City of Gillette

Guide for Residential Deck Construction

Building Inspection Division

Office (307) 686-5260
IVR Inspection Line (307) 686-5256

City of Gillette
Building Inspection Division
Guideline to 2024 IRC Residential Construction for Decks

The following information is intended to assist you in complying with the code requirements adopted by the City of Gillette but does not encompass the entire code.

NOTE: These guidelines do not cover hot tubs or "other" heavy objects that create additional loads on the deck.

Building/Zoning Permit: A building/zoning permit shall be obtained before any work begins. The permit and the approved plans shall be available at the site for reference by the inspector when inspections are called for. Plot plan required for zoning. **Example on page 15.** Plot plans for most lots are available at the City Building Inspection Division.

Decks do not need a building permit (a zoning permit is required in most instances) if all of the following apply:

- Deck is not for the main exit door (i.e. front door)
- Deck does not exceed 200 square feet
- Deck is not more than 30" above grade at any point within 36" of deck
- Deck is not attached to the dwelling

If in doubt, please call the Building Inspection Division at (307) 686-5260.

All decks 18" or less above finished grade shall be built using pressure treated or decay resistant lumber such as redwood or cedar. The 18" dimension shall be measured from the bottom of the floor joists.

Footers: Minimum depth from finish grade to the bottom of the footing is 42". Must be 8" thick and extend 2" beyond the sides of the post on all sides. (Example: 8" minimum diameter for a 4 x 4 post or 10" minimum diameter for a 5 x 6 post) **See Page 12.**

Posts: All posts or columns are to be 4 x 4 or equivalent to a height not exceeding 8', over 8', 5 x 6 posts are required.

- Posts shall be resting on footings and secured to concrete or concrete filled masonry with a galvanized steel post base or equivalent.
- Diagonal bracing is required when deck is not supported by the building with a ledger board or when the deck is not attached to the floor joists of the houses floor system.
- All posts shall be pressure treated or decay resistant lumber such as redwood or cedar.

Beams:

- Post and beams shall be secured to each other by a galvanized steel post cap or the beam secured to the post with two ½ inch carriage bolts. **See page 11 for examples.**
- All beam splices shall be located over top of load bearing posts. Splices between posts are prohibited.

Ledger Boards:

- Ledger boards, 2 x 8 minimum or width of larger joist, are to be bolted to the house using lag or carriage bolts with washers.
- Bolt size shall be ½ inch diameter minimum and spaced not more than 16" on center maximum or other approved fasteners.
- Floor joists are to be attached to the band board with properly sized joist hangers. Fasteners (i.e., nails and screws) shall be installed in accordance with the manufacturer's installation guidelines.
- Siding and Flashing: House siding or exterior finish system must be removed prior to the installation of the ledger board. Flashing is required at any ledger board connection to a wall of wood framed construction and shall be stainless steel, UV resistant plastic or galvanized steel coated with 1.85oz/ft of zinc (G-185 coating).

Floor Joists:

- See the Maximum Span Table on **page 6** for treated lumber, southern yellow pine, 40 psf live load, 10 psf dead load and deflection of L/360.
- Floor joists shall be attached to ledger or band board with joist hangers.
  - Deck joist shall be permitted to cantilever not greater than one-fourth of the actual adjacent joist spans.
  - A full depth rim joist shall be provided at the cantilevered end of joists.

Stairways: See pages 12-13 for illustration.

- Shall have a **minimum of 3 feet in net clear width.**
- Shall not have a riser exceeding 7 ¾" or less than 4".
- Shall have a minimum tread distance of 10 inches nose to nose.
- The maximum difference between any two risers throughout the run of the stairs shall not be greater than 3/8 inch.
- Stairs shall be solidly attached to the main deck or stair landing.
- The maximum allowable spacing of the stair stringers or carriages shall be determined by the maximum allowable span of the tread material or decking used. **NOTE:** A minimum of three stringers or carriages are required for the standard 3' wide stairway.

Handrails: See pages 12-13 for illustration.

- Height: Handrails shall be between 34 inches and 38 inches to top of rail measured vertically above the nosing of the stair treads. Handrails shall be returned into post or wall at the top and bottom of the run.
- Continuity: Handrails shall be continuous for the full length of any flight of stairs from a point directly above the top riser of the flight to a point directly above the lowest riser.
- Grip size: All required handrails shall comply with the "grasp ability" requirements of IRC Section R311.7.8.5. **Example on page 13**
- **.**

Guardrails: See page 13 for illustration.

