

# OTC BUILDING PERMIT



## CITY OF HEMET DEPARTMENT OF LIFE SAFETY

### Balcony/Deck Permit (City Standards)

**\*Residential\***

## PERMIT REQUIREMENTS

### Required Documents to issue Permit Over The Counter (OTC):

- Application
- Site/Plot Plan
- **Planning Department Approval**
- City Standards Handout with Specifications being used in installation circled or highlighted
- Owner notarized letter to Contractor or Signed Contract

### General Information

#### All work performed shall conform to:

*All work performed shall conform to:*

2022 California Residential Code (CRC)

2022 California Mechanical Code (CMC)

2022 California Plumbing Code (CPC)

2022 California Green Building Standard Code (CGBSC)

2022 California Electrical Code (CEC)

2022 California Energy Code (CEC)

2022 California Fire Code (CFC)

City of Hemet Municipal Code

### DIRECTIONS:

Please fill-out and highlight the material and specifications that will be utilized for this project and attach the City Standard sheet to your Site Plan.

These standards are for the City Standard Balcony/Deck ONLY.

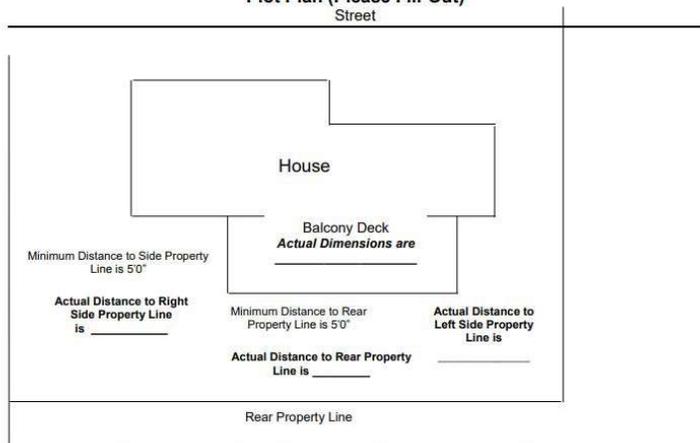
NOTE: Engineered alternatives may be approved (wet signed/stamped plans are required) through the plans submittal process and will require plan check fees in addition to permitting fees.

### SAMPLE PLOT PLAN AND REQUIRED INFORMATION BELOW:

#### Disclaimer:

*Use of this conventional standard design is at the user's risk and carries no implied or inferred guarantee against failure or defects.*

#### Plot Plan (Please Fill-Out)



( City Standards)

