



County of Powhatan, Virginia
RESIDENTIAL PERMIT APPLICATION
REQUIREMENT CHECKLIST
Detached One and Two Family Dwellings,
Townhouses and Accessory Structures

For Office Use Only	
Building Permit #	
Date of Submittal	
Received By	

Applications for Construction Permits may be submitted Monday – Friday, 9:00 am to 4:00 pm. Applications must be submitted on thumb drive or other electronic means.

Applications Submitted for Review Shall Include the Following:	Yes	No
Zoning Compliance Affidavit - Required for all new structures, as well as additions to existing structures.		
Building Plans – Plans must be submitted on a thumb drive or other electronic method delivered to the office. Complete sets drawn to ¼” scale to include footing/foundation/ basement plan, wall heights, height of unbalanced fill and soil classification, wall construction material and any reinforcement. Floor plan for each level, roof plan: showing typical individual roof members and bearing, all overbuilt roof areas, hip members and true valleys, dimensioned truss layout plan and corresponding truss detail drawing, 1 joist spec sheets and large layout (if used), LVL specs & layouts, wall sections, tall wall structural plan details for walls that exceed 12 feet in height bearing the seal and signature of a registered design professional. Identify and locate the wall bracing methods utilized: braced wall lines and spacing, braced wall panel construction and locations, construction method for supporting braced wall panels with a length of 48 inches or less, identification of all structural members header sizes, door sizes, window sizes, column sizes, etc. Deck plans indicating all beams, girders, joists, posts and footing sizes. Manufacturer’s drawings for manufactured homes, including the foundation, stoop and/or deck plans. Manufacturer’s drawings for swimming pools and certified engineer’s design for in-ground pools, footing/prefab carports, and garages.		
Shrink/swell soil analysis report: if required by subdivision plat or identified as having a moderate or high shrink/swell potential.		
Engineered footing/foundation design: if soil report confirms moderate or high shrink/swell soil conditions or other adverse soil conditions at building site.		
Homeowner acting as their own Contractor – Submit “Affidavit of Exemption From Contractor Licensing”		
Contractors – Submit copy of Contractor’s License and current Business license from the city or county of business operation or Powhatan County.		
Site Plan (copy of plat): Submit plat depicting proposed structure(s) and distances measured in feet to property lines at front, sides, and rear property lines.		
Copy of Well & Septic Permit: Issued by the Powhatan County Health Department (unless public water / sewer)		
Public/State Road Access – Provide a copy of a VDOT entrance permit or VDOT approval letter for an existing entrance.		
Private Road or Easement Access – Applicants are responsible for providing a recorded legal instrument demonstrating access rights. Powhatan County staff will review submitted documentation for administrative completeness. However, the County does not guarantee or determine legal access rights. Incomplete or unclear access claims may be referred to the County Attorney for review, which may result in delays or denial of the permit. Applicants are encouraged to consult legal counsel if they are unsure about their access rights.		
Agreement in Lieu of an Erosion and Sediment Control Plan —signed by the landowner and Certified Responsible Land Disturber.		
Permit Application must be signed.		

Incomplete construction permit applications will not be accepted or reviewed until all required materials are submitted.

Applicant signature _____ **Date** _____



County of Powhatan, Virginia
HOUSE PLAN REQUIREMENT
CHECKLIST

For Office Use Only	
Building Permit #	
Date of Submittal	
Received By	

DETACHED ONE AND TWO FAMILY DWELLINGS, TOWNHOUSES AND ACCESSORY STRUCTURES

Applications for Construction Permits may be submitted Monday – Friday, 9:00 am to 4:00 pm ONLY.

Plans Submitted for Review Shall Be Electronic and Include the Following:	Yes	No
Plans must be to scale, minimum 1/8" scale. Provide graphical scale on each page of scaled floorplan		
Header/Beam sizes (doors, openings, windows, etc.)		
Joist size and spans		
Door and Window sizes		
LVL's to be identified with specs, nail patterns and layout sheet from manufacturer		
I Joist spec sheets with layout (if used)		
Identify all rooms and their dimensions		
Footing sizes/design		
Typical wall sectional drawing		
Truss spec sheets with layout		
All other applicable information listed on the Residential Permit Application Requirements sheet		

Important Notice

Information missing from the package will result in a delay in permit issuance. Please acknowledge you have included all required information and have read the requirements listed.

Signature _____

Date _____

POWHATAN COUNTY CHECK LIST

GENERAL REQUIREMENTS:

1. Square footages for heated, unheated, and decks / porches
2. Drawings to scale: minimum 1/4"
3. Name of designer with address and occupation (VA code 54.1-402)
4. All documents must be legible
5. Soils report if required

FOOTINGS AND FOUNDATIONS:

- | | |
|---|------------|
| 1. Foundation plan with footing sizes | R403 |
| 2. Unbalanced fill at the basement | R404 |
| 3. Provide stem wall information | R602, R404 |
| 4. Crawl space or basement with slab and vapor barrier | R403 |
| 5. Girder and pier information | R502, R404 |
| 6. Vents or non-vented information | R408 |
| 7. Access size insulated or not | R408 |
| 8. Basement finished or not. Show room names if finished | |
| 9. Foundation and/or basement wall sizes including beams | R404 |
| 10. Floor joist information for 1st Floor | R502 |
| 11. Point loads and enlarged footing design if 10k lbs. or more | R403 |

1ST FLOOR PLAN:

- | | |
|--|------------|
| 1. Floor plan with size and room names | R304 |
| 2. Window and door locations with sizes | R303, R308 |
| 3. Egress and tempered window information | R308, R310 |
| 4. Garage separation and all slab information | R302 |
| 5. Braced wall information | R602 |
| 6. Interior load bearing walls, marked on the plan | |
| 7. Tall wall designs, when over 10' tall require RDP | |
| 8. Deck information | R507 |
| 9. Headers, post, and beam information | R502 |
| 10. Floor joist for 2nd Floor | R502 |
| 11. Stud size and spacing | R602 |
| 12. Provide portal framing information | R602 |

2ND FLOOR PLAN:

- | | |
|---|------------|
| 1. Floor plan with size and room names | R304 |
| 2. Window and door locations with sizes | R303, R308 |
| 3. Egress and tempered window information | R308, R310 |
| 4. Interior load bearing walls, marked on the plan | |
| 5. Floor joist for attic or ceiling joist or rafters without attics | R502, R802 |
| 6. Attic access | R807 |
| 7. Beams / roof bearing | R802 |
| 8. Post locations & sizes | |
| 9. Stud size and spacing | R602 |

ATTIC PLAN:

- | | |
|--|------------|
| 1. Floor plan (finished or unfinished) | R304 |
| 2. Windows locations | R303, R308 |

ROOF PLAN:

- | | |
|--|------|
| 1. Roof plan with rafter sizes and spacing | R802 |
| 2. Roof truss layout with design sheets | R802 |
| 3. Girder truss supports to foundation | R802 |
| 4. Hip and valley rafter information | R802 |
| 5. Ridge board or ridge beam information | R802 |
| 6. Collar ties and rafter ties | R802 |
| 7. Overlay information | R802 |

SECTIONS:

- | | |
|---------------------------------------|-------|
| 1. Full house section or wall section | |
| 2. Insulation information | N1102 |

ELEVATIONS:

- | | |
|--|-----------|
| 1. Show approximate grade all 4 sides | |
| 2. Roof pitch | Chapter 7 |
| 3. Chimney termination & brick on roof details | R1003 |
| 4. Wall and roof coverings | Chapter 7 |
| 5. Wall heights | R602 |

COUNTY OF POWHATAN
Building Inspections Department
3834 Old Buckingham Road, Suite F
Powhatan, VA. 23139
(804) 598-5622-Phone (804) 598-5877-Fax
www.powhatanva.gov

RESIDENTIAL CONSTRUCTION Permit Application

PERMIT NUMBER: _____ DATE OF APPLICATION: _____ RECEIVED BY: _____

OWNER NAME: _____
Last name First name Middle initial

ADDRESS: _____ SITE ADDRESS: _____
(If different)

ZIP: _____ ZIP: _____

CONTACT PHONE: _____ CONTACT EMAIL: _____

SUBDIVISION: _____

LOT: _____ BLOCK: _____ SECTION: _____

SETBACKS OF PROPOSED BUILDING:

FRONT: _____ BACK: _____ RIGHT: _____ LEFT: _____

**IT IS THE RESPONSIBILITY OF THE BUILDER TO ASSURE FRONT, SIDE AND REAR-YARD
SETBACK REQUIREMENTS ARE MET AND THAT SOILS ARE SUITABLE FOR FOOTINGS**

TAX PARCEL #: _____ TOTAL ACREAGE OF LOT: _____

WATER: (Check one) Public Private Well SEWAGE: (Check one) Public Private Septic

STRUCTURE: (Check one) ADDITION ALTERATION NEW CONSTRUCTION TEMPORARY

NATURE OF WORK: _____
(Examples: Single Family Dwelling, 2 Story, 4 BR, Basement, Attached Garage, Deck, Swimming Pool etc.)

CONTRACTOR: _____ STATE LICENSE NO. _____
Last name, First name Middle initial

TRADING AS: _____ CLASS: _____ EXPIRATION: _____

ADDRESS: _____ SPECIALTY CLASSIFICATION(S): _____

PHONE: _____

BUSINESS LICENSE NO. _____ LOCALITY _____ EXPIRATION: _____

(THIS SECTION TO BE COMPLETED BY COUNTY STAFF)

Use Group: _____ Use Code: _____ Fed. Use Code: _____ Construction Type: _____

Magisterial Dist.: _____ Zoning: _____ Traffic Area: _____ Voting Dist.: _____

USBC Edition: _____ Hydrologic Unit: _____ Route #: _____ Floodplain: Y/N _____

Site Plan # _____ Variance/Conditional Use Permit# _____ Occupant Load: _____

Planning & Zoning Approval _____ Building Dept. Approval _____

CHECK EACH PERMIT TYPE FOR WHICH APPLICATION IS MADE AND PROVIDE REQUESTED INFORMATION

SINGLE FAMILY DWELLING	DUPLEX	Value: \$ _____	Total Sq. Ft: _____
# Stories	# Bed Rooms	# Full Baths	
# Half Baths	# Kitchens	Type of Heat	
Basement Y/N	% Basement Finished	Flue Y/N (Type)	
# Fireplaces	Type of Fireplace	Exterior Finish	
Sq. Ft. Porch	Sq. Ft. Deck	Sq. Ft. Basement	
Sq. Ft. 1st Floor	Sq. Ft. 2nd Floor	Sq. Ft. 3 rd Floor	
Sq. Ft. Garage	Unfinished Space	Other	

ADDITION, ALTERATION, REPAIR, ACCESSORY STRUCTURES

Value of Improvement: \$ _____	Total Sq. Ft: _____	
#Rooms Added	#Bed Rooms Added	#Bath Rooms Added
#Decks & Size	#Porches	#Kitchens Added
Garage Y/N	Carport Y/N	Storage Shed Y/N
(circle one) Attached/Detached	(circle one) Attached / Detached	(circle one) Attached/Detached
Square Feet Added	Flue Y/N	Fireplace Y/N
Other Work (Specify): _____		

MANUFACTURED/MOBILE HOME

Value: \$ _____	Total Sq. Ft.: _____	
Dimensions	Model Year	Manufacturer _____
#Bedrooms	#Baths	
Deck Size	Porch Size	

DEMOLITION

Value: \$ _____	(Total cost of demolition)
Describe building or building element to be demolished _____	
Have all utilities been disconnected?	Yes No If No, explain _____
Please provide appropriate documentation (receipts) that demolition debris has been properly disposed of.	

MECHANICS LIEN AGENT (ONE AND TWO FAMILY DWELLINGS ONLY)

I request that the following mechanics lien agent be listed on my permit.

Name: _____ Phone: _____

Street or P.O. Box: _____ City, State, Zip: _____

I certify that I am legally authorized to make this application. I also certify that all construction will be executed in accordance with the applicable provisions of the Virginia Uniform Statewide Building Code and the Ordinances of Powhatan County. No portion of the work executed under this permit will be used or occupied until a Final Inspection and/or Certificate of Occupancy is granted.

Applicant Signature _____ Date _____

Print Name _____

Applicant is Building Owner Owner's Agent Contractor/Contractor's Agent

NOTE: If the permit applicant does not hold a Contractor's license issued by the Virginia Department of Professional and Occupational Regulation, submit a notarized Affidavit of Exemption from Contractor Licensing. Cash and check are the only acceptable forms of payment.

COUNTY OF POWHATAN
Building Inspections Department
3834 Old Buckingham Road, Suite F
Powhatan, VA. 23139
(804) 598-5622-Phone (804) 598-5877-Fax
www.powhatanva.gov

RESIDENTIAL
ELECTRICAL, MECHANICAL, and PLUMBING
Permit Application

This abbreviated application may be used to obtain the above permits when a Building Permit has already been issued. Provide permit number, owner's name, location of work and all other applicable information.

PERMIT NUMBER: _____ DATE OF APPLICATION: _____ RECEIVED BY: _____

OWNER NAME: _____
Last name First name Middle initial

SITE ADDRESS: _____

EMAIL: _____

ZIP: _____ PHONE: _____ FAX: _____

ELECTRIC SERVICE: (Check one) Southside Electric Co-Op Dominion Power; Inquiry Number: _____

WATER: (Check one) Public Private Well SEWAGE: (Check one) Public Private Septic

CHECK ONE NEW INSTALLATION REPAIR ALTERATION and/or EXTEND EXISTING SYSTEM NATURE

OF WORK: _____

COMMERCIAL Y/N: _____ DESCRIBE: _____

Note: Asbestos and Demolition Certification Form is required to be submitted with permit applications for all commercial repair, alteration, or demolition work.

