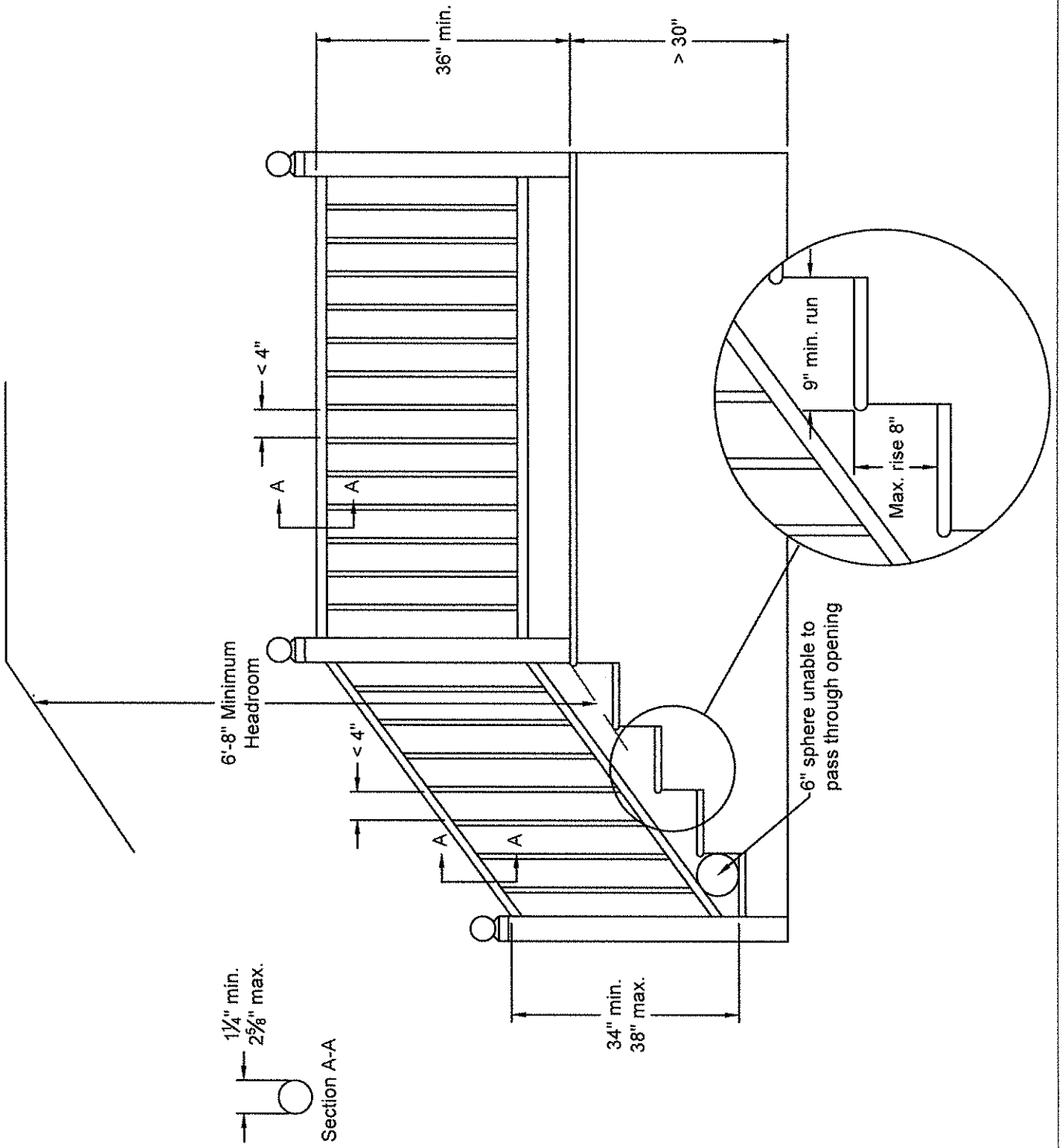
Guard height 36" minimum.

Guard pattern to prevent the passage of a sphere 4" or more in diameter.

Guards are required where dropoffs are greater than 30".



NOT
ACCEPTABLE



DECK INFORMATION SHEET

BUILDING PERMITS	Required for any deck attached to a structure or any detached deck 8 inches or more above grade.
FROST FOOTINGS	Required for any deck attached to a dwelling or garage that has frost footings.
GUARDRAILS	Required on all decks 30 inches or more about grade. Railing must be 36 inches minimum in height. Open guardrails and stair railings must have intermediate rails or ornamental pattern that a 4 inch sphere cannot pass through.
WOOD REQUIRED	All exposed wood used in the construction of decks is required to be of approved wood of natural resistance to decay (redwood, cedar) or approved treated wood. This includes posts, beams, joists, and decking.
JOIST HANGING	Header beams more than 6 feet long and joists over 12 feet long shall be supported by approved framing anchors such as joist hangers.
OVERHANGING DECKS	Joist should not overhang beams by more than two feet, nor should beams overhang posts by more than one foot unless a special design is approved.
SETBACKS	Decks may extend to within four feet of side lot lines. Decks may extend into front and rear setbacks a maximum of six feet.
FLASHING	All connections between deck and dwelling shall be weatherproof. Any cuts in exterior finish shall be flashed or caulked.
SPECIAL DESIGN NOTE	Some decks designs may not be appropriate should the placement of a screen porch or 3-season porch be a future consideration. Porch setback requirements are not the same as deck setbacks.
For more information or inspections, call the City Inspectors Office at (701) 746-2631	