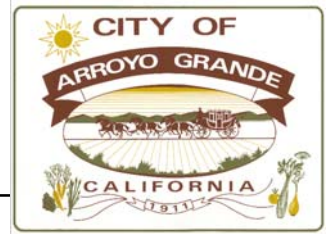


City of Arroyo Grande
 Department of Building and Fire
Division of Building and Life Safety

214 E. Branch St. Arroyo Grande, Ca. 93420 805/473-5450



Residential Balcony Standards

Shear walls may not be modified unless structural calculations are submitted and approved by the Building Department

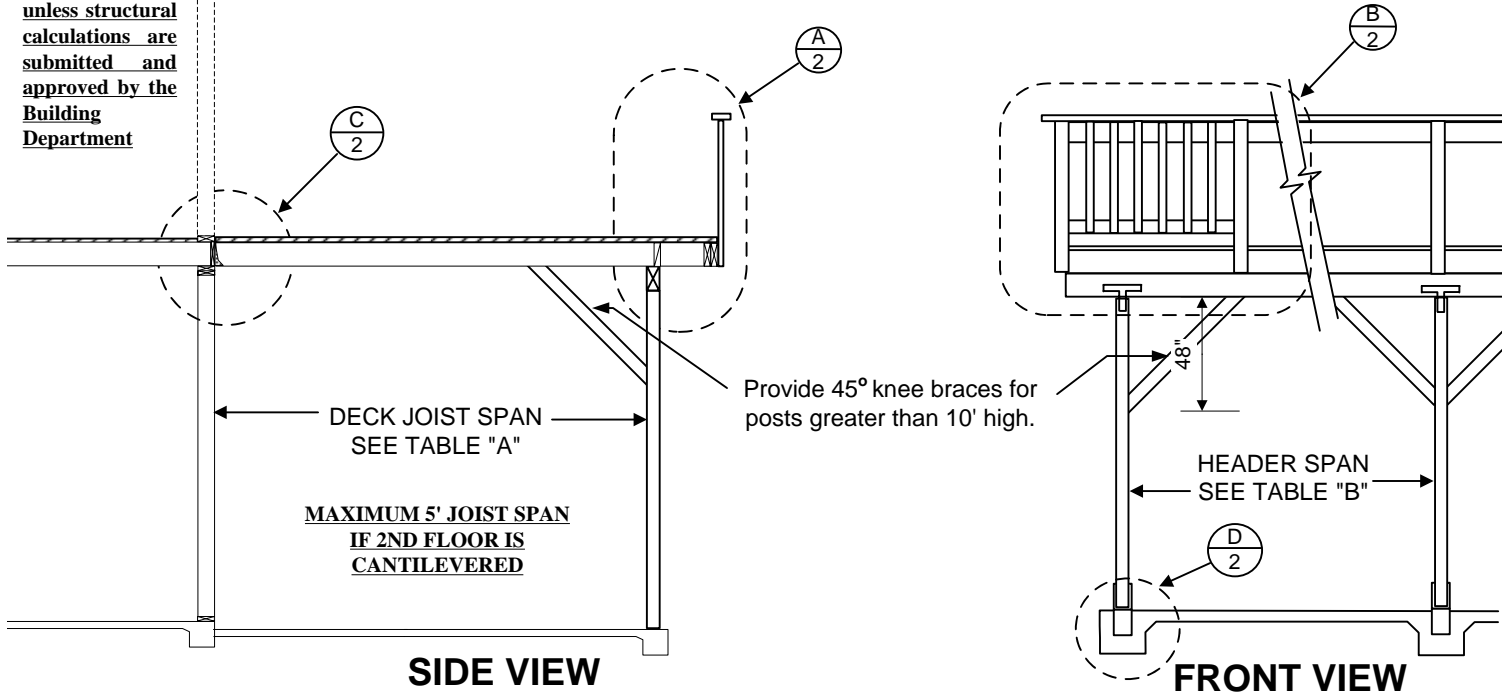
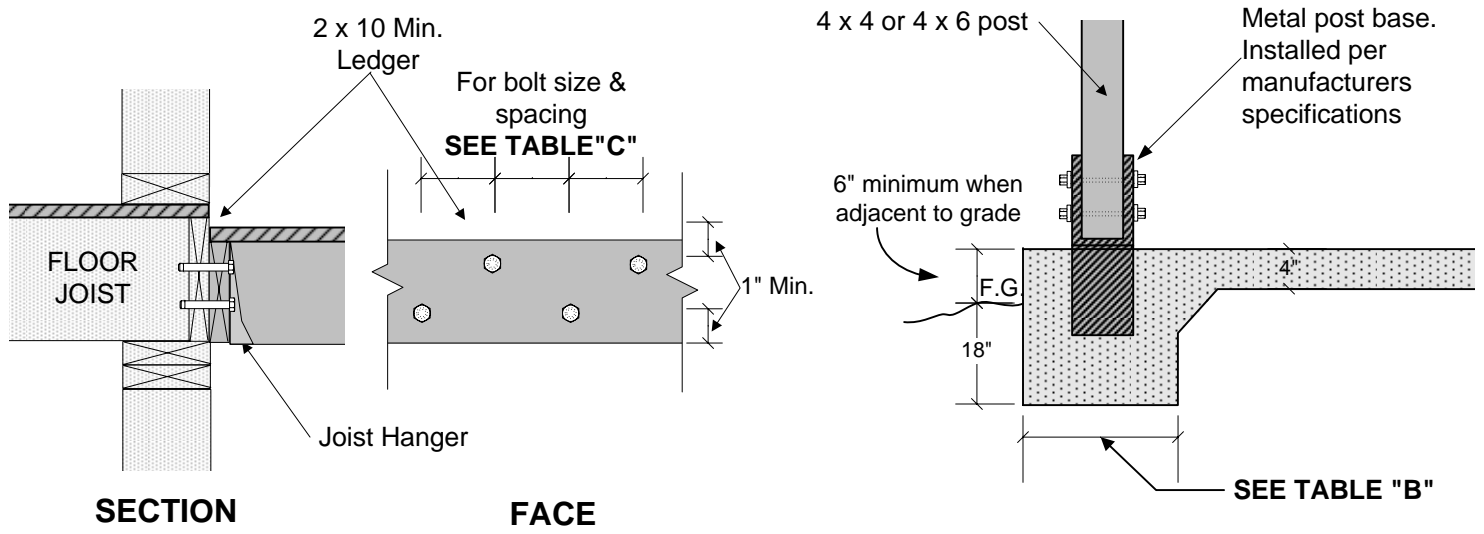
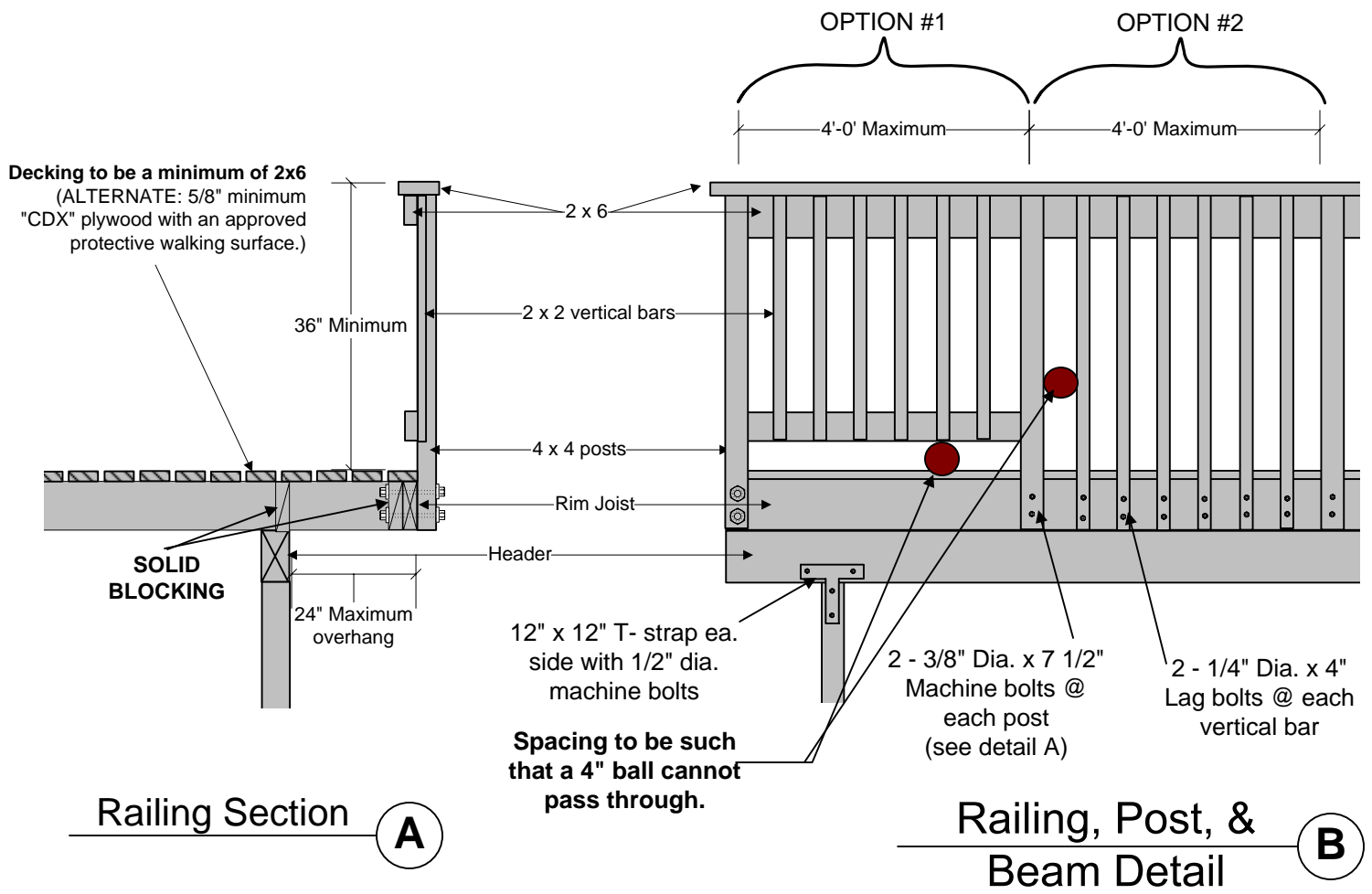