CONTRACTOR: _____ STATE LICENSE NO. _____
Last name, First name Middle initial

TRADING AS: _____ CLASS: _____ EXPIRATION: _____

ADDRESS: _____ SPECIALTY CLASSIFICATION(S): _____

PHONE: _____

BUSINESS LICENSE: _____ ISSUED BY: _____ EXPIRATION DATE: _____

Note: Furnish copies of State Contractor license and Local Business license (even if licensed in another jurisdiction). County of Powhatan business license is required when the total amount of transactions in Powhatan exceed \$25,000 in a calendar year. Businesses within Powhatan are required to hold a current Powhatan business license when gross receipts are \$3,000 or more in a calendar year, regardless of where work is being conducted. Contact County of Powhatan Commissioner of the Revenue for business license information, (804) 598-5619. (Update required for changes of address or status and upon license renewal. Notify Virginia Board for Contractors within 10 days upon change of address.)

NOTE: If the permit applicant does *not* hold a Contractor's license issued by the Virginia Department of Professional and Occupational Regulation, submit a notarized Affidavit of Exemption from Contractor Licensing.

Continued on next page

CHECK EACH PERMIT TYPE FOR WHICH APPLICATION IS MADE AND PROVIDE REQUESTED INFORMATION

ELECTRICAL PERMIT

Contract Value: \$ _____

#Panels	#Circuit	Service Ampacity
#Receptacles	#Switches	#Fixtures
#Clothes Dryer	#Elec Range/Oven	Base Board Heat Y/N
Water Heater Y/N	Heat Pump Y/N	Available Fault Current
Service Ent Conductor Size _____	Aluminum or Copper	(Obtain from power company)
Change of service Y/N		

Other Work (Specify): _____

MECHANICAL/HVAC

Contract Value: \$ _____

Type of Equipment to be installed _____
 Fuel Type (Gas, Electric, Oil, Solar, Wood) _____ BTU _____ Rating _____
 Location (Attic, Crawlspace, Garage, etc) _____
 Duct Material (Rigid metal, Fiberglass, Flexible) _____
 Wood Stove Y/N _____ Listed & Labeled Y/N _____

Other Work (Specify): _____

PLUMBING PERMIT

Contract Value: \$ _____

#Water Closets	#Bath Tubs	#Showers
#Basins	#Kitchen Sinks	#Laundry Sinks
#Clothes Washer	#Dishwashers	#Mop Sinks
#Water Heaters	#Floor Drains	#Hose Bibs
Boiler Y/N		

Other Work (Specify): _____

PERMIT FEES:

Refer to the separate FEES SCHEDULE document for complete list of fees. All fees plus state levy are to be paid upon application for a permit. Only cash or check are acceptable payment methods.

The Commonwealth of Virginia requires every jurisdiction to collect a 2% fee levy on each permit issued. This amount is added to the permit fee collected by the county at the time of application for a permit (i.e., \$50 permit fee + \$1.00 levy = \$51.00 total).

By signing this application the applicant acknowledges responsibility for the above matters.

I certify that I am legally authorized to make this application. I also certify that all construction will be executed in accordance with the applicable provisions of the Virginia Uniform Statewide Building Code and the Ordinances of Powhatan County. No portion of the work executed under this permit will be used or occupied until a Final Inspection and/or Certificate of Occupancy is granted.

 Applicant Signature

 Date

 Print Name

Applicant is Building Owner Owner's Agent Contractor/Contractor's Agent

COUNTY OF POWHATAN
Building Inspections Department 3834 Old
Buckingham Road, Suite F
Powhatan, VA. 23139
(804) 598-5622-Phone (804) 598-5877-Fax
www.powhatanva.gov

RESIDENTIAL GAS Permit Application

PERMIT NUMBER: _____ DATE OF APPLICATION: _____ RECEIVED BY: _____

OWNER NAME: _____
Last name First name Middle initial

SITE ADDRESS: _____

ZIP: _____ PHONE: _____

CHECK ONE NEW INSTALLATION REPAIR ALTERATION and/or EXTEND EXISTING SYSTEM NATURE
OF WORK: _____

CONTRACTOR: _____ STATE LICENSE NO. _____
Last name, First name Middle initial

TRADING AS: _____ CLASS: _____ EXPIRATION: _____

ADDRESS: _____ SPECIALTY CLASSIFICATION(S): _____
_____ PHONE: _____

BUSINESS LICENSE: _____ ISSUED BY: _____ EXPIRATION DATE: _____

Note: Furnish copies of State Contractor license and Local Business license (even if licensed in another jurisdiction).
County of Powhatan business license is required when the total amount of transactions in Powhatan exceed \$25,000 in a
calendar year.

Businesses within Powhatan are required to hold a current Powhatan business license when gross receipts are \$3,000
or more in a calendar year, regardless of where work is being conducted. Contact County of Powhatan Commissioner
of the Revenue for business license information, (804) 598-5619. (Update required for changes of address or status and
upon license renewal. Notify Virginia Board for Contractors within 10 days upon change of address.)

Continued on next page

Contract Value: \$ _____

Check all applicable items below:

Tank Size	_____	Above Ground	_____	Under Ground	_____
Propane	_____	Natural	_____		
Piping Y/N	_____	Piping Inside Y/N	_____	Piping Outside Y/N	_____

Other Work (Specify):

If gas appliances are to be installed, the below must be completed with the BTU rating indicated.

Equipment	_____	Dryer	_____	Generator	_____
Logs	_____	Range/Oven	_____	Decorative Appliance	_____
Water Heater	_____	Tankless Water Heater	_____	Unit Heater	_____
# Fireplaces	_____	Furnace	_____	Illuminating Appliance	_____

Other Work (Specify):

PERMIT FEES:

Refer to the separate FEES SCHEDULE document for complete list of fees. All fees plus state levy are to be paid upon application for a permit.

The Commonwealth of Virginia requires every jurisdiction to collect a 2% fee levy on each permit issued. This amount is added to the permit fee collected by the county at the time of application for a permit (e.g., \$50 permit fee + \$1.00 levy = \$51.00 total). Cash or check are only acceptable forms of payment.

By signing this application the applicant acknowledges responsibility for the above matters.

I certify that I am legally authorized to make this application. I also certify that all construction will be executed in accordance with the applicable provisions of the Virginia Uniform Statewide Building Code and the Ordinances of Powhatan County. No portion of the work executed under this permit will be used or occupied until a Final Inspection and/or Certificate of Occupancy is granted.

Applicant Signature

Date

Print Name

Applicant is Building Owner Owner's Agent Contractor/Contractor's Agent

NOTE: If the permit applicant does *not* hold a Contractor's license issued by the Virginia Department of Professional and Occupational Regulation and is the property owner, submit a notarized Affidavit of Exemption from Contractor Licensing.



The County of Powhatan

AFFIDAVIT OF EXEMPTION FROM CONTRACTOR LICENSING

All permit applicants who do not hold a valid state contractor’s license are required to complete this affidavit. This is a sworn legal document. The applicant’s signature shall be witnessed by a Notary. As applicant for a building permit for work to be performed at the following location:

_____ (Location of work)

And pursuant to the provisions §54.1-1101, Code of Virginia, I swear I am exempt from any requirement to be licensed as a contractor in the Commonwealth of Virginia for the following reason: (check one):

- I will perform or supervise the construction, removal, repair, or improvement of no more than one primary residence owned by him and for his own use during any 24-month period; (personal use excludes buildings owned by the applicant but rented otherwise let out to tenants)
- I will perform or supervise the construction, removal, repair or improvement of a house upon my own real property as a bona fide gift to a member of my immediate family who will reside in the house ("immediate family" includes one's mother, father, son, daughter, brother, sister, grandchild, grandparent, mother-in-law and father-in-law);
- I am lessee of the relevant property or the agent of either or by the RDP, contractor or subcontractor associated with the work or any of their agents. I am not required to have a contractor license pursuant to Chapter 11 of Title 54.1 of the Code of Virginia.
- I am a contractor as defined in §54.1-1100, however, the total contract value of the work to be performed does not exceed \$1,000.00 and does not include landscape irrigation or water well construction. If the work includes plumbing, electrical, HVAC or gas piping, the applicant shall hold a Master Tradesman Certification issued by the Virginia Department of Professional and Occupational Regulation. Certification #: _____
- Any governmental agency performing work with its own forces;

Applicant Signature _____ Phone: _____

Address: _____ subscribed and acknowledge to me before this
_____ day of _____, 20 __ , in the City/County of _____, Virginia.

Notary Public

Commission Expiration

Notary Registration Number



The County Of
Powhatan

ZONING COMPLIANCE AFFIDAVIT

For Office Use Only	
Building Permit #	
Date of Submittal	
Received By	

Site Address _____

In signing this affidavit, the property owner and/or contractor understands and agrees to the following:

- The proposed use(s), distances from property lines, and distances from other structures as listed on the attached application are correct.
- It is the responsibility of the property owner and his contractor to ensure that the building is constructed/sited in compliance with the setback distances required for this structure by the Zoning Ordinance.
- The County bears no responsibility for construction/siting errors.
- The contractor is aware of all zoning requirements pertinent to this project.
- Site access via a public/state road shall require an approved VDOT entrance permit or VDOT approval letter for an existing entrance.
- Site access via a private road or easement access shall provide a recorded legal instrument demonstrating access rights. Staff will review submitted documentation for administrative completeness. However, the County does not guarantee or determine legal access rights. Incomplete or unclear access claims may be referred to the County Attorney for review, which may result in delays or denial of the building permit.
- If the building is sited in violation of any setback distance, the property owner will be required to demolish or move the portion of the building not in compliance or take other corrective measures to avoid legal action from the County of Powhatan. The law does not favor variances granted for any construction or siting errors resulting from failure to follow the approved permit.
- Construction siting errors are not considered hardships by the Planning Department, and the Board of Zoning Appeals has been so informed.

Check one: **Property Owner** **Contractor**

I, _____, know and understand the requirements of the attached zoning permit as well as provisions of the Powhatan County Zoning and Subdivision Ordinances pertinent to this project. I understand that if this project results in the violation of any provision of the Zoning Ordinance, the property owner or contractor, or both, will be subject to legal action by the County of Powhatan.

Signature

Date

Subscribed and acknowledge to before me this _____ day of _____, 20____, in the City/County of _____, Virginia.

Notary Public

Commission Expiration

Notary registration number



**Powhatan County,
Virginia**
Agreement in Lieu of an
Erosion & Sediment Control Plan

For Office Use Only	
Submittal Date:	
Permit Number:	
Approval Status / Date:	

Project Description	
Tax Map Number	
Physical Address	
Point of Contact (Ex: Applicant, Contractor, Owner)	Name: Email Address: Phone Number: Mailing Address:
Existing Site Conditions (Ex: Vacant unimproved land off of Old Buckingham Road. Gradual slope from proposed home site leading to an Intermittent stream and lake on the back of the property.)	
Proposed Work (Ex: 2000 Sq Ft single family dwelling with well and septic field; 500 Sq Ft detached garage with 100 ft driveway.)	
Project Timeline (Estimate)	Start Date: Completion Date:
Area of Disturbance (In Square Feet)	
Sketch of Site Layout (Draw on survey or property plat)	<ul style="list-style-type: none"> Limits of Disturbance Streams and Wetlands Site Entrance, Driveway, Drainfields and Well Erosion and Sediment Control Measures Used

An Agreement in Lieu of an Erosion and Sediment Control (ESC) Plan may be accepted if the property owner agrees in writing to meet the standards established by the Virginia Erosion and Stormwater Management Law. To determine whether a project is eligible for an Agreement in Lieu of a Plan, answer the eligibility questions below.

Eligibility Questionnaire	Yes	No
<p>Question 1: Is the Area of Disturbance Equal to or Greater than an Acre? If an acre or more of land is planned to be disturbed, the project is ineligible to submit an Agreement in Lieu of an ESC Plan. Instead, an Erosion and Sediment Control Plan must be submitted to Powhatan County and a Construction General Permit (CGP) must be obtained from DEQ. Documented approval from DEQ must be submitted prior to approval of an ESC Plan by Powhatan County. Failure to obtain this permit could result in strict enforcement actions taken by DEQ to gain compliance. For more information, visit www.deq.virginia.gov or contact DEQ at (804) 698-4000.</p>		
<p>Question 2: Are Any Creeks, Streams, Rivers, Lakes or Wetlands Located on or Adjacent to the Property? If yes, submittal of a Joint Permit Application (JPA) to the U.S. Army Corps of Engineers (USACE) may be required. The JPA is used to apply for corresponding permits from the Virginia Marine Resources Commission (VMRC), DEQ, and/or Local Wetland Boards. If protected bodies of water and/or wetlands will be disturbed, the applicant is required to submit verification of permit approval from the USACE, VMRC and DEQ, or verification stating that no permit is required. All bodies of water and/or wetlands must be flagged prior to construction and confirmed by a certified professional wetland delineator and/or the USACE. For more information, visit the USACE's Website.</p>		
<p>Question 3: Are Any Secondary Culverts Being Installed on the Property? If yes, culvert inlet and outlet protection shall be provided around all inlets and outlets. A letter from a certified professional engineer, surveyor or landscape architect will be required prior to approval. This letter must state the specifications of the secondary culverts and certify that they are properly sized for the drainage area and at least a 10-year flood event within 24 hours.</p>		
<p>Question 4: Will Cut/Fill Material be Brought to or Removed from the Property? If yes, identify where fill material is coming from and/or where cut soil will be disposed of offsite. The applicant may be required to provide the estimated quantity of fill material required</p>		
<p>Question 5: Are Any Steep Slopes Located on the Property? If yes, identify where fill material is coming from and the quantity used on site.</p>		

If you answered YES to any of the questions listed above, you may not be eligible for an Agreement in Lieu of an ESC Plan and may need to prepare a full Erosion and Sediment Control Plan. Contact Powhatan County's Environmental Coordinator at (804) 598-5623 to verify whether the project is eligible to be implemented under an Agreement in Lieu of an ESC Plan instead of a full Erosion and Sediment Control Plan.

If you answered NO to all of the questions listed above, the project is eligible to use an Agreement in Lieu of an ESC Plan. Complete the remaining items on this application.