### INSPECTIONS REQUIRED:

1st Inspection: Footings

2nd Inspection: Rough Frame/\*\*Final

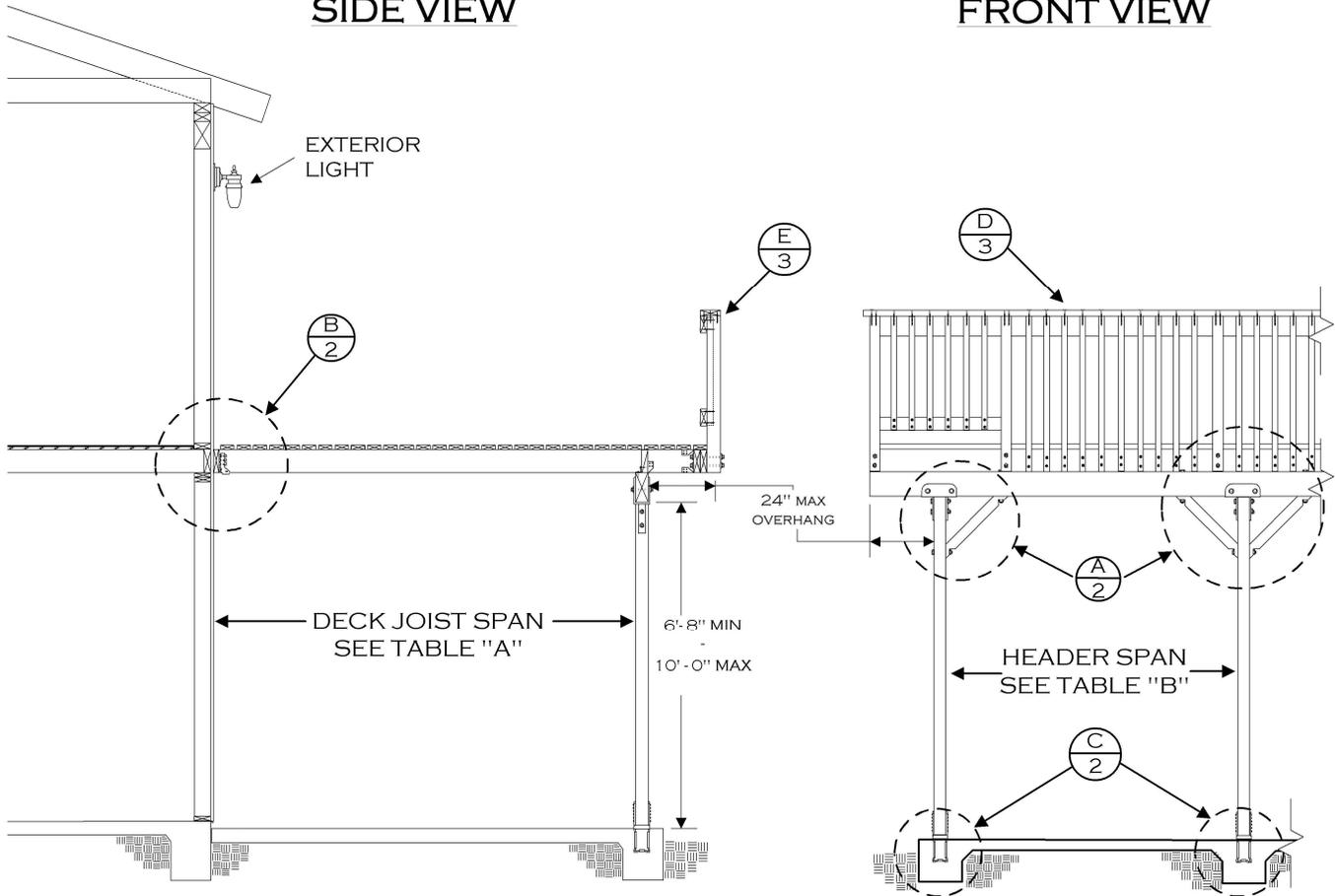
(If Electrified add \*\*Final Electric on

2nd Inspection.)

Please note Side and Rear Yard Setbacks on the Plot Plan.  
Please note actual dimensions for the Balcony Deck on the Plan.

**SIDE VIEW**

**FRONT VIEW**



**TABLE "A"**  
DECK JOIST SPANS  
(DOUGLAS FIR #2 OR BETTER)

SIZE	SPACING	SPAN
2 x 6	12" o.c.	10' - 6"
	16" o.c.	9' - 0"
	24" o.c.	7' - 6"
2 x 8	12" o.c.	14' - 0"
	16" o.c.	12' - 0"
	24" o.c.	9' - 6"
2 x 10	16" o.c.	15' - 0"
	24" o.c.	12' - 0"
2 x 12	24" o.c.	14' - 0"
4 x 6	12" o.c.	14' - 6"
	16" o.c.	13' - 6"
	24" o.c.	11' - 6"
4 x 8	24" o.c.	15' - 0"
4 x 10	32" o.c.	15' - 0"

**TABLE "B"**  
HEADER SIZING & SPANS  
(DOUGLAS FIR #2 OR BETTER)

JOIST SPAN	HEADER	
	SIZE	SPAN
UPTO 8'-0"	4 X 8	8'-0"
	4 X 10	10'-0"
	4 X 12	11'-6"
	6 X 12	14'-0"
8'-1" - 10'-0"	4 X 8	7'-6"
	4 X 10	9'-6"
	4 X 12	11'-0"
10'-1" - 12'-0"	6 X 12	13'-0"
	4 X 8	7'-0"
	4 X 10	9'-0"
	4 X 12	10'-0"
12'-1" - 15'-0"	6 X 12	12'-0"
	4 X 8	6'-6"
	4 X 10	8'-0"
	4 X 12	9'-6"
	6 X 12	11'-0"

**TABLE "C"**  $\Delta$   
LEDGER BOLT SPACING  
(3/8 DIA. X 6" LAG BOLTS - SEE NOTE 1)

DECK JOIST SPAN	SPACING
8'-0" OR LESS	8" O.C.
8'-1" TO 10'-0"	6" O.C.
10'-1" TO 12'-0"	5-1/2" O.C.
12'-1" TO 14'-0"	4-1/2" O.C.
14'-1" TO 15'-0"	4" O.C.