- Guardrails are required for porches, decks, balconies, or raised floor surfaces more than 30 inches above floors or finished grade within 36" of deck.
- Open sides of stairs with a total rise of more than 30 inches above the floor or grade shall have guardrails not less than 34 inches, but not more than 38 inches high, measured vertically from the nose of the tread when used as a handrail.
- Horizontal spacing between vertical members in the required guardrail shall not exceed a maximum of 4 inches.
- Triangular openings formed by riser, tread, and the bottom rail of the guardrail on the stairs shall not allow the passage of a 6 inch sphere through the opening.

Inspections:
Footers = before concrete is poured.
Framing = A separate framing inspection is required before the decking (finished flooring) is installed only when the deck is close to the ground making inspection of the floor joists, beams and posts not possible.
Final = All framing is installed and deck is completed.

INSPECTION REQUESTS
(307) 686-5256

Please call (307) 686-5256 and leave a message on the Inspection Line. You will need to have your permit application number or address and the type of inspection you are scheduling. Please include your name and telephone number for the inspector. **To receive an inspection in the same day, you need to call before 7:00 a.m.** Field inspectors are generally in the office between 8:00 – 9:00 a.m. and 1:00 – 2:00 p.m. if you need to contact them. When a specific time is requested, it will be noted on the request, however all times are approximate. While the Building Inspection Division will attempt to make the inspection at the requested time, conditions in the field may not make this possible all of the time. We would request your understanding and patience if this occurs on your project.

Chemicals used in pressure treatment methods will prematurely corrode standard fasteners, hardware, and flashing when in contact with lumber. To combat corrosion, the following is required.

- All screws and nails shall be approved for application.
- All hardware (joist hangers, cast in place post anchors, etc.) shall be galvanized with 1.85 oz/sf of zinc (G-185 coating) or shall be stainless steel. Look for products such as “Zmax” from Simpson Strong Tie or “Triple Zinc” from USP.

NOTE: When there is any doubt about these regulations or about the proper method to perform this installation, it is always better to contact the inspector prior to the installation to assure the installation will be done to code and that work will not need to be redone at the cost of time and material. Always make sure that you understand the methods and regulations stated herein before proceeding with the installation. Please contact us at (307) 686-5260 if you have any questions.

R507.7 Decking. Maximum allowable spacing for joists supporting decking shall be in accordance with Table R507.7. Wood decking shall be attached to each supporting member with not less than two 8d threaded nails or two No. 8 wood screws. Other approved decking or fastener systems shall be installed in accordance with the manufacturer's installation requirements.

TABLE R507.7
MAXIMUM JOIST SPACING FOR DECKING

DECKING MATERIAL TYPE AND NOMINAL SIZE	MAXIMUM ON-CENTER JOIST SPACING	
	Decking perpendicular to joist	Decking diagonal to joist[a]
$1^1/_4$-inch-thick wood	16 inches	12 inches
2-inch-thick wood	24 inches	16 inches
Plastic composite	In accordance with Section R507.2	In accordance with Section R507.2

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 degree = 0.01745 rad.

a. Maximum angle of 45 degrees from perpendicular for wood deck boards.

R507.6 Deck joists. Maximum allowable spans for wood deck joists, as shown in Figure R507.6, shall be in accordance with Table R507.6. The maximum joist spacing shall be limited by the decking materials in accordance with Table R507.7. The maximum joist cantilever shall be limited to one-fourth of the joist span or the maximum cantilever length specified in Table R507.6, whichever is less.