Authorization and Acknowledgements

In lieu of submission of an Erosion and Sediment Control Plan for the construction of this single family dwelling, I agree to comply with all applicable requirements of the Powhatan County Erosion and Sediment Control Ordinances and minimum standards for erosion and sediment control established by the Commonwealth of Virginia.

Prior to the start of construction:

- Natural vegetative buffers along streams and wetlands shall be flagged.
- A stone construction entrance shall be installed on the property.
- Address numbers posted at roadside.
- Plans available on property within a designated inspections box.
- Entrenched silt fence or other acceptable perimeter controls shall be established downslope of the disturbed area to prevent sediment from leaving the property or limits of disturbance (LOD).

In addition, all denuded areas on the property that will be left dormant longer than 14 days must be temporarily stabilized within 7 days. Any and all earthen structures must be immediately stabilized. Once final grade is achieved permanent stabilization must be provided within 7 days. Permanent vegetation or protective ground cover applied must be suitable for the time of year.

I hereby authorize representatives from Powhatan County Community Development to enter my property for the purpose of conducting erosion and sediment control inspections. I understand that the erosion and sediment control inspection is the first inspection required and that this inspection must be scheduled prior to the scheduling of any building inspections for the project.

In addition, I waive my right to future building inspections in the event that inspection of the property reveals that it is not in compliance with minimum standards established by the Commonwealth of Virginia for erosion and sediment control. I understand that any erosion and sediment control deficiencies identified by Powhatan County must be fully addressed before building inspections of the property may resume. Further, I understand, covenant, and agree that if the property has not been stabilized, Powhatan County may require that a bond be posted until final construction stabilization can be achieved and that a final occupancy permit shall not be issued. Additional state and federal permits may also be required. If an Erosion and Sediment Control Plan is required, it must be posted on the site at all times with the building permit. If it is not posted at the time of the first inspection, the inspection will fail. Failure to provide appropriate site conditions will result in a Stop Work Order being placed on the project.

Property Owner	
Name	
Street Address	
City and State	
Zip Code	
Phone #	
Signature	

Responsible Land Disturber / Qualified Personnel	
Certificate #	
Expiration	
Name	
Email Address	
Phone #	
Signature	

Questions?

Contact Environmental Management at (804) 598-5623.



The County Of
Powhatan

MANUFACTURED HOME CERTIFICATION OF INSTALLATION

As required by 24 CFR Part 3286

I. INSTALLER INFORMATION

BUSINESS NAME: _____

BUSINESS ADDRESS: _____

CONTRACTOR LICENSE NUMBER: _____

II. MANUFACTURED HOME INFORMATION

INSTALLATION ADDRESS (street, city/county, zip code):

MANUFACTURER:

HUD LABEL NUMBER(S):

SERIAL NUMBER:

III. CERTIFICATION

I certify that the information provided herein is true, accurate, and that the following conditions have been satisfied:

- *That the manufactured home has been installed in accordance with an installation design and instructions that have been provided by the manufacturer and approved by the secretary directly or through review by the DAPIA; or*
- *An installation design and instructions that have been prepared and certified by a professional engineer or registered architect, that have been approved by the manufacturer and the DAPIA as providing a level of protection for residents of the home that equals or exceeds the protection provided by the federal installation standards in §3285.*
- *The installation of the home has been inspected as required by §3286.503 and an inspector has verified the installation as meeting the requirements of this part.*
- *All installation defects brought to the installer's attention have been corrected.*

CERTIFIER'S NAME (PRINT)

CERTIFIER'S SIGNATURE/DATE



POWHATAN COUNTY DECKS, PORCHES, STAIRS AND RAMPS GUIDE

DIRECTIONS

POWHATAN COUNTY DEPARTMENT OF BUILDING INSPECTIONS HAS PREPARED THIS GUIDE FOR BASIC DECKS, PORCHES, STAIRS AND RAMPS. YOU MAY USE IT BY FILLING IN THE DESIGN SHEET(S) WITH THE SPECIFICATIONS OF YOUR DECK OR PORCH.

IF THE DECK OR PORCH IS BEING CONSTRUCTED ON A NEW HOUSE OR IS BEING BUILT AS AN ADDITION TO AN EXISTING HOUSE, CONSTRUCTION DOCUMENTS (i.e. PLANS) ARE REQUIRED, INCLUDING:

1. PLAN VIEW OF THE DECK OR PORCH, INCLUDING THE LOCATION OF THE FOOTINGS,
2. PLAT SHOWING EXACT LOCATION AND DIMENSIONS TO THE PROPERTY LINES.

NOTE: POWHATAN COUNTY ZONING DEPARTMENT HAS MINIMUM REQUIREMENTS FOR SETBACK DISTANCES - CONSULT WITH THEM BEFORE YOU MAKE ANY DECISIONS ABOUT LOCATING YOUR DECK. THE STATE HEALTH DEPARTMENT ALSO HAS RESTRICTIONS AS TO HOW CLOSE A STRUCTURE CAN BE TO A WELL OR SEPTIC SYSTEM - CONSULT WITH THEM IF APPLICABLE.

3. SECTION VIEW OF THE DECK OR PORCH, INCLUDING DETAILS OF THE END AWAY FROM THE HOUSE, AND THE END NEAREST THE HOUSE. THE SECTION SHOULD SHOW THE MATERIALS, THE FOOTINGS AND THE HEIGHTS OF ALL THE COMPONENTS.

SUBMIT

- (1) COPY OF YOUR PLAT PLAN
- (2) COPIES OF THE DECK PLAN AND SPECIFICATION SHEETS,
- (2) COPIES OF THE DETAILS TO BE USED, INCLUDING THE STAIR AND/OR RAMP SHEET.

YOU WILL NEED THE FOLLOWING INSPECTIONS:

- A. FOOTING INSPECTION PRIOR TO THE PLACEMENT OF CONCRETE.
- B. FINAL INSPECTION.

NOTE: THE FOOTING INSPECTION AND FINAL INSPECTION CAN BE COMBINED INTO A SINGLE INSPECTION VISIT IF YOU USE SOLID CONCRETE BLOCKS AS THE FOOTING AND LEAVE THE FOOTINGS EXPOSED FOR THE INSPECTOR.

DECK AND PORCH DESIGN GUIDE

THESE DESIGN SHEETS ARE GUIDELINES FOR A BASIC, SINGLE LEVEL DECKS AND PORCHES. IF A SPA, HOT TUB OR OTHER SPECIAL USE IS INTENDED, SEEK THE HELP OF A REGISTERED DESIGN PROFESSIONAL.

THESE DESIGN SHEETS ARE BASED ON THE PRESCRIPTIVE REQUIREMENTS OF THE 2021 VIRGINIA RESIDENTIAL CODE (VRC) AND IN SOME CASES *EXCEED* THE CODE BASED ON CURRENT "BEST PRACTICES" ENCOURAGED IN POWHATAN COUNTY. THIS DOCUMENT IS NOT INTENDED TO PRECLUDE THE USE OF OTHER CONSTRUCTION METHODS OR MATERIALS.

GENERAL REQUIREMENTS

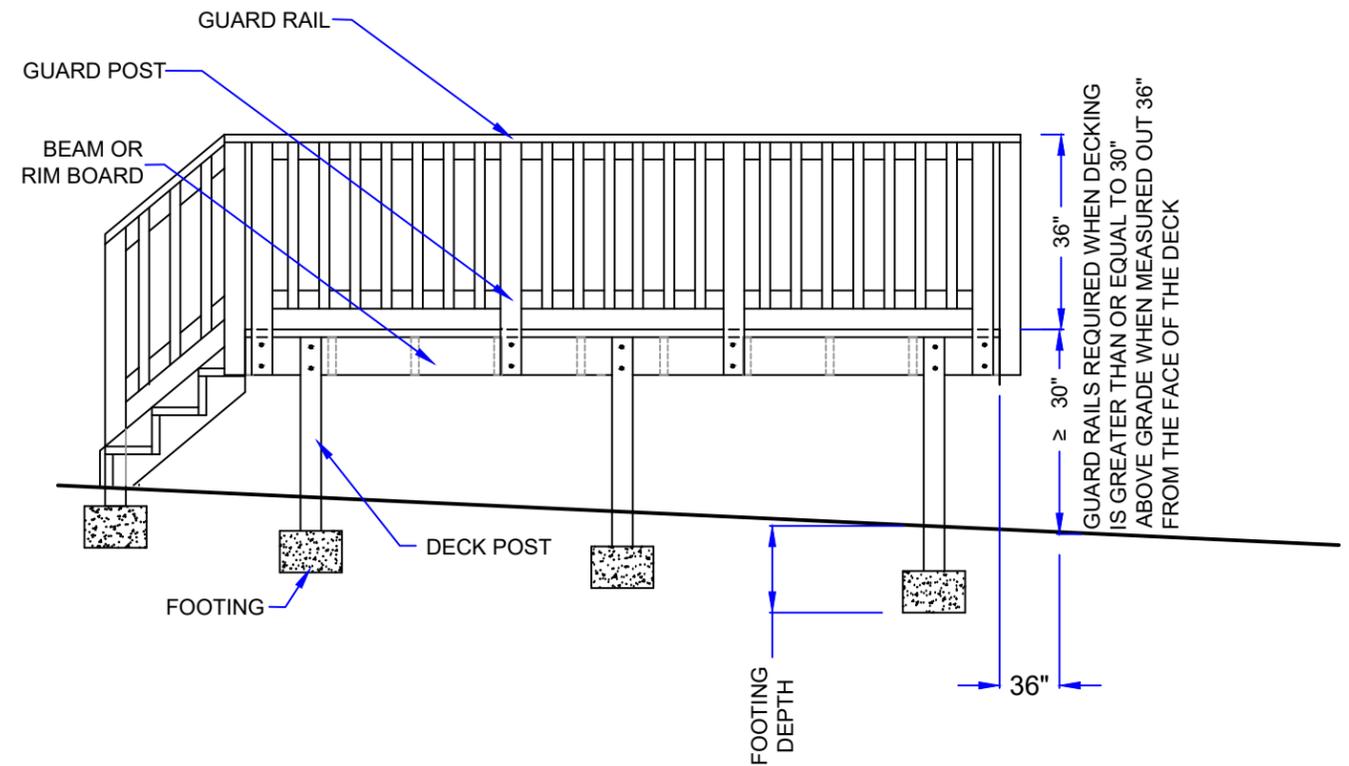
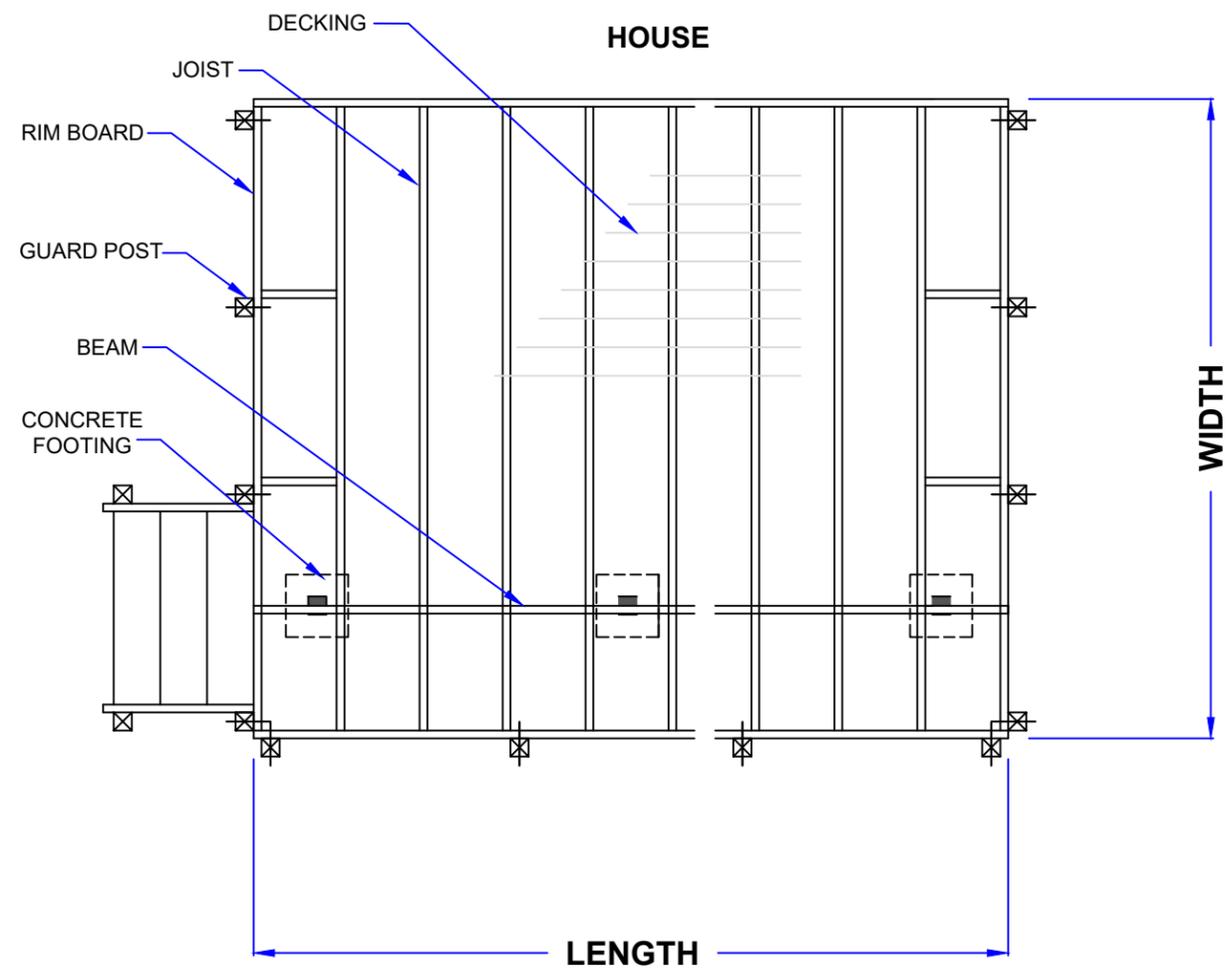
1. DECK FRAMING IS BASED ON 40 LBS PER SQ FT LIVE LOAD AND 10 LBS PER SQ FT DEAD LOAD. THE PORCH ROOF IS BASED ON 20 LBS PER SQ FT SNOW LOAD AND 10 LBS PER SQ FT DEAD LOAD.
2. ALL DECK MATERIALS SHALL BE PRESERVATIVE TREATED (P.T.) LUMBER OR COMPOSITE MATERIAL SPECIFICALLY DESIGNED FOR DECKS AND EXTERIOR USE, OR FOR USE IN CONTACT WITH THE GROUND. ALL CUT MATERIALS SHALL HAVE THEIR ENDS TREATED WITH AN APPROVED PRESERVATIVE, SUCH AS COPPER NAPHTHENATE.
3. TO RESIST CORROSION FOR USE WITH PRESERVATIVE TREATED (P.T.) WOOD, THE FOLLOWING IS REQUIRED:
 - BORATE TREATED 2X LUMBER MAY NOT BE USED IN CONTACT WITH THE GROUND.
 - ALL SCREWS, BOLTS, NAILS AND FASTENERS SHALL BE HOT-DIPPED GALVANIZED (HDG IN ACCORDANCE WITH ASTM A-153 OR B-695, CLASS 55), STAINLESS STEEL, OR AN APPROVED SPECIAL COATED FASTENER FOR USE WITH ALKALINE COPPER QUAT (ACQ) PRESERVATIVE TREATED LUMBER.
 - WHERE A MATERIAL IS LISTED AS "HDG" IN THIS GUIDE, ANY OF THE ABOVE MENTIONED MATERIALS MAY BE SUBSTITUTED.
4. FLASHING SHALL BE A MINIMUM 19 MIL THICK CORROSION-RESISTANT METAL OR AN APPROVED NON-METALLIC MATERIAL. BRIGHT ALUMINUM FLASHING IS NOT ALLOWED.
5. IF YOU ARE ATTACHING THE DECK TO THE HOUSE, THE HOUSE SHALL HAVE A PRESERVATIVE TREATED NOMINAL SIZE, WOOD BAND BOARD ALONG THE ENTIRE LENGTH OF THE ATTACHMENT AREA. PLYWOOD IS NOT ACCEPTABLE.
6. WHERE THRU BOLTS ARE TO BE USED, COMPATIBLE SIZED WASHERS AND NUTS ARE ASSUMED TO BE PART OF THE ASSEMBLY.
7. DO NOT ATTACH THE LEDGER BOARD TO OR THROUGH STONE OR MASONRY VENEER.
8. DO NOT CONSTRUCT FOOTINGS OVER UTILITY LINES. CALL MISS UTILITY AT 811 BEFORE YOU START!
9. DO NOT CONSTRUCT THE FOOTINGS OVER A SEPTIC FIELD. SEEK ADVICE FROM THE STATE HEALTH DEPARTMENT.
10. DO NOT ATTACH A DECK OR PORCH TO A MANUFACTURED HOME.
11. POWHATAN DOES NOT PERMIT "ON-GRADE DECK BLOCKS" TO BE USED. THESE ARE TAPERED SHAPED CONCRETE BLOCKS INTENDED TO BE SET ON THE TOP OF THE SOIL. THEY HAVE SLOTS AND RECESSES IN THEM FOR STRUCTURAL MEMBERS.

