

Historic Preservation Services

Community Development & Neighborhood Services 281 North College Avenue P.O. Box 580 Fort Collins, CO 80522.0580

970.416.4250 preservation@fcgov.com fcgov.com/historicpreservation

CERTIFICATE OF APPROPRIATENESS – Minor Alteration ISSUED: November 18, 2021 EXPIRATION: November 18, 2022

Margaret & Bryan Dennis 315 Whedbee Street Fort Collins, CO 80524

Dear Property Owner:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, the Mark & Effie Miller Property at 315 Whedbee Street has been approved by the City's Historic Preservation Division (HPD) because the proposed work appears to be routine in nature with minimal effects to the historic resource, and meets the requirements of Chapter 14, <u>Article IV</u> of the Fort Collins Municipal Code.

The alterations reviewed include:

• Addition of a deck to east elevation of non-historic, 2003 garage

Notice of the approved application has been provided to building and zoning staff to facilitate the processing of any permits that are needed for the work.

Please note that work beyond that indicated in your permit application/correspondence requires additional approval.

If the approved work is not completed prior to the expiration date noted above, you may apply for an extension by contacting staff at least 30 days prior to expiration. Extensions may be granted for up to 12 additional months, based on a satisfactory staff review of the extension request.

If you have any questions regarding this approval, or if I may be of any assistance, please do not hesitate to contact me. I may be reached at <u>jbertolini@fcgov.com</u> or 970-416-4250.

Sincerely,

Jim Bertolini Historic Preservation Planner



Homeowner Affidavit or Authorized Contractor License: A, B, C, C2, D, D2, MM (MM does not include 2 story decks)

12/17/2020

A permit is required for <u>any</u> of the following conditions: Decks that are more than 30" above grade, attached to the house, or serve the front exit door.

Option #1: The Deck is Engineered

Plans are provided and stamped by a Colorado Licensed Structural Engineer. (check options on page 4)

Option #2: I am designing to code (current adopted International Residential Code)

I have used the code link below to design my plans per code to the best of my ability. (Fill out page 4)

Plans that do not meet code, will need to be re-designed / re-submitted or engineered.

Will the deck be attached to the house or self-supported? What is the area (square feet) of the proposed deck?



Submittal Checklist Code Access (2018 IRC & local amendments) https://codes.iccsafe.org/content/IRC2018 **Permit Application Chapter 5 - Section 507 Exterior Decks** https://www.fcgov.com/building/codes.php Homeowner Affidavit (for homeowner builders) Engineered and stamped structural plans or letter is required for the following conditions: Deck info filled out (page 4) 1. Beam supported by hangers Site Plan (PDF drawn to scale) 2. Ledger attached to a cantilever/overhang on the existing house such as a bay window Plans set (PDF drawn to scale) including: 3. Kits or pre-manufactured designs Floor Plan. 4. Designs other than those presented in code. Side view/elevation 5. Decks attached to brick, masonry or veneer. Connection details 6. Decks supporting a hot tub/pool. 7. Multi-story stacked decks At least 1 before photo showing 8. Steel decks that do not conform to section R505, where the deck will be located. including the use of steel beams, or steel decks for properties located West of Overland Trail (>140 Payment (check, cash, credit card) mph wind region) Joists cannot Beams cannot **Required Inspections** attach to a attach to ledgers, cantilever on only joists can the house 1. Setback and Footing (Pier Hole) connect to ledgers Joists 2. Foundation (post connections) loists 3. Rough Frame & Rough Electric Beam 4. Final Inspection



Step A: Draw a site to scale (i.e.: 1"=20'-0")

Show location of the new structure in relation to the house

Provide measurements from deck to property lines

8.5x11 or 8.5x14 page size

Newer homes may have an existing site plan available through public records, which can be used to create the NEW site plan. http://citvdocs.fcgov.com/



Step B: Draw a floor plan as if looking down from above.



Step C: Draw an Elevation view (Side View)





Step D: Draw connection details showing how beams, joists, posts and piers are connected (see section 5 for code sections and examples)



Code Safety List

 Handrails are required on at least one side of the stairs where there are 4 or more risers (landing to landing) and must be graspable.
 IRC Section: R311.7.8 – R311.7.8.6

 Guards are required for fall protection where the deck is 30" or more above grade (measured at a point 5 ft away from the deck edge – local amendment to definition of grade).
 Openings in guards cannot exceed 4 inches IRC Section: R312.1.1 - R312.1.4 (For cable railing use



3" max spacing and a maximum of 4ft on center support post spacing).