TABLE "A"		
DECK JOIST SPAN		
SIZE	SPACING	SPAN
2 x 6	12" o.c.	10' - 6"
	16" o.c.	9' - 2"
	24" o.c.	7' - 6"
2 x 8	12" o.c.	14' - 0"
	16" o.c.	12' - 0"
	24" o.c.	9' - 8"
2 x 10	16" o.c.	15' - 5"
	24" o.c.	12' - 6"
2 x 12	24" o.c.	14' - 7"
4 x 6	12" o.c.	16' - 0"
	16" o.c.	14' - 0"
	24" o.c.	11' - 5"
4 x 8	24" o.c.	15' - 0"
4 x 10	32" o.c.	15' - 0"

TABLE "C"	
IF JOIST SPAN IS....	THEN BOLT SPACING IS ...
Up to 8'	8" o.c.
Up to 10'	7" o.c.
Up to 12'	6" o.c.
Up to 14'	5" o.c.
Up to 16'	4" o.c.

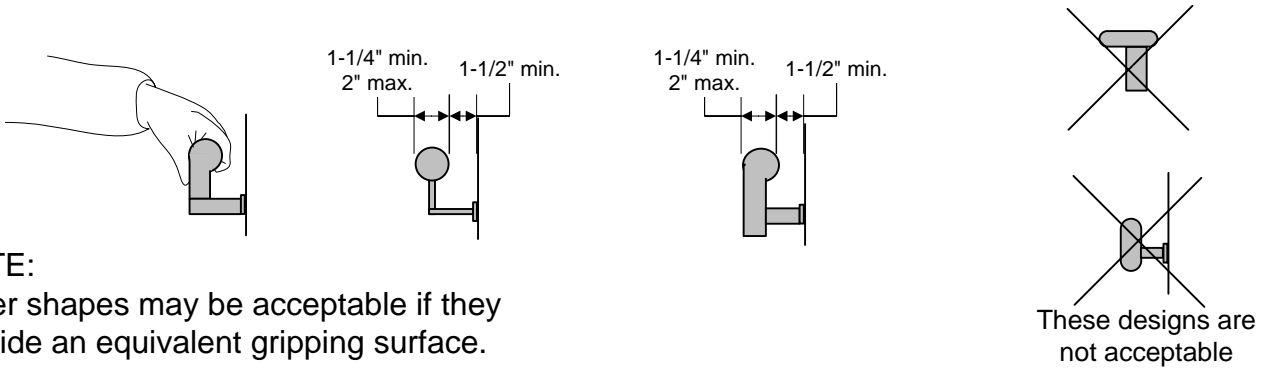
TABLE "B"			
IF JOIST SPAN IS....	AND HEADER SPAN IS...	THEN THE MINIMUM HEADER SIZE IS:	AND THE MINIMUM FOOTING SIZE IS:
Up to 16'	Up to 6'	4 x 8	18" sq. x 18" deep
Up to 8'	Up to 8'	4 x 8	18" sq. x 18" deep
Up to 16'	Up to 8'	4 x 10	18" sq. x 18" deep
Up to 8'	Up to 10'	4 x 10	18" sq. x 18" deep
Up to 14'	Up to 10'	4 x 12	18" sq. x 18" deep
Up to 10'	Up to 12'	6 x 10	24" sq. x 18" deep
Up to 12'	Up to 14'	6 x 12	24" sq. x 18" deep

1. All lumber to Douglas Fir #2 grade or better.
2. Ledger Bolts are to be 3/8" dia. x 5" long with 1/4" dia. pre drilled holes. Bolts are to placed staggered.
3. Ledgers are to be a minimum of 2 x 10.



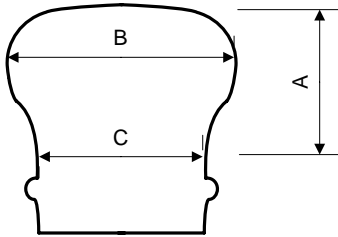
This deck connection detail is based on the assumption that a minimum 1-1/2" wide rim joist is adequately installed at all edges of the 2nd floor diaphragm. If any other material is used, such as TJI joists, a special engineered design will be required. It is the owner's responsibility to verify the presence of the appropriate rim joist.

