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Щоб попросити переклад або спеціальні послуги для осіб з особливими потребами, зверніться до нас, скориставшись такими контактними даними:
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Để yêu cầu dịch vụ dịch thuật hoặc điều chỉnh liên quan đến tình trạng khuyết tật, vui lòng liên hệ với chúng tôi qua **DTDcompliance@clackamas.us** | **503-742-4400.**

Clackamas County
www.clackamas.us

BUILDING CODES DIVISION
MANUFACTURED DWELLINGS
Residential Landings, Decks, Stairs & Railings

This brochure addresses commonly asked questions about the design, construction and placement of landings, decks, stairs and railings for manufactured homes. Please refer to the back of this sheet for a drawing showing standard details for landings, simple span decks, stairs, handrails, and railings.

What types of landing or deck materials are allowed? —

Approved materials for landings or decks include treated outdoor wood and wood with natural insect and rot resistance, such as cedar, heartwood of redwood, and black locust In addition, some new materials, such as plastic lumber may be approved for use. Please contact a Plans Examine; before purchasing materials, if you plan to use plastic lumber on your landing or deck.

Non-treated wood other than that above is not acceptable.

Do I need a separate permit for the attached landing or deck on my proposed new home?

We will be glad to review your landing or deck along with your house plans, and no additional permit will be required as long as you show the location and framing of the attached deck on your plot (site) plan and house plan.

Do normal zoning yard setbacks apply to landings and decks?

Any structure more than 30 inches above grade must meet the normal yard setback standards of the zoning district in which it is located. If the total landing or deck height is 30 inches or less above grade, there *may* be some setback exceptions. Please contact our Planning & Zoning Division to verify potential exceptions. However, in no case is it allowable to place any type of structure, including a landing or deck, over the property line.

Do I need a permit to build my landing or deck to the front door?

On a manufactured home, you do not need a separate building permit for a landing/deck when it does not exceed 36 square feet with a minimum dimension of 3-feet in front of the door **and** the deck is less than or equal to 4 feet in height, measured from finished grade. It will still be inspected and needs to meet the code requirements for stairs, guardrail, handrail, and landings (see drawing on the back) but it will be part of your manufactured dwelling permit.

You will need a *separate* building permit to build any landing or deck **if** over 30" above the finish grade **and** the deck/landing exceeds the 36 square feet in size or greater than 4 feet in height.

Do I need a railing around my landing or deck?

You will need a code compliant railing around your landing or deck if the landing or deck surface is 30 inches or more above grade. See the drawing on the back of this sheet for railing details.

Can I get a final inspection on my new house before I build my attached landing or deck?

You must have a code-compliant landing or deck at least 3 feet by 3 feet at all required exits in order to obtain a final inspection.

A code complying guardrail may be placed across any secondary exit.

NOTE

The One and Two Family Dwelling Code requires all construction to be done to Code standards whether or not a building permit is required. If you have any questions about methods of construction, please contact us for assistance.

*See Drawing on Back

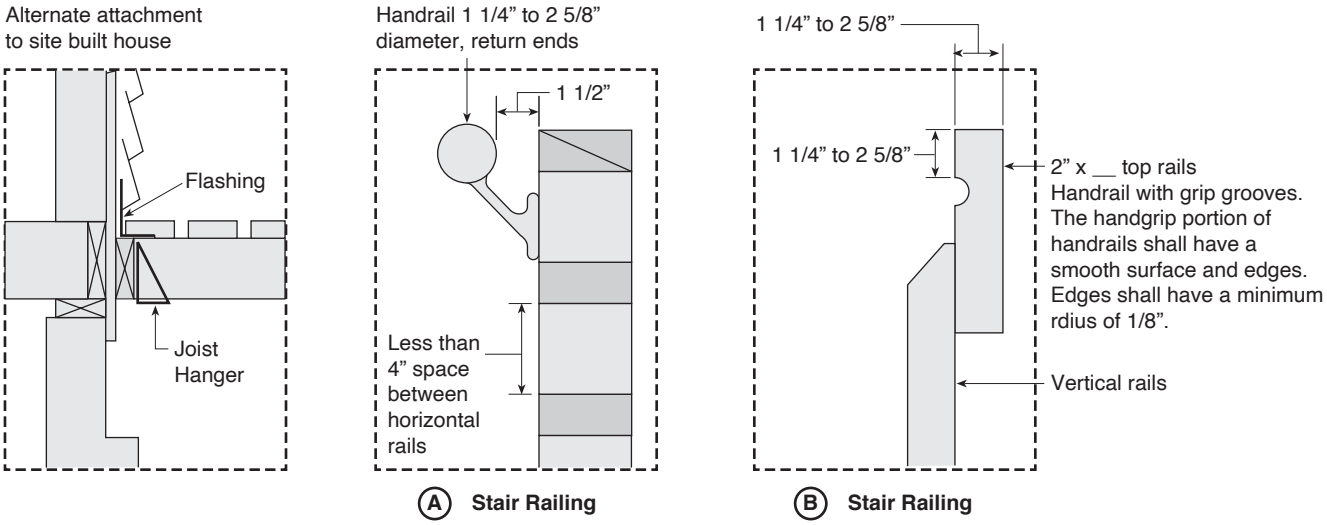


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Inspection request: 503-742-4720 | www.clackamas.us