3. Where decks are built over window wells that serve the required emergency escape and rescue opening (egress windows), a clear access height of 36" is required (measured from the top of the window well to the underside of the deck structure). IRC R310.2.4

Typel

- 4. Exterior wet listed light is required at the top landing to illuminate stairs. IRC Section R311.7.9
- 5. A solid level landing is required at the bottom of exterior deck stairs sized 36" min deep (in the path of travel) x 36" min wide (or width of stair) level concrete landing is required at the bottom of exterior deck stairs. **IRC Section: R311.7.6**



Step E: Provide deck design info:

I am submitting professionally engineered, stamped deck plans. I have confirmed that all of the following required fields are provided on the engineered plans. Any fields not provided on the plans have been filled out in the form fields below as needed (ie. deck height/materials).

Check one of the following:

I am designing to code. All fields below must be filled out and noted on plans.

https://codes.iccsafe.org/content/IRC2018 (chapter 5) https://www.fcgov.com/building/codes.php

Торіс	Code Section	Fill in required items
1 Decking		
Material and orientation to joists	Table R507.7	composite Pensinia
2 Joists		1 4 4 6 1 1 1 1
Species and size of joists	Table 507.6	54P 2×8.
Span/length of joists	Table & Figure R507.6	1184
Do the joists cantilever? If so, how far?	Figure & Table R507.6 (right column in table)	No
Spacing of joists (measured center to center)	Table R507.6	· 16" 0 C
3 Beams		
Wood Species and size of beam	Table R507.5	·3 2×10 54/.
Span/ length of beam between posts	Table R507.5	9 FL
Does the beam cantilever? How far?	Text Section R507.5	No.
4 Joists to beam connections (See Ste	p D)	
Draw connection detail with fasteners	Figures R507.5.1- R507.5.2	Show on Plans
5 Posts		
What is the height of the deck	Table R507.4	12"
What is the size of the post	Table R507.4	6×6.
6 Beam to post connections (See Step	D)	
Draw connection detail with fasteners	R507.5.1 & R507.5.1(2)	Show on Plans
7 Pier/Footing size (See Steps B & C)		
Required 30" min deep below grade	Local Frost Depth	30 inches min. Deep
Type of footing/piers	Text R507.3 & Figure R507.3	Show on plans
Size of footing/piers	Table R507.3.1 Use 40psf snow load Use 1,500 psf Soil Bearing	19 mah. 30'inch deep.
8 Post to pier/footing connections (See	e Step C)	ŀ
Show connection details on plans	R507.4.1 & R507.3	Show on plans
Ledger /Band joist Connection		
How will the joists connect to the house?	Section R507.8 - 507.9.2 & Table R507.2.3	Show on plans
 8 Post to pier/footing connections (See Show connection details on plans 9 Ledger /Band joist Connection How will the joists connect to the house? 	Use 1,500 psf Soil Bearing e Step C) R507.4.1 & R507.3 Section R507.8 - 507.9.2 & Table R507.2.3	30'inch deep. Show on plans Show on plans

2021 IRC Deck Pier Chart is approved for use on decks (now allows for smaller piers for small decks).

Minimum Pier/Footing size for decks

Based on tributary area and soil-bearing pressure of 1500 psf and a live snow load of 40psf

Tributary area In square feet	Diameter of Round Pier In inches (1500 psf load bearing value of soil)	Depth of Piers	
5	8		
20	12	30 inches below grade. Posts shall be centered on piers.	
40	16		
60	(19)		
80	22		
100	25		
120	27		
140	29		
160	31		

For options other than round piers, reference the International Residential Code, section R507.3

Bryan and Magnet Dennis. 315 Whedber st. FC 80529 ergen i + Deck Jeen " Garage SIFT IN FF House 26 Ft 190A sale 1'= 20' North



Bryon and Margnet Deans 315 whed bee st Deck

Boist 2×8 syp. Hashing Bean 3 ost 622 , AB. W ledyer attached with Eincarcher 50/15 Convete pre. 16 OC. 19" niche Post 6×6 ledge 2x3 30" leep.



Byon and Margaet Deanes 315 in hedber st Pergola zind Sap 2×4 2×8 Joist 2×8 bean. To bean connector 8Ff 6x6 Post. Post base. 8" dianeter 30" deep \$ Foote