**NOTES:**

1. LEDGER BOLTS SHALL BE 3/8" DIA. X 6" LONG WITH 1/4" DIA. PRE DRILLED HOLES. BOLTS ARE TO BE PLACED STAGGERED.
2. ALL METAL HARDWARE & SCREWS TO BE GALVANIZED OR OTHERWISE APPROVED CORROSION RESISTANCE
3. MAXIMUM 5' JOIST SPAN IF 2<sup>ND</sup> FLOOR IS CANTILEVERED AT LEDGER.
4. SHEAR WALLS MAY NOT BE MODIFIED UNLESS STRUCTURAL CALCULATIONS ARE SUBMITTED AND APPROVED BY THE BUILDING DEPARTMENT
5. USE OF THIS STANDARD IS LIMITED TO R-3 OCCUPANCIES (SINGLE FAMILY DWELLINGS AND DUPLEX)  $\Delta$

**DISCLAIMER:**

ALTERNATE DECK DESIGNS MAY BE POSSIBLE WHEN PROVIDED WITH AN ENGINEERED ANALYSIS. USE OF THIS CONVENTIONAL STANDARD DESIGN IS AT THE USER'S RISK AND CARRIES NO IMPLIED OR INFERRED GUARANTEE AGAINST FAILURE OR DEFECTS.