TABLE R507.6
MAXIMUM DECK JOIST SPANS

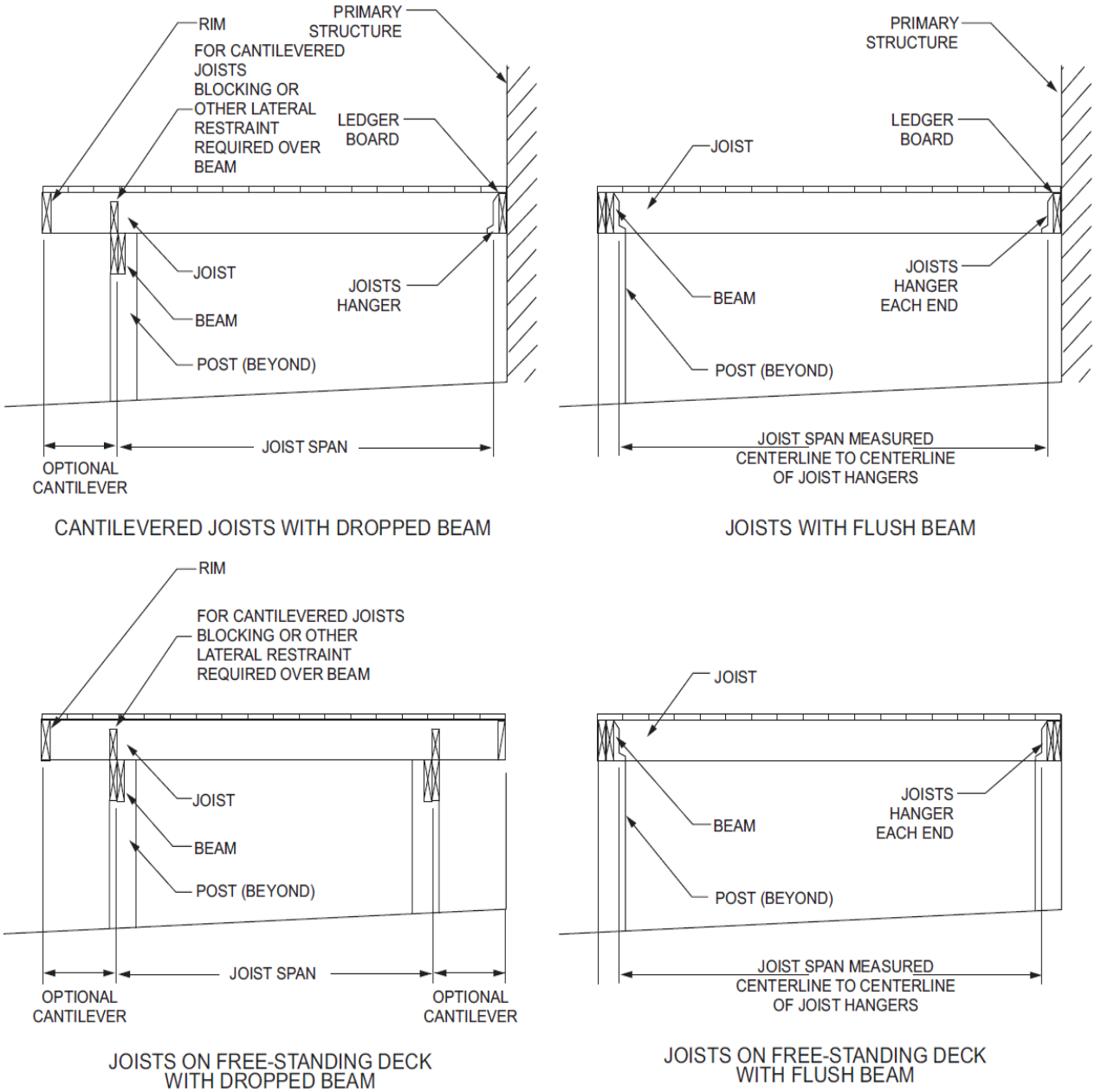
LOAD[a] (psf)	JOIST SPECIES[b]	JOIST SIZE	ALLOWABLE JOIST SPAN[b, c] (feet-inches)			MAXIMUM CANTILEVER[d,f] (feet-inches)							
			Joist spacing (inches)			Joist back span[g] (feet)							
			12	16	24	4	6	8	10	12	14	16	18
40 live load	Southern pine	2 × 6	9-11	9-0	7-7	1-0	1-6	1-5	NP	NP	NP	NP	NP
		2 × 8	13-1	11-10	9-8	1-0	1-6	2-0	2-6	2-3	NP	NP	NP
		2 × 10	16-2	14-0	11-5	1-0	1-6	2-0	2-6	3-0	3-4	3-4	NP
		2 × 12	18-0	16-6	13-6	1-0	1-6	2-0	2-6	3-0	3-6	4-0	4-1
	Douglas fir-larch[e] Hem-fir[e] Spruce-pine-fir[e]	2 × 6	9-6	8-4	6-10	1-0	1-6	1-4	NP	NP	NP	NP	NP
		2 × 8	12-6	11-1	9-1	1-0	1-6	2-0	2-3	2-0	NP	NP	NP
		2 × 10	15-8	13-7	11-1	1-0	1-6	2-0	2-6	3-0	3-3	NP	NP
		2 × 12	18-0	15-9	12-10	1-0	1-6	2-0	2-6	3-0	3-6	3-11	3-11
	Redwood[f] Western cedars[f] Ponderosa pine[f] Red pine[f]	2 × 6	8-10	8-0	6-10	1-0	1-4	1-1	NP	NP	NP	NP	NP
		2 × 8	11-8	10-7	8-8	1-0	1-6	2-0	1-11	NP	NP	NP	NP
		2 × 10	14-11	13-0	10-7	1-0	1-6	2-0	2-6	3-0	2-9	NP	NP
		2 × 12	17-5	15-1	12-4	1-0	1-6	2-0	2-6	3-0	3-6	3-8	NP
50 ground snow load	Southern pine	2 × 6	9-2	8-4	7-4	1-0	1-6	1-5	NP	NP	NP	NP	NP
		2 × 8	12-1	11-0	9-5	1-0	1-6	2-0	2-5	2-3	NP	NP	NP
		2 × 10	15-5	13-9	11-3	1-0	1-6	2-0	2-6	3-0	3-1	NP	NP
		2 × 12	18-0	16-2	13-2	1-0	1-6	2-0	2-6	3-0	3-6	3-10	3-10