HOW TO USE THIS GUIDE

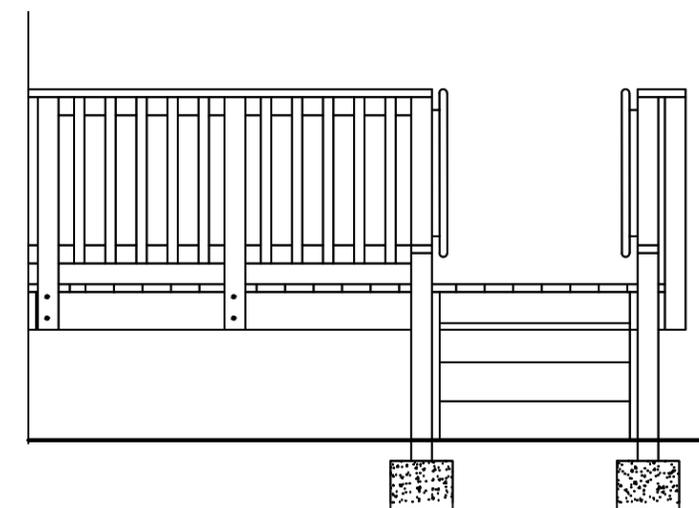
1. DECIDE ON THE APPROXIMATE DIMENSIONS AND LOCATION OF THE DECK OR PORCH YOU WANT TO BUILD.
2. DECIDE ON THE FRAMING STYLE YOU PREFER: FREE STANDING, CANTILEVERED, FLUSH, ETC.
3. SKETCH THE DECK. ADD DIMENSIONS FOR THE LENGTH AND THE WIDTH.
4. MAKE DECISIONS ON THE MATERIALS YOU WANT TO USE.
 - A. DECIDE ON THE SIZE OF DECK.
 - B. DECIDE ON THE NUMBER OF FOOTINGS.
 - C. SIZE THE STRUCTURAL COMPONENTS USING THE CHARTS INCLUDED ON SHEET 3
 1. BEAM(S)
 2. JOISTS
 3. DECK POSTS
 4. FOOTINGS
 5. DECK BOARDS
 6. RAFTERS (IF APPLICABLE)
4. DRAW THE FINAL PLAN OF YOUR DECK. ADD DIMENSION LINES SHOWING THE TOTAL LENGTH AND WIDTH OF THE DECK; ADD OTHER DIMENSIONS FOR CANTILEVER LENGTHS, POST SPACING, BEAM SPACING, ETC.
5. DRAW A PLAN OF YOUR PROPERTY (REFERRED TO AS A "PLAT"). SKETCH YOUR HOUSE AND SHOW WHERE THE DECK IS INTENDED TO BE CONSTRUCTED. PROVIDE DIMENSIONS OF THE DECK TO YOUR PROPERTY LINES.
6. FOR YOUR CONVENIENCE, WE HAVE PROVIDED TYPICAL CROSS-SECTION SKETCHES OF VARIOUS CONNECTIONS ON SHEET 4. USE THEM IF YOU PREFER, OR DESIGN YOUR OWN DETAILS AND PROVIDE YOUR SKETCHES. IF YOU DO NOT ADD YOUR OWN DETAILS, WE WILL ASSUME THAT YOU WILL BE CONSTRUCTING THE DECK WITH THE COUNTY DECK GUIDE DETAILS, AND IT WILL BE INSPECTED BASED ON THOSE DETAILS.

STANDARD ABBREVIATIONS

HDG - HOT DIPPED GALVANIZED (IN ACCORDANCE WITH ASTM A-153 OR B695, CLASS 55)
O.C. - ON CENTER
P.T. - PRESERVATIVE TREATED
FT - FEET
IN - INCH



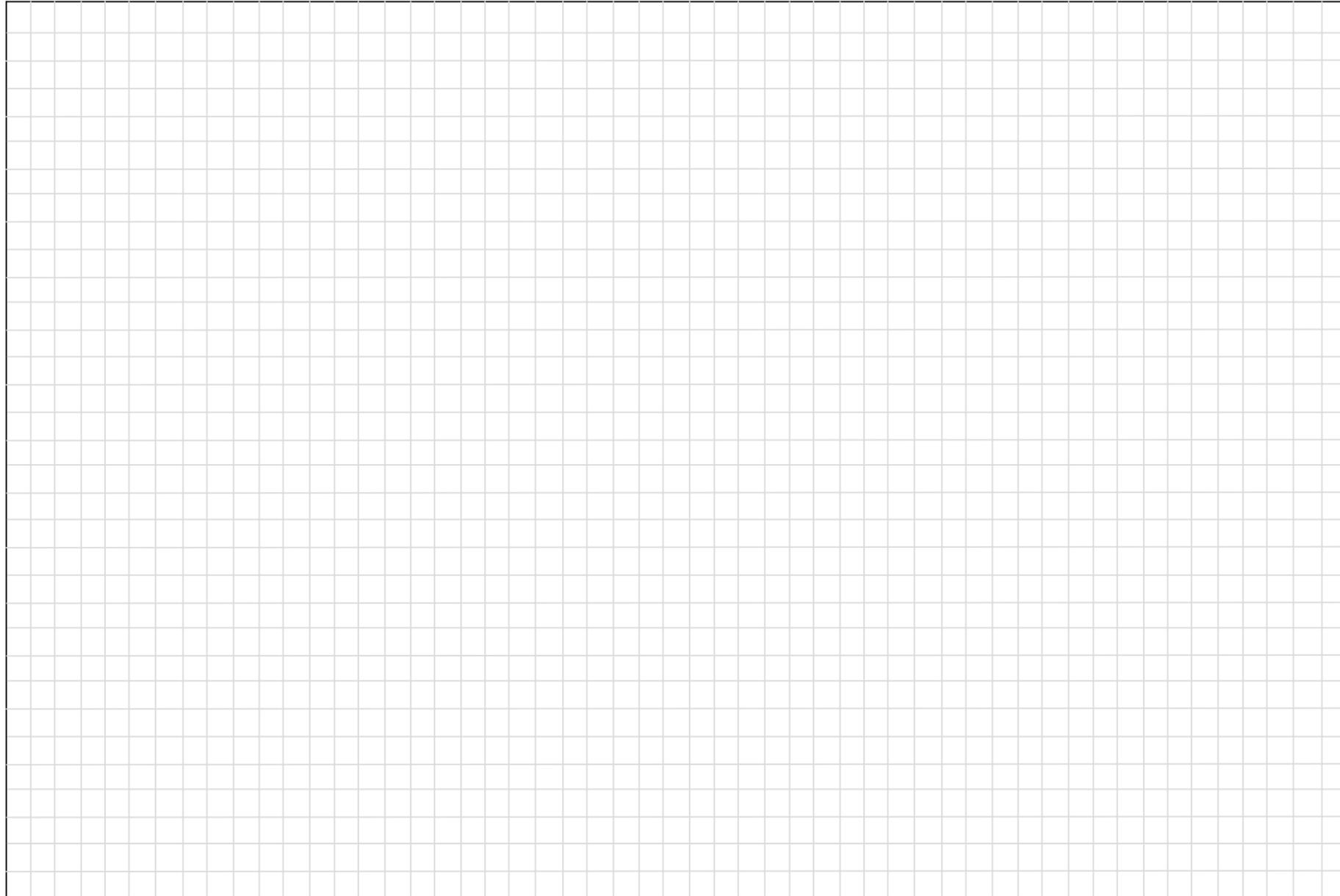
TYPICAL FRONT VIEW



DECK DETAILS

SKETCH YOUR DECK HERE IF IT IS A SIMPLE LAYOUT.
SHOW HOW MANY AND APPROXIMATE LOCATION OF FOOTINGS YOU WILL BE USING.

IF IT IS COMPLEX, PROVIDE A SEPARATE SHEET WITH DIMENSIONS TO BEAMS, CANTILEVERS, AND POSTS.



DECK PLAN SPECIFICATIONS

Fill in all the blanks

Example

OVERALL DIMENSIONS

LENGTH _____ FT 10 FT
 WIDTH _____ FT 8 FT
 MAX. HEIGHT ABOVE GRADE _____ FT 3 FT

FREE STANDING (i.e. minimum of 2 beams) _____ YES

CANTILEVERS BEAMS _____ IN 24 IN
 (0 means there is none) JOISTS _____ IN 0 IN

DECK POSTS

POST SIZE OR PIER SIZE (see sheet 3) _____ x _____ IN 6 x 6 IN
 POST SPACING _____ FT O.C. 5 FT O.C.

FOOTINGS

FOOTING SIZE (see sheet 3) _____ x _____ x _____ IN 12 x 12 x 8 IN
 FOOTING DEPTH (minimum 12" of backfill around post or mechanical fastener required) _____ IN 18 IN
 NUMBER OF FOOTINGS _____ TOTAL 6 TOTAL