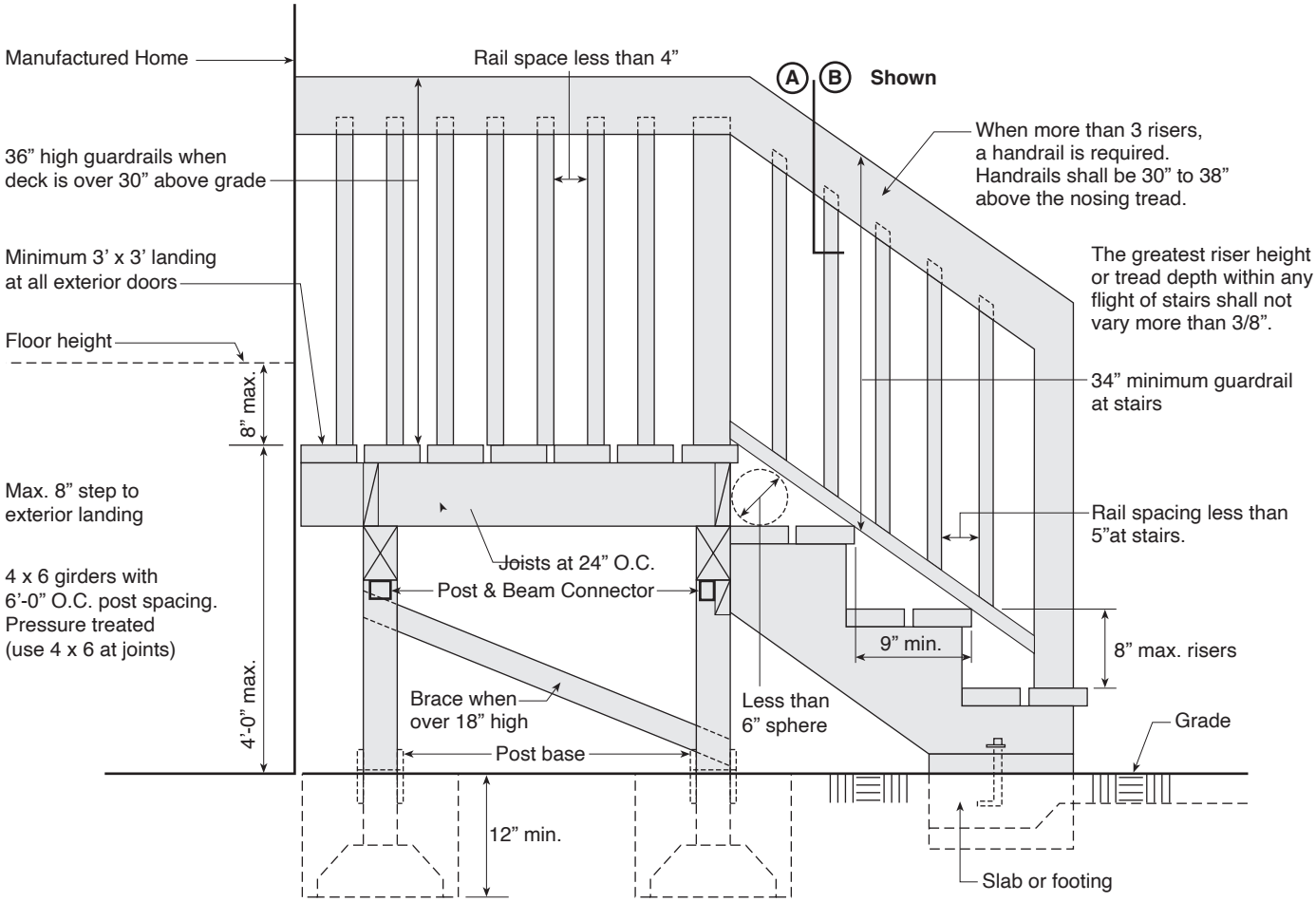
Code Standards for Residential Landings, Decks, Stairs and Railings

CLACKAMAS COUNTY

This sketch presents standard details showing the code requirements for residential landings, decks, stairs and railings. (These are not construction details and are provided to communicate code requirements only.) Please contact the Building Division for additional information or assistance with your specific project.



(A) **Stair Railing** (B) **Stair Railing**



Joist System (for Landings and Simple Deck Spans)