	Douglas fir-larch[e] Hem-fir[e] Spruce-pine-fir[e]	2 × 6	8-10	8-0	6-8	1-0	1-6	1-4	NP	NP	NP	NP	NP
		2 × 8	11-7	10-7	8-11	1-0	1-6	2-0	2-3	NP	NP	NP	NP
		2 × 10	14-10	13-3	10-10	1-0	1-6	2-0	2-6	3-0	3-0	NP	NP
		2 × 12	17-9	15-5	12-7	1-0	1-6	2-0	2-6	3-0	3-6	3-8	NP
	Redwood[f] Western cedars[f] Ponderosa pine[f] Red pine[f]	2 × 6	8-3	7-6	6-6	1-0	1-4	1-1	NP	NP	NP	NP	NP
		2 × 8	10-10	9-10	8-6	1-0	1-6	2-0	1-11	NP	NP	NP	NP
		2 × 10	13-10	12-7	10-5	1-0	1-6	2-0	2-6	2-9	NP	NP	NP
		2 × 12	16-10	14-9	12-1	1-0	1-6	2-0	2-6	3-0	3-5	3-5	NP
60 ground snow load	Southern pine	2 × 6	8-8	7-10	6-10	1-0	1-6	1-5	NP	NP	NP	NP	NP
		2 × 8	11-5	10-4	8-9	1-0	1-6	2-0	2-4	NP	NP	NP	NP
		2 × 10	14-7	12-9	10-5	1-0	1-6	2-0	2-6	2-11	2-11	NP	NP
		2 × 12	17-3	15-0	12-3	1-0	1-6	2-0	2-6	3-0	3-6	3-7	NP
	Douglas fir-larch[e] Hem-fir[e] Spruce-pine-fir[e]	2 × 6	8-4	7-6	6-2	1-0	1-6	1-4	NP	NP	NP	NP	NP
		2 × 8	10-11	9-11	8-3	1-0	1-6	2-0	2-2	NP	NP	NP	NP
		2 × 10	13-11	12-4	10-0	1-0	1-6	2-0	2-6	2-10	NP	NP	NP
		2 × 12	16-6	14-3	11-8	1-0	1-6	2-0	2-6	3-0	3-5	3-5	NP
	Redwood[f] Western cedars[f] Ponderosa pine[f] Red pine[f]	2 × 6	7-9	7-0	6-2	1-0	1-4	NP	NP	NP	NP	NP	NP
		2 × 8	10-2	9-3	7-11	1-0	1-6	2-0	1-11	NP	NP	NP	NP
		2 × 10	13-0	11-9	9-7	1-0	1-6	2-0	2-6	2-7	NP	NP	NP
		2 × 12	15-9	13-8	11-2	1-0	1-6	2-0	2-6	3-0	3-2	NP	NP