BEAMS

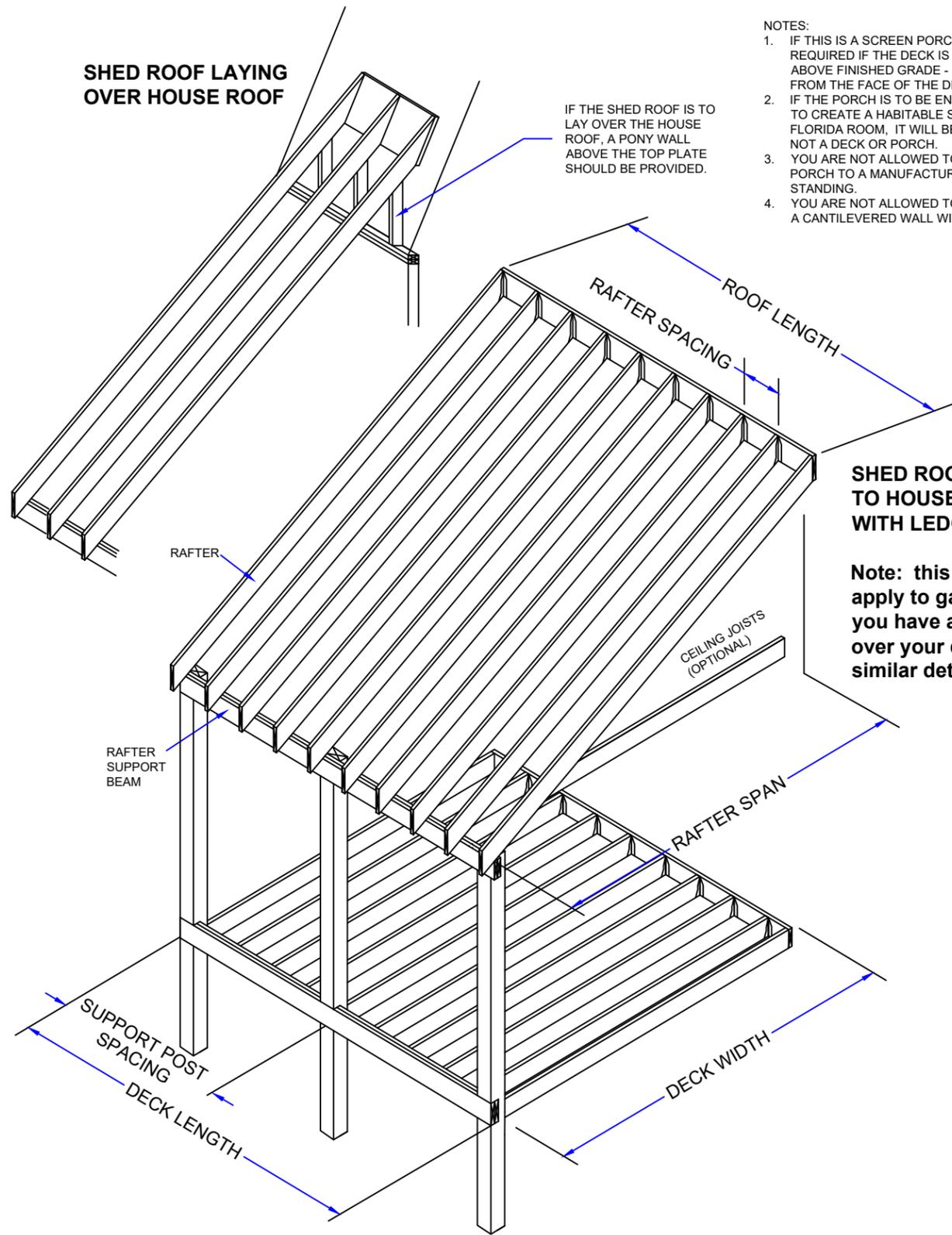
BEAM SIZE (see sheet 3) (_____) 2 x _____ (2) 2 x 8

JOISTS

JOIST SIZE (see sheet 3) 2 x _____ @ _____ IN O.C. 2X8 @ 16" O.C.

DECKING

DECKING BOARD SIZE _____ 5/4" BOARDS
 2X6, 5/4" BOARDS OR OTHER (see sheet 3)



- NOTES:
1. IF THIS IS A SCREEN PORCH, A GUARDRAIL WILL BE REQUIRED IF THE DECK IS GREATER THAN 30 INCHES ABOVE FINISHED GRADE - MEASURED AT 36 INCHES FROM THE FACE OF THE DECK.
 2. IF THE PORCH IS TO BE ENCLOSED WITH SOLID WALLS TO CREATE A HABITABLE SPACE, SUNROOM OR FLORIDA ROOM, IT WILL BE CONSIDERED AN ADDITION, NOT A DECK OR PORCH.
 3. YOU ARE NOT ALLOWED TO CONNECT A DECK OR PORCH TO A MANUFACTURED HOME. IT MUST BE FREE STANDING.
 4. YOU ARE NOT ALLOWED TO ATTACH A SHED ROOF TO A CANTILEVERED WALL WITHOUT ENGINEER'S DESIGN.

IF THE SHED ROOF IS TO LAY OVER THE HOUSE ROOF, A PONY WALL ABOVE THE TOP PLATE SHOULD BE PROVIDED.

SHED ROOF ATTACHED TO HOUSE STUD WALLS WITH LEDGER

Note: this detail does not apply to gable end roof. If you have a gable roof over your deck, provide similar details.

MINIMUM RAFTER SUPPORT BEAM						
POST SPACING (FT)	RAFTER SPAN (FT)					
	6	8	10	12	14	16
4	(1) 2X6	(1) 2X6	(1) 2X6	(1) 2X6	(1) 2X6	(1) 2X8
5	(1) 2X6	(1) 2X6	(1) 2X6	(1) 2X6	(1) 2X8	(1) 2X8 or (2) 2x6
6	(1) 2X6	(1) 2X6	(1) 2X8	(1) 2X8 or (2) 2x6	(1) 2X8 or (2) 2x6	(1) 2X8 or (2) 2x6
7	(1) 2X6	(1) 2X8 or (2) 2x6	(1) 2X8 or (2) 2x6	(1) 2X10 or (2) 2x6	(1) 2X10 or (2) 2x8	(1) 2X12 or (2) 2x8
8	(1) 2X8 or (2) 2x6	(1) 2X8 or (2) 2x6	(1) 2X10 or (2) 2x6	(1) 2X12 or (2) 2x8	(1) 2X12 or (2) 2x8	(1) 2X12 or (2) 2x8
9	(1) 2X8 or (2) 2x6	(1) 2X10 or (2) 2x6	(1) 2X12 or (2) 2x8	(1) 2X12 or (2) 2x8	(2) 2x10	(2) 2X10
10	(2) 2X8	(2) 2x8	(2) 2x8	(2) 2X10	(2) 2X10	(2) 2X12
11	(2) 2x8	(2) 2x8	(2) 2X10	(2) 2X10	(2) 2X12	(2) 2X12
12	(2) 2x8	(2) 2x10	(2) 2X10	(2) 2X12	(2) 2X12	(3) 2X12

MAXIMUM RAFTER SPANS			
SIZE	RAFTER SPACING (o.c.)	MAXIMUM RAFTER SPANS WITH CEILING JOISTS	MAXIMUM RAFTER SPANS WITHOUT CEILING JOISTS
2X4	12"	9'-5"	10'-4"
	16"	8'-7"	9'-0"
	24"	7'-4"	7'-4"
2X6	12"	14-9"	15'-7"
	16"	13'-5"	13'-6"
	24"	11'-0"	11'-0"
2X8	12"	19-6"	19-8"
	16"	17'-1"	17'-1"
	24"	13'-11"	13'-11"
2X10	12"	23-5"	23-5"
	16"	20'-3"	20'-3"
	24"	16'-6"	16'-6"
2X12	12"	>26'-0"	>26'-0"
	16"	23'-10"	23'-10"
	24"	19'-6"	19'-6"

(a) BASED ON 2015 VRC SPAN TABLES FOR SOUTHERN PINE #2. FOR OTHER SPECIES, REFER TO THE CODE BOOK.
 (b) ASSUMES 20 PSF GROUND SNOW LOAD AND 10 PSF DEAD LOAD.

ROOF MEMBER SIZING

SKETCH YOUR ROOF HERE
 IF IT IS A GABLE (A-FRAME) STYLE ROOF BE SURE TO FILL OUT THE CEILING JOIST, RIDGE BEAM, AND POSTING SIZE



PORCH (ROOF) SPECIFICATIONS

IF APPLICABLE - Fill in all the blanks

ARE YOU CONSTRUCTING A PORCH ON NEW FOOTINGS?

ARE YOU ADDING A ROOF TO AN EXISTING DECK?

WHAT STYLE OF ROOF WILL BE CONSTRUCTED?

(IF A GABLE (A-FRAME) ROOF IS CONSTRUCTED PLEASE PROVIDE THE CEILING JOIST SIZE BELOW)

PORCH (ROOF) SPECIFICATIONS

(IF APPLICABLE)

ROOF LENGTH _____ FT

ROOF SPAN _____ FT

ROOF SLOPE _____ : _____ (example 4:12)

ROOF SUPPORT POSTS

POST SIZE _____ X _____

POST SPACING _____ FT

RAFTER SUPPORT BEAM

SIZE (_____) **2** X _____

RAFTERS

SIZE 2 x _____ @ _____ IN O.C.

FILL OUT THE PORTION BELOW IF APPLICABLE (GABLE ROOF / A-FRAME)

CEILING JOIST SIZE (IF A CEILING IS PROVIDED)

JOIST SIZE 2 x _____ @ _____ IN O.C.

RIDGE BEAM SIZE (IF CEILING IS VAULTED)

SIZE (_____) 2 x _____ OR _____ " LVL

RIDGE BEAM POSTING (IF RIDGE BEAM IS USED)

SIZE _____

ROOF SPECIFICATIONS

JOISTS

THE SPAN OF THE JOIST IS MEASURED FROM THE INSIDE EDGE OF BEARING AT ONE END OF THE JOIST TO THE INSIDE EDGE OF BEARING AT THE OTHER END OF THE JOIST, AND DOES NOT INCLUDE THE LENGTH OF THE OVERHANGS (CANTILEVERS).

MAXIMUM JOIST SPAN						
SIZE	12" O.C.		16" O.C.		24" O.C.	
	MAXIMUM SPAN	MAXIMUM SPAN WITH CANTILEVER	MAXIMUM SPAN	MAXIMUM SPAN WITH CANTILEVER	MAXIMUM SPAN	MAXIMUM SPAN WITH CANTILEVER
2X6	9'-11"	6'-8"	9'-0"	6'-8"	7'-7"	6'-8"
2X8	13'-1"	10'-1"	11'-10"	10'-1"	9'-8"	9'-8"
2X10	16'-2"	14'-6"	14'-0"	14'-0"	11'-5"	11'-5"
2X12	18'-0"	18'-0"	16'-6"	16'-6"	13'-6"	13'-6"

- (a) BASED ON THE 2015 VRC TABLE R507.5 FOR SOUTHERN PINE #2.
 (b) CANTILEVER LENGTH IS LIMITED TO $\frac{1}{2}$ OF THE JOIST SPAN.
 (c) BASED ON 40 PSF LIVE LOAD AND 10 PSF DEAD LOAD.

DECKING BOARDS

- DECKING BOARDS ARE TYPICALLY 2x6, 5/4 P.T. BOARDS, OR MANUFACTURED OF COMPOSITE MATERIAL.
- ATTACH DECKING BOARDS TO DECK JOISTS WITH 2-8d HDG NAILS, (2) #8 HDG SCREWS, OR PROPRIETARY FASTENERS INTENDED FOR P.T. WOOD.
- DECK BOARDS SHALL BE SPACED APPROXIMATELY 1/8" APART (EDGE TO EDGE).
- EACH PIECE OF DECKING MUST BEAR ON AT LEAST 3 JOISTS.

MAXIMUM JOIST SPACING		
MATERIAL TYPE AND NOMINAL SIZE	PERPENDICULAR TO JOIST	DIAGONAL TO JOIST
$\frac{5}{4}$ " THICK WOOD	16"	12"
2" THICK WOOD	24"	16"
PLASTIC COMPOSITE	PER R507.3	PER R 507.3

DECK POSTS

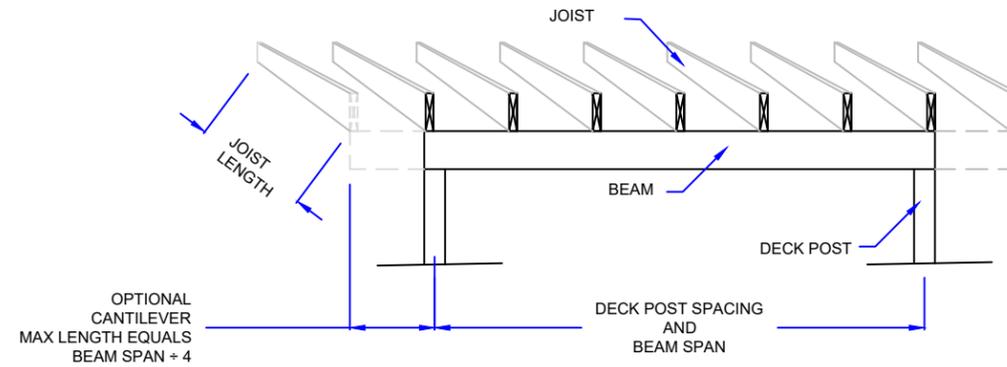
- DECK POSTS MAY BE EITHER P.T. WOOD, OR NATURAL DECAY RESISTANT WOOD OR MASONRY.
- 4X4 POSTS CAN BE NOTCHED TO CARRY A 1-PLY BEAM OR CAN CARRY A 2-PLY BEAM USING A POST CAP. A 6X6 POSTS CAN BE NOTCHED TO CARRY A 2-PLY BEAM OR CAN CARRY A 3-PLY BEAM USING A POST CAP.
- DECK POSTS THAT ARE OVER 8' IN HEIGHT SHOULD BE CROSS BRACED IN BOTH DIRECTIONS.

MAXIMUM DECK POST HEIGHT

DECK POST SIZE	ATTACHED DECK
4 x 4	8' - 0"
4 x 6	8' - 0"
6 x 6	14' - 0"

BEAMS

- BEAMS SUPPORT THE DECK JOISTS. THE JOISTS EITHER BEAR ON TOP OF THE BEAM FOR A CANTILEVER DESIGN, OR ARE HUNG FLUSH ALONG SIDE IT WITH MECHANICAL HANGERS.
- TWO OR THREE MEMBERS MAY BE CONNECTED TOGETHER TO FORM THE BEAM USING 10-d HDG NAILS OR #10 HDG SCREWS, STAGGERED IN TWO ROWS, AT 16" O.C.
- WHENEVER FOUR OR MORE MEMBERS ARE USED, THEY SHOULD BE BOLTED TOGETHER WITH 1/2" DIA HDG THRU-BOLTS AT 24" O.C.