**WESTERN RIVERSIDE COUNTY CODE UNIFORMITY PROGRAM**



**CITY OF HEMET  
BUILDING & SAFETY**

**BALCONY/DECK STANDARD**

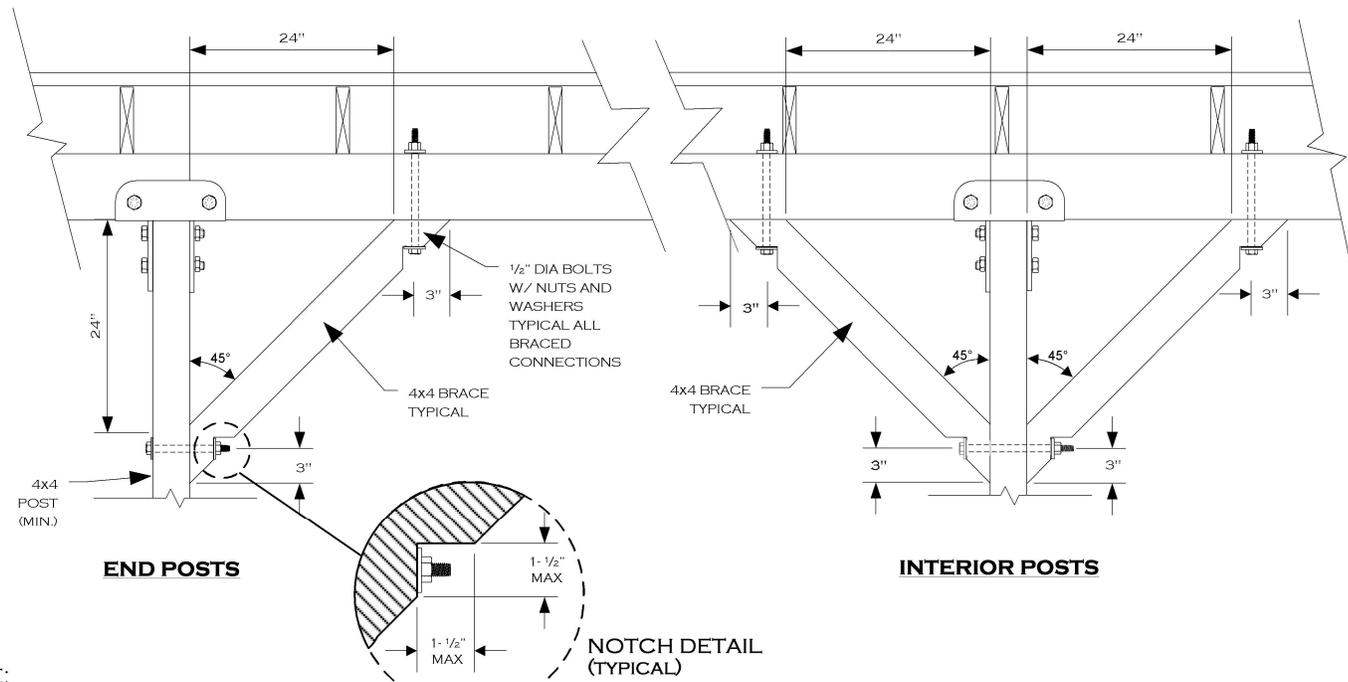
PHONE (951) 765-2475

REVISED 7/2023

DECKSTDS2008SECOND  
CUT.VSD

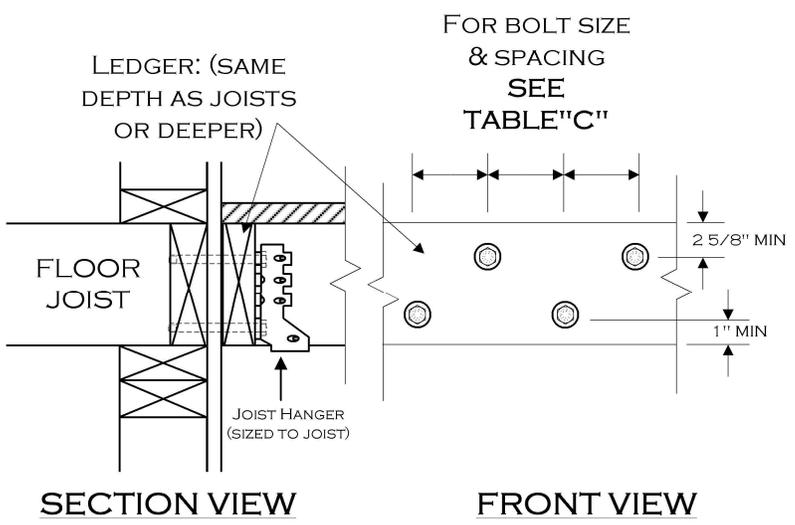
PAGE 1 OF 4

# KNEE BRACE DETAIL (A)



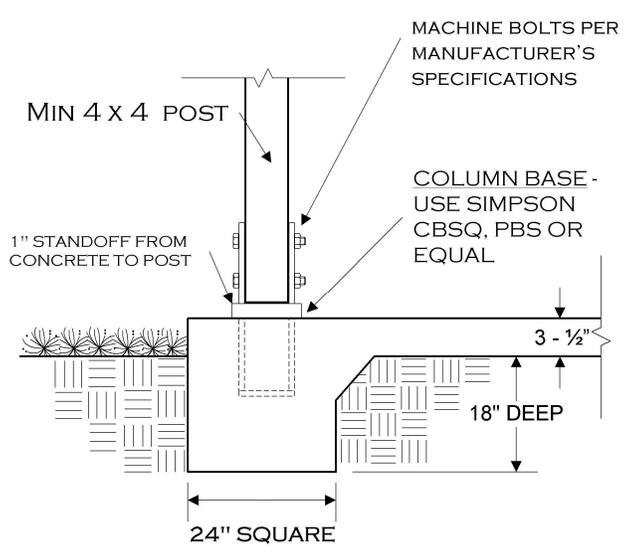
**NOTE:**  
 1. END POSTS REQUIRE SINGLE KNEE BRACE. ALL INTERIOR POSTS TO HAVE DOUBLE BRACES.

# LEDGER DETAIL (B)



**NOTE:** THIS DECK CONNECTION DETAIL IS BASED ON THE ASSUMPTION THAT A MINIMUM 1-1/2" THICK WOOD MEMBER IS ADEQUATELY INSTALLED AT ALL EDGES OF THE 2ND FLOOR DIAPHRAGM. IF ANY OTHER MATERIAL IS USED, SUCH AS TJI JOISTS, A SPECIAL ENGINEERED DESIGN WILL BE REQUIRED. IT IS THE OWNER'S RESPONSIBILITY TO VERIFY THE PRESENCE OF THE APPROPRIATE RIM JOIST.