(continued)

TABLE R507.6—continued
MAXIMUM DECK JOIST SPANS

LOAD[a] (psf)	JOIST SPECIES[b]	JOIST SIZE	ALLOWABLE JOIST SPAN[b, c] (feet-inches)			MAXIMUM CANTILEVER[d, f] (feet-inches)							
			Joist spacing (inches)			Joist back span[g] (feet)							
			12	16	24	4	6	8	10	12	14	16	18
70 ground snow load	Southern pine	2 × 6	8-3	7-6	6-5	1-0	1-6	1-5	NP	NP	NP	NP	NP
		2 × 8	10-10	9-10	8-2	1-0	1-6	2-0	2-2	NP	NP	NP	NP
		2 × 10	13-9	11-11	9-9	1-0	1-6	2-0	2-6	2-9	NP	NP	NP
		2 × 12	16-2	14-0	11-5	1-0	1-6	2-0	2-6	3-0	3-5	3-5	NP
	Douglas fir-larch[e] Hem-fir[e] Spruce-pine-fir[e]	2 × 6	7-11	7-1	5-9	1-0	1-6	NP	NP	NP	NP	NP	NP
		2 × 8	10-5	9-5	7-8	1-0	1-6	2-0	2-1	NP	NP	NP	NP
		2 × 10	13-3	11-6	9-5	1-0	1-6	2-0	2-6	2-8	NP	NP	NP
		2 × 12	15-5	13-4	10-11	1-0	1-6	2-0	2-6	3-0	3-3	NP	NP
	Redwood[f] Western cedars[f] Ponderosa pine[f] Red pine[f]	2 × 6	7-4	6-8	5-10	1-0	1-4	NP	NP	NP	NP	NP	NP
		2 × 8	9-8	8-10	7-4	1-0	1-6	1-11	NP	NP	NP	NP	NP
		2 × 10	12-4	11-0	9-0	1-0	1-6	2-0	2-6	2-6	NP	NP	NP
		2 × 12	14-9	12-9	10-5	1-0	1-6	2-0	2-6	3-0	3-0	NP	NP

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa, 1 pound = 0.454 kg.
NP = Not Permitted.
a. Dead load = 10 psf. Snow load not assumed to be concurrent with live load.
b. No. 2 grade, wet service factor included.
c. $L/\Delta = 360$ at main span.
d. $L/\Delta = 180$ at cantilever with a 220-pound point load applied to end.
e. Includes incising factor.
f. Incising factor not included.
g. Interpolation allowed. Extrapolation is not allowed.



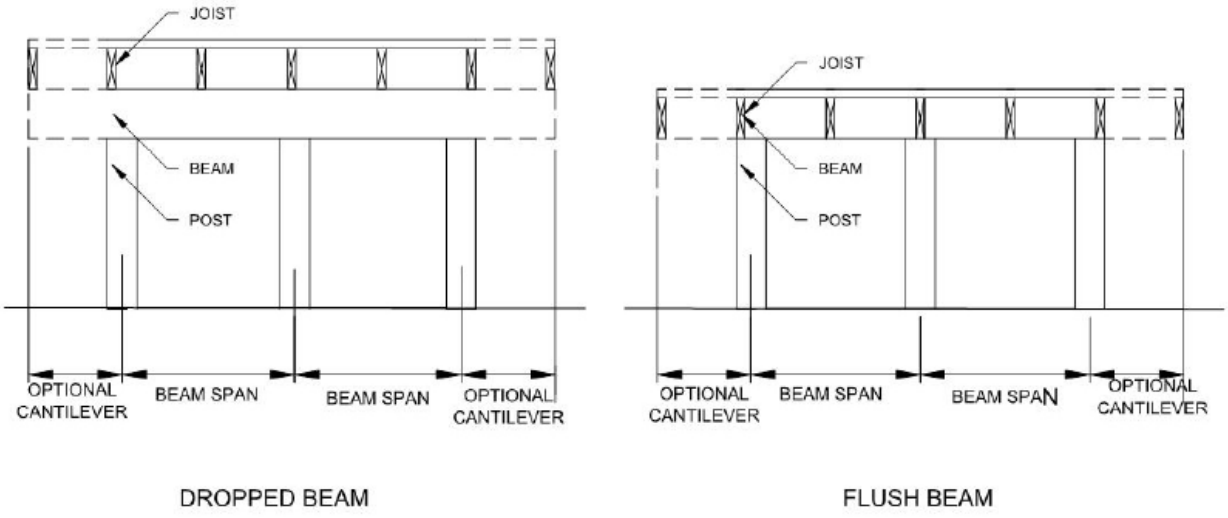
R507.5 Deck Beams. Maximum allowable spans for wood deck beams, as shown in Figure R507.5, shall be in accordance with Table R507.5. Beam plies shall be fastened with two rows of 10d (3-inch · 0.128 inch) nails minimum at 16 inches (406 mm) on center along each edge. Beams shall be permitted to cantilever at each end up to one-fourth of the allowable beam span. Deck beams of other materials shall be permitted where designed in accordance with accepted engineering practices.