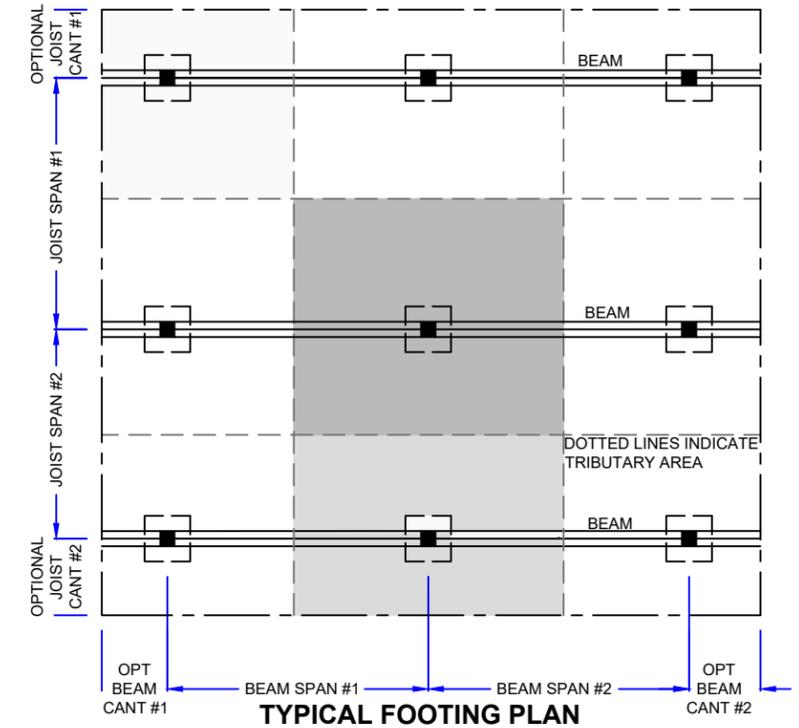


MINIMUM BEAM SIZE				
JOIST LENGTH	6 FT BEAM SPAN	8 FT BEAM SPAN	10 FT BEAM SPAN	12 FT BEAM SPAN
6 FT JOIST SPAN	(2) 2X6	(2) 2X8	(2) 2X10	(2) 2X12
8 FT JOIST SPAN	(2) 2X8	(2) 2X10	(2) 2X12	(3) 2X12
10 FT JOIST SPAN	(2) 2X8	(2) 2X10	(3) 2X10	DESIGN REQUIRED
12 FT JOIST SPAN	(2) 2X8	(2) 2X12	(3) 2X12	DESIGN REQUIRED
14 FT JOIST SPAN	(2) 2X10	(2) 2X12	(3) 2X12	DESIGN REQUIRED
16 FT JOIST SPAN	(2) 2X10	(3) 2X12	DESIGN REQUIRED	DESIGN REQUIRED
18 FT JOIST SPAN	(2) 2X10	(3) 2X12	DESIGN REQUIRED	DESIGN REQUIRED

- (a) BASED ON THE 2015 VRC FOR SOUTHERN PINE #2. ASSUMES 40 PSF LIVE LOAD, 10 PSF DEAD LOAD, WET SERVICE FACTOR.
 (b) BEAM DEPTH MUST BE EQUAL TO OR GREATER THAN THE JOIST DEPTH IF JOIST HANGERS ARE USED.

FOOTINGS

ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AT 18" - 20" BELOW FINISHED GRADE. IF THE FOOTING IS WITHIN 4 FEET OF THE EXISTING HOUSE, IT SHALL BE AT LEAST AS DEEP AS THE HOUSE FOOTING.



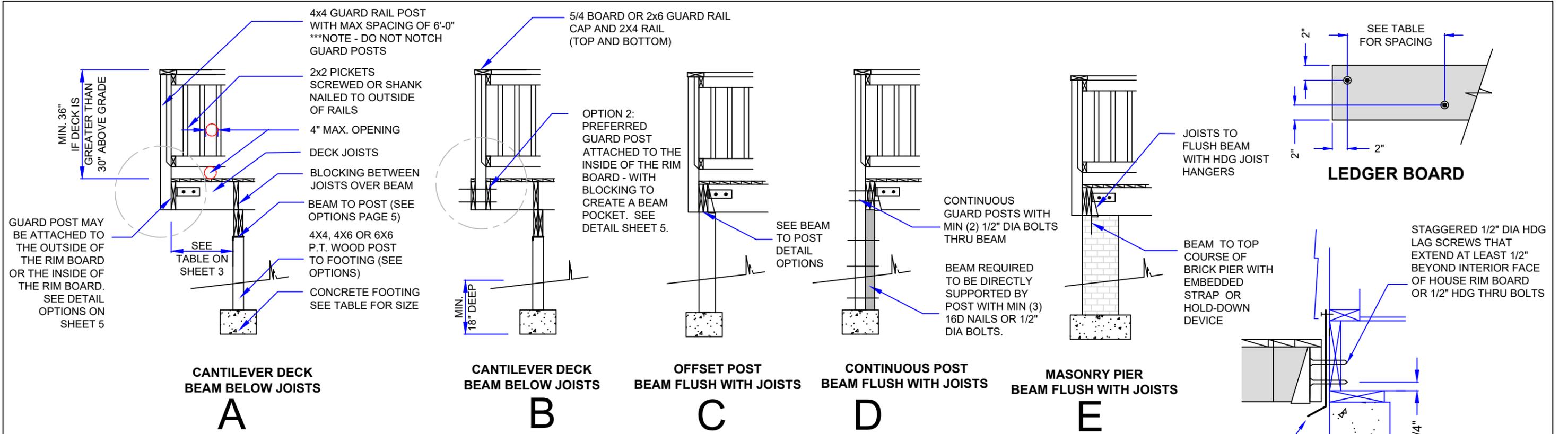
FOOTING SIZE			
TRIBUTARY AREA (b) (SQFT)	SQUARE FOOTING SIDE DIMENSION (INCHES)	ROUND FOOTING DIAMETER (INCHES)	THICKNESS (INCHES)
20	12	14	8
30	12	14	8
40	14	16	8
50	16	18	8
60	17	19	8
70	18	20	8
80	20	22	8
100	22	25	8
120	24	27	10
140	26	29	10
160	28	31	12

- (a) ASSUMES 1500 PSF SOIL BEARING CAPACITY
 (b) THE FOOTING SIZES IN THIS TABLE ASSUME NO ROOF LOAD.
 (c) TRIBUTARY AREA IS DEFINED AS THE AREA INSCRIBED BY ONE-HALF THE LENGTH OF THE SPANS ADJACENT TO ALL FOUR SIDES SURROUNDING THE POST.

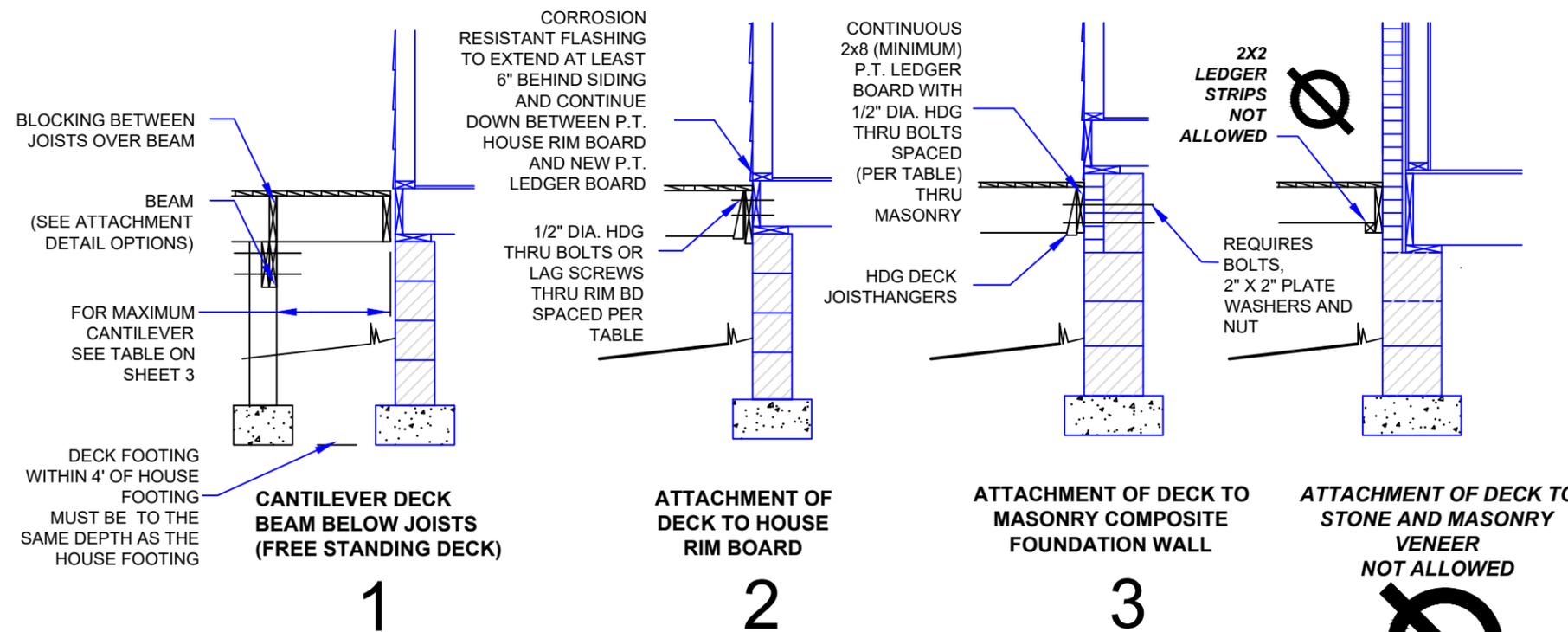
TRIBUTARY AREA =

$$[(1/2 \text{ JOIST SPAN \#1} + \text{JOIST CANT \#1}) + (1/2 \text{ JOIST SPAN \#2} + \text{JOIST CANT \#2})] \times [(1/2 \text{ BEAM SPAN \#1} + \text{BEAM CANT \#1}) + (1/2 \text{ BEAM SPAN \#2} + \text{BEAM CANT \#2})]$$

MEMBER SIZING



END AWAY FROM THE HOUSE - GUARD POST OUTSIDE RIM BOARD NOTE: DO NOT NOTCH THE GUARD POST.



END ADJACENT TO THE HOUSE NOTE: 2X2 LEDGER STRIPS NOT ALLOWED

(1) PIECE OF CORROSION-RESISTANT MINIMUM 19 GA. METAL OR APPROVED NON-METALIC FLASHING BETWEEN HOUSE RIM BOARD AND DECK LEDGER BOARD
NOTE: ALUMINUM FLASHING IS NOT PERMITTED.

LEDGER CONNECTION

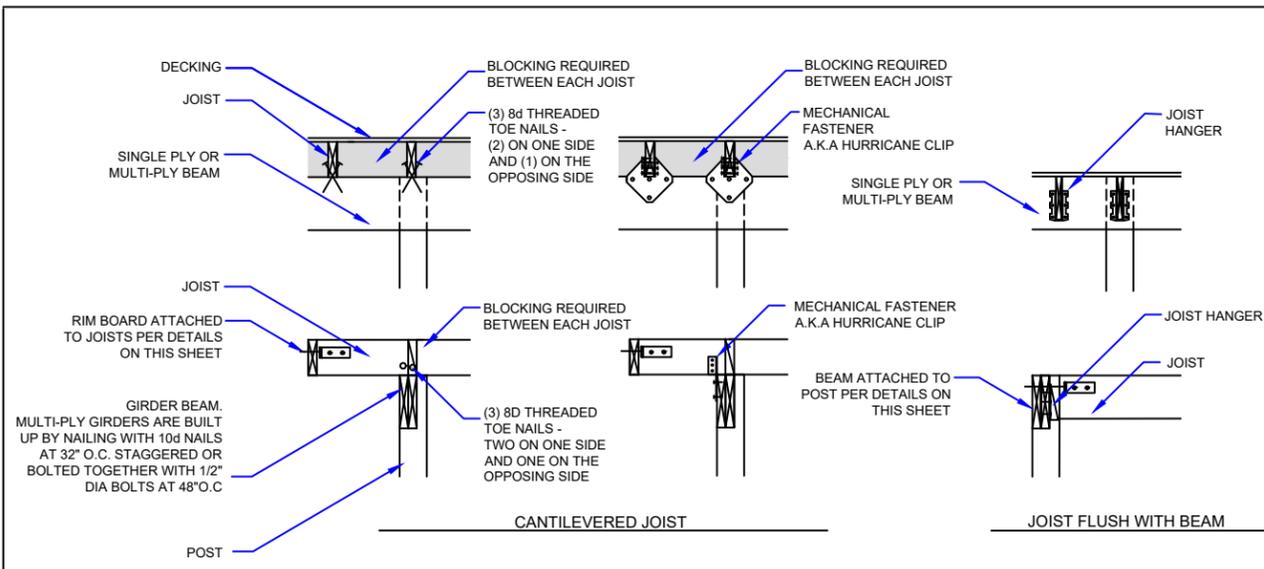
LEDGER BOARD CONNECTION TO HOUSE

ON-CENTER SPACING FOR FASTENERS ATTACHING DECK TO HOUSE							
JOIST SPAN (ft)	6' and less	6'-1" 8'-0"	8'-1" 10'-0"	10'-1" 12'-0"	12'-1" 14'-0"	14'-1" 16'-0"	16'-1" 18'-0"
1/2" x 4" LAG SCREWS	30"	23"	18"	15"	13"	11"	10"
1/2" x 4" BOLTS WITH WASHERS AND NUTS	36"	36"	34"	29"	24"	21"	19"