Ledger Detail **C** **Post Base & Footing Detail** **D**



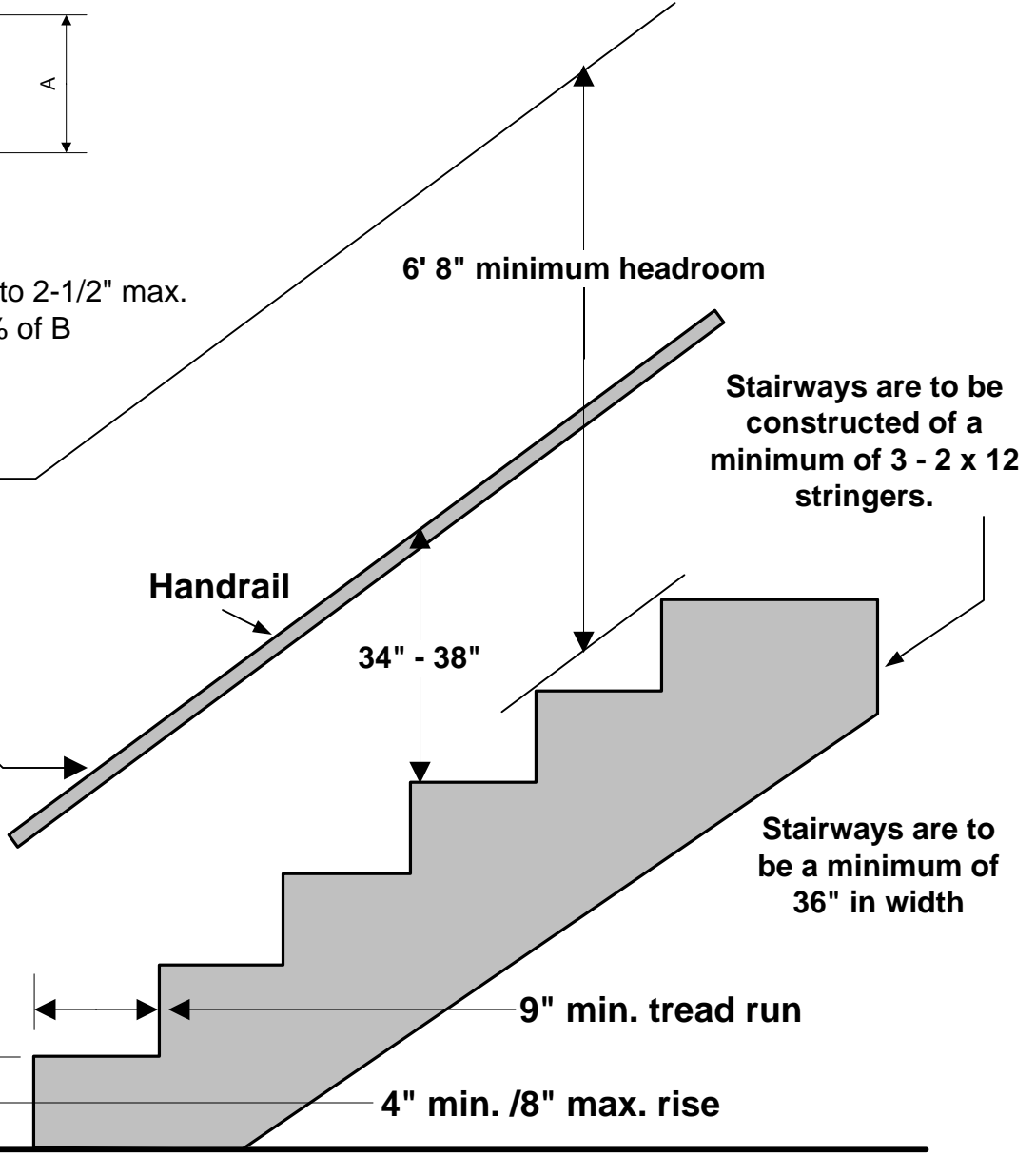
NOTE:
Other shapes may be acceptable if they provide an equivalent gripping surface.

HANDRAILS



- A. = 1-1/2" max.
- B. = Ranges from 1-1/4" min. to 2-1/2" max.
- C. = Less than or equal to 75% of B
(C must lie within A)

Handrails shall be returned or shall end in newel posts or safety terminals. Handrails shall also be continuous for the full length of the stairs.



Stairways are to be constructed of a minimum of 3 - 2 x 12 stringers.

Stairways are to be a minimum of 36" in width

Every landing shall have a dimension measured in the direction of travel not less than the width of the stairway

The largest tread run & the largest riser height within any flight of stairs, may not exceed the smallest (respectively) by more than 3/8".

Residential stairways