TABLE R507.5(1)
MAXIMUM DECK BEAM SPAN—40 PSF LIVE LOAD[c]

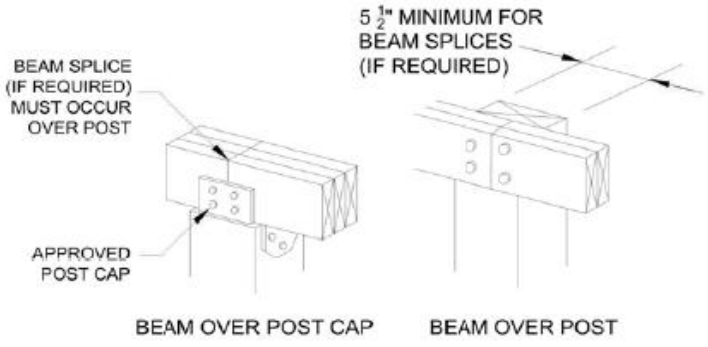
BEAM SPECIES[d]	BEAM SIZE[e]	EFFECTIVE DECK JOIST SPAN LENGTH[a, i, j] (feet)						
		6	8	10	12	14	16	18
		MAXIMUM DECK BEAM SPAN LENGTH (feet-inches)[a, b, f]						
Southern pine	1 – 2 × 6	4-7	4-0	3-7	3-3	3-0	2-10	2-8
	1 – 2 × 8	5-11	5-1	4-7	4-2	3-10	3-7	3-5
	1 – 2 × 10	7-0	6-0	5-5	4-11	4-7	4-3	4-0
	1 – 2 × 12	8-3	7-1	6-4	5-10	5-5	5-0	4-9
	2 – 2 × 6	6-11	5-11	5-4	4-10	4-6	4-3	4-0
	2 – 2 × 8	8-9	7-7	6-9	6-2	5-9	5-4	5-0
	2 – 2 × 10	10-4	9-0	8-0	7-4	6-9	6-4	6-0
	2 – 2 × 12	12-2	10-7	9-5	8-7	8-0	7-5	7-0
	3 – 2 × 6	8-6	7-5	6-8	6-1	5-8	5-3	4-11
	3 – 2 × 8	10-11	9-6	8-6	7-9	7-2	6-8	6-4
	3 – 2 × 10	13-0	11-2	10-0	9-2	8-6	7-11	7-6
	3 – 2 × 12	15-3	13-3	11-10	10-9	10-0	9-4	8-10
Douglas fir-larch[g] Hem-fir[g] Spruce-pine-fir	1 – 2 x 6	4-1	3-6	3-0	2-8	2-5	2-3	2-1
	1 – 2 × 8	5-6	4-8	4-0	3-6	3-2	2-11	2-9
	1 – 2 × 10	6-8	5-10	5-1	4-6	4-1	3-9	3-6
	1 – 2 × 12	7-9	6-9	6-0	5-6	5-0	3-9	3-6
	2 – 2 × 6	6-1	5-3	4-9	4-4	3-11	3-7	3-3
	2 – 2 × 8	8-2	7-1	6-4	5-9	5-2	4-8	4-4
	2 – 2 × 10	10-0	8-7	7-9	7-0	6-6	6-0	5-6
	2 – 2 × 12	11-7	10-0	8-11	8-2	7-7	7-1	6-8
	3 – 2 × 6	7-8	6-8	6-0	5-6	5-1	4-9	4-6
	3 – 2 × 8	10-3	8-10	7-11	7-3	6-8	6-3	5-11
	3 – 2 × 10	12-6	10-10	9-8	8-10	8-2	7-8	7-2
	3 – 2 × 12	14-6	12-7	11-3	10-3	9-6	8-11	8-5
Redwood[h] Western cedars[h] Ponderosa pine[h] Red pine[h]	1 – 2 × 6	4-2	3-7	3-1	2-9	2-6	2-3	2-2
	1 – 2 × 8	5-4	4-7	4-1	3-7	3-3	3-0	2-10
	1 – 2 × 10	6-6	5-7	5-0	4-7	4-2	3-10	3-7
	1 – 2 × 12	7-6	6-6	5-10	5-4	4-11	4-7	4-4
	2 – 2 × 6	6-2	5-4	4-10	4-5	4-0	3-8	3-4
	2 – 2 × 8	7-10	6-10	6-1	5-7	5-2	4-10	4-5
	2 – 2 × 10	9-7	8-4	7-5	6-9	6-3	5-10	5-6
	2 – 2 × 12	11-1	9-8	8-7	7-10	7-3	6-10	6-5
	3 – 2 × 6	7-8	6-9	6-0	5-6	5-1	4-9	4-6
	3 – 2 × 8	9-10	8-6	7-7	6-11	6-5	6-0	5-8
	3 – 2 × 10	12-0	10-5	9-4	8-6	7-10	7-4	6-11
	3 – 2 × 12	13-11	12-1	10-9	9-10	9-1	8-6	8-1