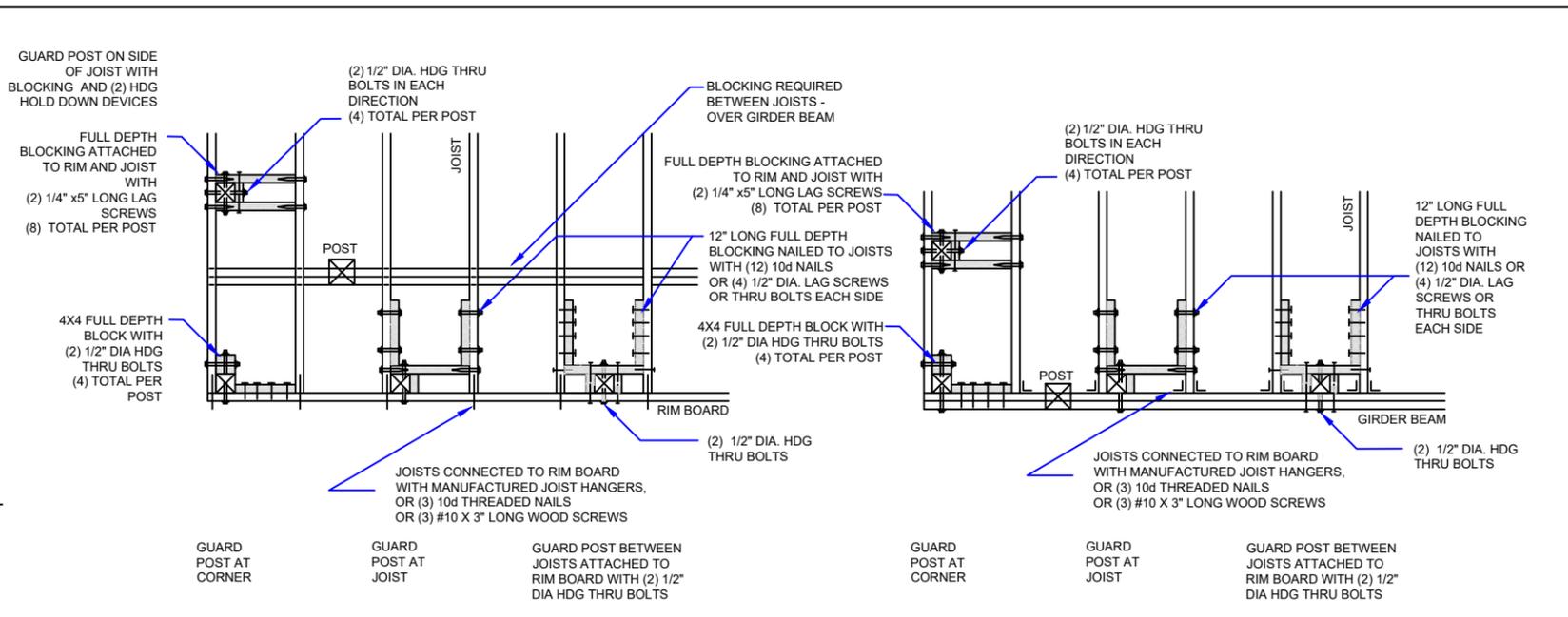
NOTES:

1. THE MAXIMUM GAP BETWEEN THE FACE OF THE LEDGER BOARD AND FACE OF THE HOUSE BAND JOIST SHALL BE 1/2".
2. THE TIP OF THE LAG SCREW SHALL FULLY EXTEND BEYOND THE INSIDE OF THE BAND JOIST (BOARD).
3. LEDGERS SHALL BE FLASHED TO PREVENT WATER FROM CONTACTING THE HOUSE BAND JOIST (BOARD).
4. LAG SCREWS AND BOLTS SHALL BE STAGGERED AND CANNOT BE CLOSER THAN 2" TO THE EDGE OF THE LEDGER.
5. DECK LEDGERS SHALL BE 2X8 PRESERVATIVE TREATED SOUTHERN PINE (MINIMUM) OR OTHER APPROVED METHOD AND MATERIAL AS ESTABLISHED BY STANDARD ENGINEERING PRACTICE.

CONNECTIONS

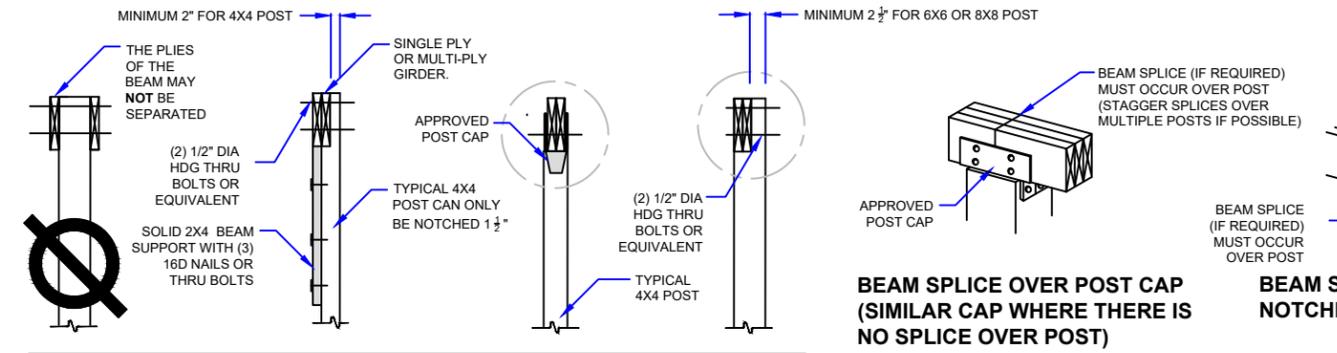


TYPICAL JOISTS TO BEAM CONNECTION OPTIONS



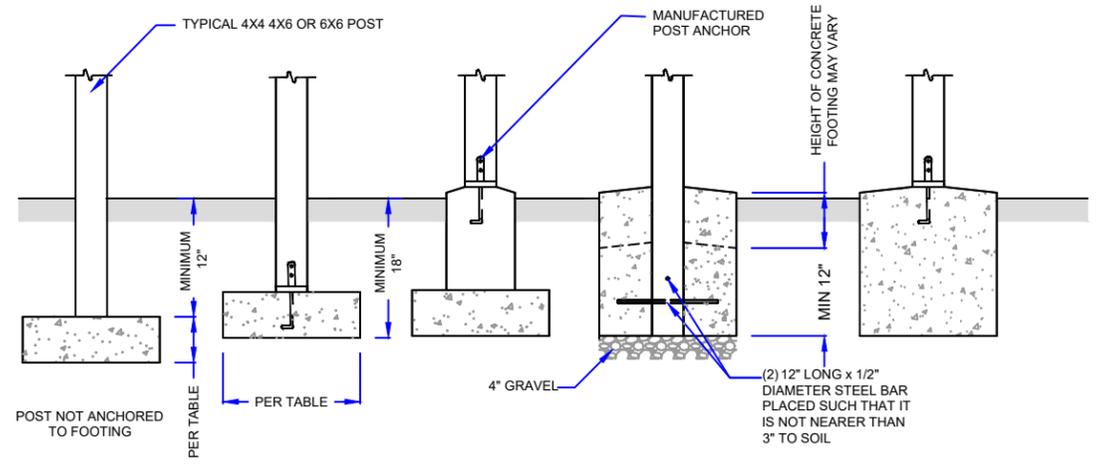
TYPICAL GUARD POST INTERIOR OF RIM BOARD ON CANTILEVERED DECK

TYPICAL GUARD POST INTERIOR OF GIRDER BEAM

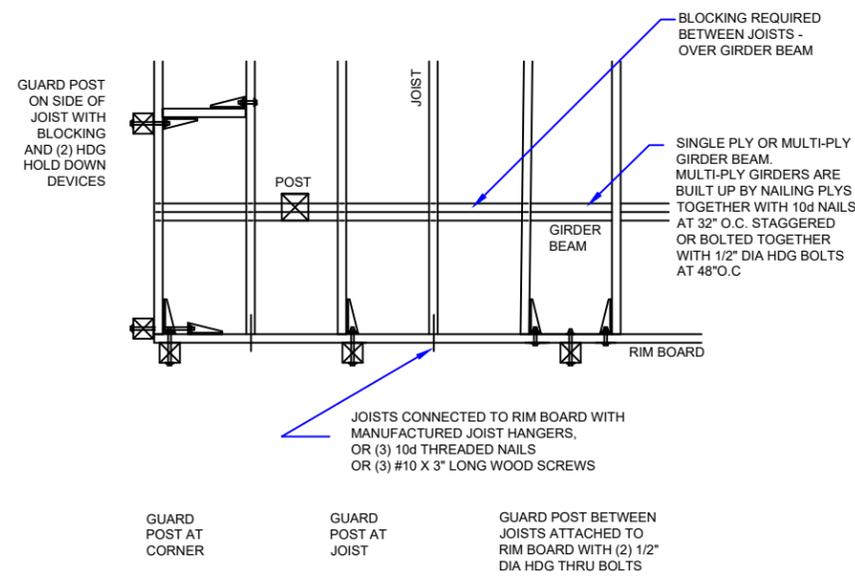


TYPICAL BEAM TO POST CONNECTION OPTIONS

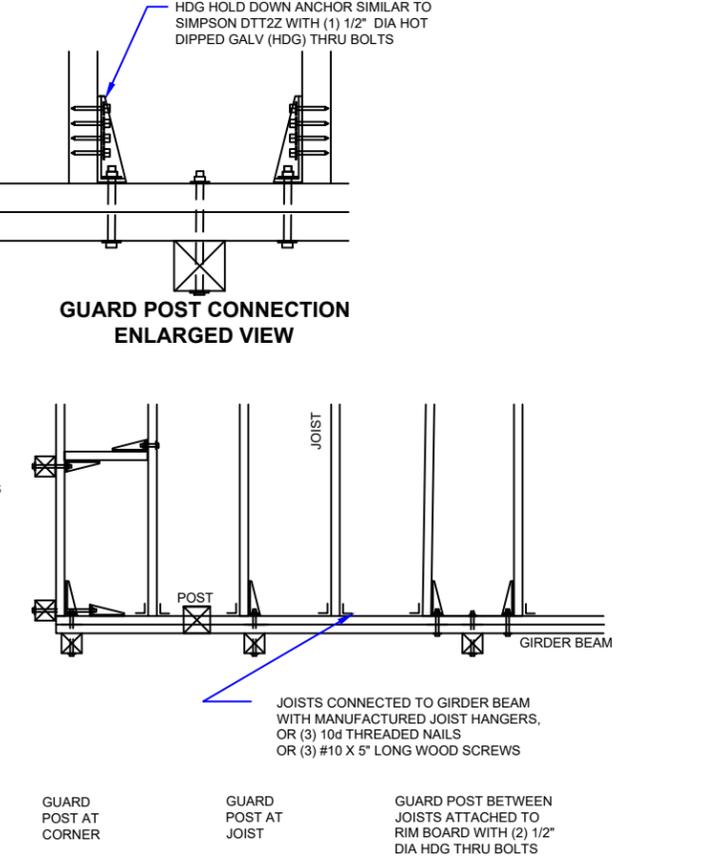
A 4X4 POSTS CAN BE NOTCHED TO CARRY A 1-PLY BEAM OR CAN CARRY A 2-PLY BEAM USING A POST CAP. A 6X6 POSTS CAN BE NOTCHED TO CARRY A 2-PLY BEAM OR CAN CARRY A 3-PLY BEAM USING A POST CAP.



TYPICAL FOOTING OPTIONS



TYPICAL GUARD POST EXTERIOR OF RIM BOARD ON CANTILEVERED DECK



TYPICAL GUARD POST EXTERIOR OF GIRDER BEAM

CONNECTION DETAILS

STAIRS AND RAMPS

STAIR RISERS:

1. THE MAXIMUM RISER HEIGHT IS 8-1/4". THE MAXIMUM VARIATION BETWEEN THE TALLEST AND SHORTEST RISER IS 3/8".
2. OPEN RISERS ARE ALLOWED AS LONG AS THE OPENINGS DO NOT EXCEED 4"

STAIR TREADS

1. THE MINIMUM TREAD WIDTH IS 9". THE MAXIMUM VARIATION IN TREAD WIDTHS BETWEEN THE WIDEST AND NARROWEST IS 3/8".
2. THE TREAD NOSING SHALL PROJECT AT LEAST 3/4" AND NOT MORE THAN 1-1/4" BEYOND ANY SOLID RISER.

STRINGERS

1. ALL STRINGERS SHALL BE A MINIMUM OF 2x12 P.T. MATERIAL.
2. THREE STRINGERS SHALL BE PROVIDED FOR A 36" WIDE STAIR. NOTE: DO NOT OVER CUT NOTCHES.
3. STRINGERS SHALL NOT SPAN MORE THAN THE THE DIMENSIONS SHOWN, OTHERWISE, AN INTERMEDIATE POST IS REQUIRED. THE POST SHALL BE SUPPORTED ON A CONCRETE FOOTING AT LEAST 12" DEEP. THE STRINGER SHALL BE ATTACHED TO THE POST WITH (2) 1/2" DIA HDG THRU BOLTS.

GUARDRAILS (FREQUENTLY REFERRED TO AS "GUARDS")

1. GUARDRAILS ARE AN ASSEMBLY COMPRISED OF THE FOLLOWING COMPONENTS:
 - A GUARDRAIL CAP, TYPICALLY A 2X6 OR 5/4 BOARD LAID FLAT
 - TOP AND BOTTOM RAILS TO WHICH THE PICKETS ARE ATTACHED,
 - (GUARD) POSTS, AND
 - PICKETS.
2. GUARDRAILS ARE REQUIRED WHERE THE DISTANCE FROM THE WALKING SURFACE TO GRADE IS MORE THAN 30" MEASURED OUT 36" FROM THE FACE OF THE DECK.
3. THE TOP OF THE GUARDRAIL CAP MUST BE BETWEEN 34" AND 38" WHERE MEASURED FROM THE NOSING OF THE TREAD.
4. THE BOTTOM RAIL MUST BE LOCATED SO THAT A 6" SPHERE CANNOT PASS BETWEEN THE TRIANGLE FORMED BY THE RISER, TREAD AND BOTTOM RAIL.
5. THE GUARDS SHALL BE ABLE TO WITHSTAND A LOADING OF 200# IN ANY DIRECTION.

HANDRAILS (NOT TO BE CONFUSED WITH GUARDRAILS)

1. A HANDRAIL (TYPE 1 OR TYPE 2 PROFILE) IS REQUIRED ON AT LEAST ONE SIDE OF THE STAIR WHEN THERE ARE MORE THAN THREE RISERS.
2. THE HANDRAIL SHOULD BE MOUNTED BETWEEN 34" AND 38" ABOVE THE NOSING OF THE TREAD.
3. HANDRAILS HAVE TO "RETURN" TO THE POST OR WALL.