# FOOTING DETAIL (C)



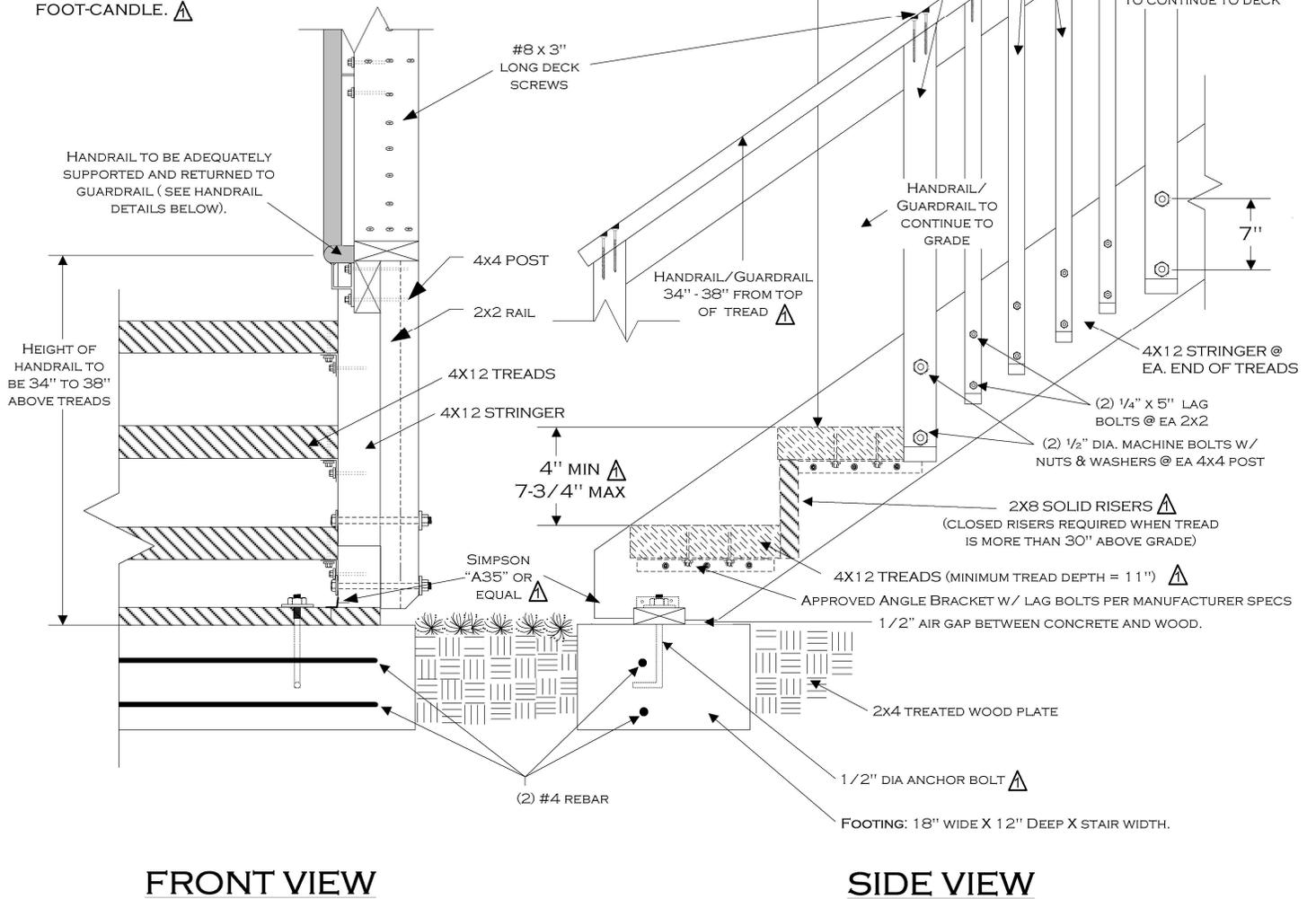
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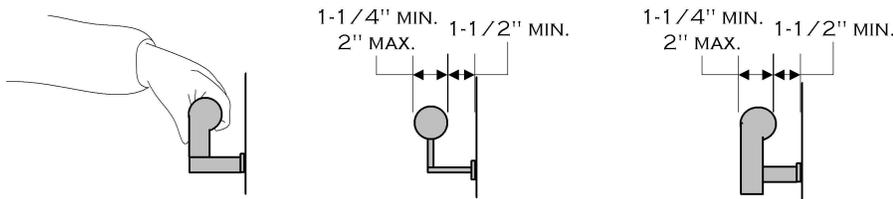
# OPTIONAL EXTERIOR STAIRWAY

**NOTES:**

1. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH OR BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT SHALL NOT EXCEED 3/8" IN THE STAIRWAY. ⚠
2. STAIRWAY WIDTH 36" MIN – 48" MAX.
3. TREADS MUST HAVE APPROVED SLIP RESISTANT SURFACE
4. ALTERNATE STAIRWAY DESIGNS MAY BE ACCEPTABLE PENDING BUILDING DEPARTMENT APPROVAL.
5. LIGHTING LEVEL AT ALL STAIR TREADS TO BE A MINIMUM OF 1 FOOT-CANDLE. ⚠



## HANDRAIL DETAILS



**NOTE: OTHER SHAPES MAY BE ACCEPTABLE IF THEY PROVIDE AN EQUIVALENT GRIPPING SURFACE.**

**THESE DESIGNS ARE NOT ACCEPTABLE**

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