FOOTINGS

1. THE POST AT THE BOTTOM OF THE STRINGER MUST BE SET ON A CONCRETE FOOTING AT LEAST 12" IN DEPTH.

CONNECTIONS

1. THE BOTTOM OF P.T. STRINGERS SHALL BE ATTACHED TO EACH P.T. POST WITH (2) 1/2" DIA. HDG THRU BOLTS.
2. THE TOP OF P.T. STRINGERS SHALL BE ATTACHED WITH HDG MECHANICAL FASTENERS AND HDG THRU BOLTS TO EITHER:
 - A P.T. POST EMBEDDED IN THE GROUND ON A FOOTING (PREFERRED),
 - A SAW CUT POST,
 - A RIM BOARD WITH MECHANICAL FASTENERS (BUT END NAILING IS PROHIBITED).
 - OR DECK JOIST.

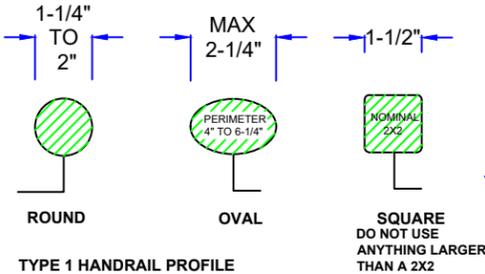
STAIR LANDINGS

1. WHEN A STAIRWAY EXCEEDS A VERTICAL HEIGHT OF 12', AN INTERMEDIATE LANDING SHALL BE PROVIDED.
2. LANDINGS SHALL BE AS WIDE AS THE STAIR WIDTH IT SERVICES (TYPICALLY 36").

RAMPS

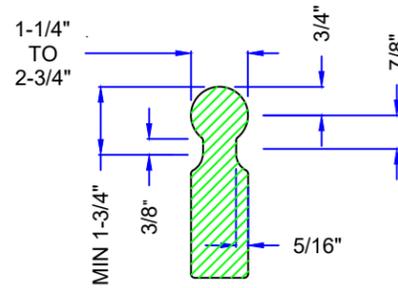
1. RAMPS MAY BE STRAIGHT RUNS OR "L" OR "U" SHAPED.
2. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (THAT MEANS FOR EVERY INCH IN HEIGHT THE RAMP HAS TO CLIMB, IT SHALL BE ONE FOOT LONG).
3. WHERE RAMPS CHANGE DIRECTIONS, A LEVEL LANDING THE WIDTH OF THE RAMP IS REQUIRED.
4. HANDRAILS ARE REQUIRED ON AT LEAST ONE SIDE OF RAMP, AND MAY BE ATTACHED TO THE HOUSE
5. GUARDRAILS ARE REQUIRED WHERE THE HEIGHT OF THE RAMP ABOVE GRADE EXCEEDS 30."

HANDRAIL PROFILES



TYPE 1 HANDRAIL PROFILE

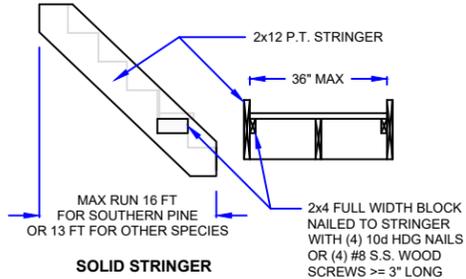
HANDRAILS WITH A CIRCULAR CROSS-SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1-1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT GREATER THAN 6-1/4" WITH A MAXIMUM CROSS SECTION OF 2-1/4"



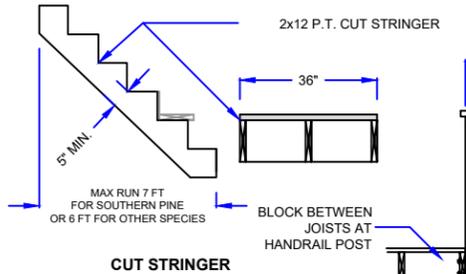
TYPE 2 HANDRAIL PROFILE

HANDRAILS WITH A PERIMETER GREATER THAN 6-1/4" SHALL PROVIDE A GRASPABLE FINGER RECESS ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL:

1. BEGIN WITHIN A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND
2. ACHIEVE A DEPTH OF AT LEAST 5/16" WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8" TO A LEVEL THAT IS NOT LESS THAN 1-3/4" BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1-1/4" TO A MAXIMUM OF 2-3/4". EDGES SHALL HAVE A MINIMUM RADIUS OF .01"

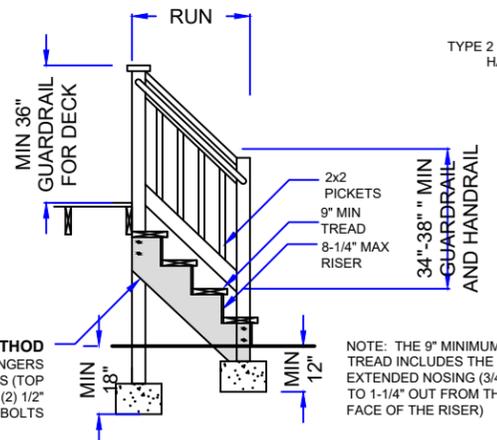


SOLID STRINGER



CUT STRINGER

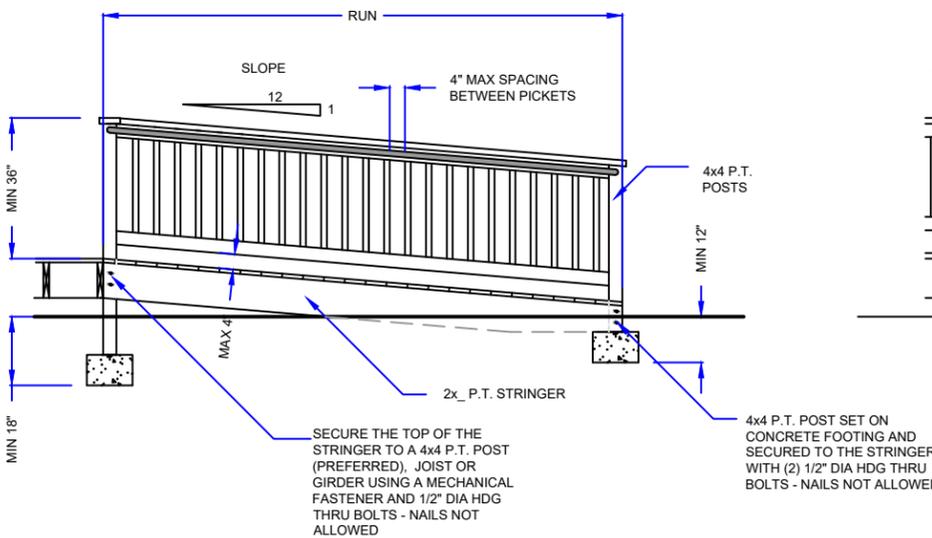
- PREFERRED METHOD**
2x12 P.T. STRINGERS ATTACHED TO POSTS (TOP AND BOTTOM) WITH (2) 1/2" DIA HDG THRU BOLTS
- OPTION**
SAWED OFF HANDRAIL POST SECURED TO JOIST WITH (2) 1/2" DIA. HDG THRU BOLTS AND SECURED TO STRINGER WITH (2) 1/2" DIA HDG THRU BOLTS
- OPTION**
STRINGER ATTACHED TO TRIMMER WITH FRAMING ANCHORS. TRIMMER ATTACHED TO CONNECTOR BOARD WITH (2) 1/2" DIA. HDG THRU BOLTS. CONNECTOR BOARD ATTACHED TO JOIST WITH (2) 1/2" DIA HDG THRU BOLTS



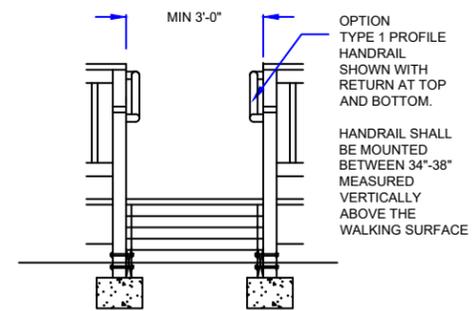
NOTE: THE 9" MINIMUM TREAD INCLUDES THE EXTENDED NOSING (3/4" TO 1-1/4" OUT FROM THE FACE OF THE RISER)

- OPTION**
STRINGER ATTACHED TO TRIMMER WITH FRAMING ANCHORS. TRIMMER ATTACHED TO CONNECTOR BOARD WITH (2) 1/2" DIA. HDG THRU BOLTS. CONNECTOR BOARD ATTACHED TO JOIST WITH (2) 1/2" DIA HDG THRU BOLTS

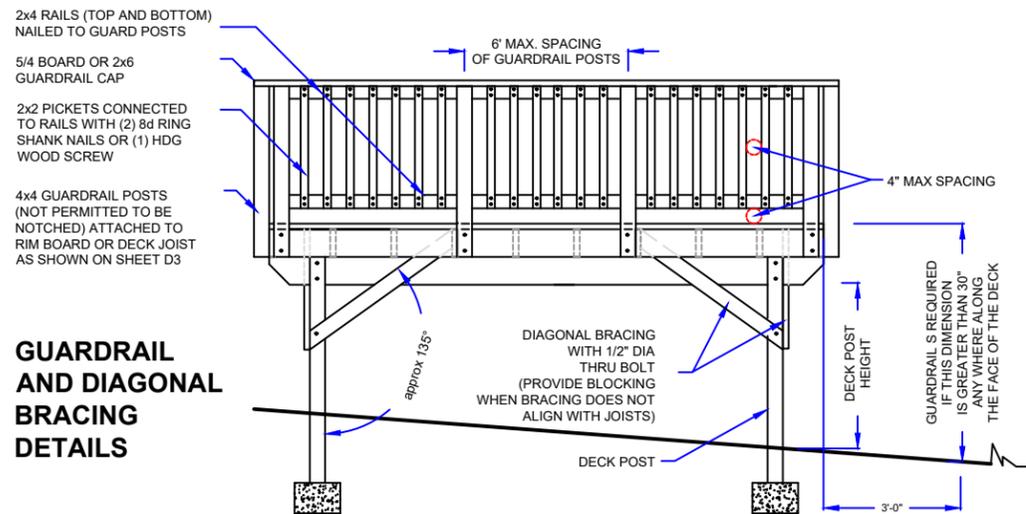
STAIR DETAILS



RAMP DETAILS



RAMP STRINGER DESIGN		
RUN LENGTH	MATERIAL	NUMBER OF SUPPORTS
0 FT - 12 FT	(2) 2x8	SUPPORT TOP AND BOTTOM
12 FT - 16 FT	(2) 2x10	SUPPORT TOP AND BOTTOM
16 FT - 19 FT	(2) 2x12	SUPPORT TOP AND BOTTOM
OVER 19 FT	na	ADD INTERMEDIATE POST TO REDUCE RUN LENGTH



GUARDRAIL AND DIAGONAL BRACING DETAILS

POWHATAN COUNTY REQUIRED BUILDING & PLANNING INSPECTIONS

BUILDING & PLANNING DEPARTMENT PERMIT / INSPECTION TYPE	PRE-CONSTRUCTION	INITIAL EROSION <i>SEE NOTE 1</i>	FOOTING	FOUNDATION <i>SEE NOTE 1, 2 & 5</i>	BASEMENT WATERPROOFING AND DRAINAGE	PRE-SLAB	TEMPORARY POWER	FIREPLACE THROAT	FRAMING / STRUCTURAL <i>SEE NOTE 1 & 2</i>	ROUGH ELECTRICAL	ROUGH PLUMBING	ROUGH MECHANICAL	VENEER	INSULATION	SERVICE CONNECT	FINAL ELECTRIC	FINAL PLUMBING	FINAL MECHANICAL	FINAL EROSION	DUCT BLAST - MECHANICAL	BLOWER DOOR TEST	FINAL BUILD <i>SEE NOTE 3 & 4</i>
	Residential - New Construction		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Residential - Secondary Dwelling		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Residential - Addition			X	X	X	X		X	X	X	X	X	X	X		X	X	X				X
Residential - Alteration									X	X	X	X	X	X		X	X	X				X
Residential - Demolition	X																					
Residential - Manufactured Housing			X	X	X	X	X				X	X			X	X	X	X				X
Residential - Gas											X											X
Residential - Swimming Pool			X							X B						X						X
Commercial - New Construction			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Commercial - Addition			X	X	X	X			X	X	X	X	X	X		X	X	X				X
Commercial - Alteration									X	X	X	X	X	X		X	X	X				X
Commercial - Demolition	X																					X
Commercial - Gas											X						X					X
Commercial - Swimming Pool			X							X	X				X	X	X					X
Industrialized Building			X	X	X		X							X	X	X						X
Special Inspections (as required) -																						
Shrink/swell Soil Analysis	X																	X				
Soil Bearing Capacity	X																					
Concrete Strength									X													
Weld Analysis									X													
Fastener Tensioning									X													
Air Balance																						X
Elevator			X	X		X			X	X		X				X		X				C
Amusement Devices																						X

Symbol Legend

- X = Required Inspection (Dependant on Scope of the Work)**
- X B = Required Inspection, including bonding**
- C = Required Inspection by an approved Certified Elevator Inspector**

PLEASE NOTE:

County stamped "Approved" plans shall be available on job site for the inspector's use during all inspections.

INITIAL EROSION IS TO BE COMPLETED BEFORE FRAMING INSPECTION CAN BE PERFORMED.

MUST SUBMIT SETBACK CERTIFICATION (IF REQUIRED) BEFORE FRAMING INSPECTION CAN BE PERFORMED.

NO FINAL INSPECTIONS PERFORMED ON ACCESSORY STRUCTURES (SHEDS, DETACHED GARAGES, CARPORTS, BARNs, ETC.) PRIOR TO FINAL INSPECTION ON MAIN DWELLING.

ENSURE EXTERIOR LIGHTING IS DARK SKY COMPLIANT.