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa, 1 pound = 0.454 kg.

a. Interpolation permitted. Extrapolation not permitted.
b. Beams supporting a single span of joists with or without cantilever.
c. Dead load = 10 psf, $L/\Delta = 360$ at main span, $L/\Delta = 180$ at cantilever. Snow load is not assumed to be concurrent with live load.
d. No. 2 grade, wet service factor included.
e. Beam depth shall be equal to or greater than the depth of intersecting joist for a flush beam connection.
f. Beam cantilevers are limited to the adjacent beam's span divided by 4.
g. Includes incising factor.
h. Incising factor not included.
i. Deck joist span as shown in Figure R507.5.
j. For calculation of effective deck joist span, the actual joist span length shall be multiplied by the joist span factor in accordance with Table R507.5(5).

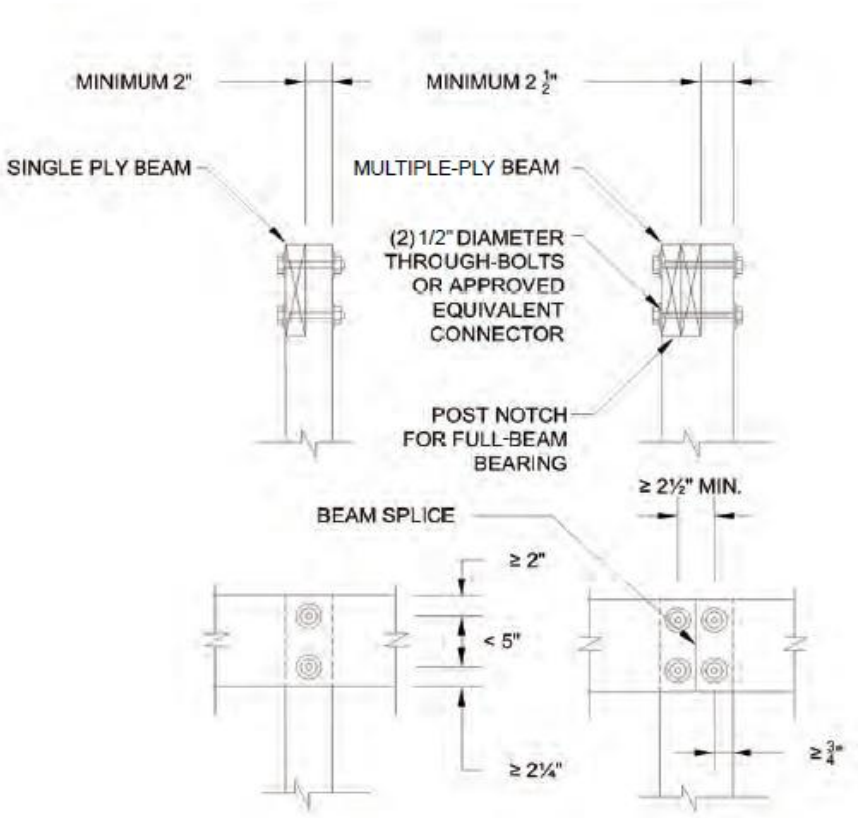


R507.5.2 Deck beam connection to supports. Deck beams shall be attached to supports in a manner capable of transferring vertical loads and resisting horizontal displacement. Deck beam connections to wood posts shall be in accordance with Figures R507.5.1(1) and R507.5.1(2). Manufactured post-to beam connectors shall be sized for the post and beam sizes. Bolts shall have washers under the head and nut.



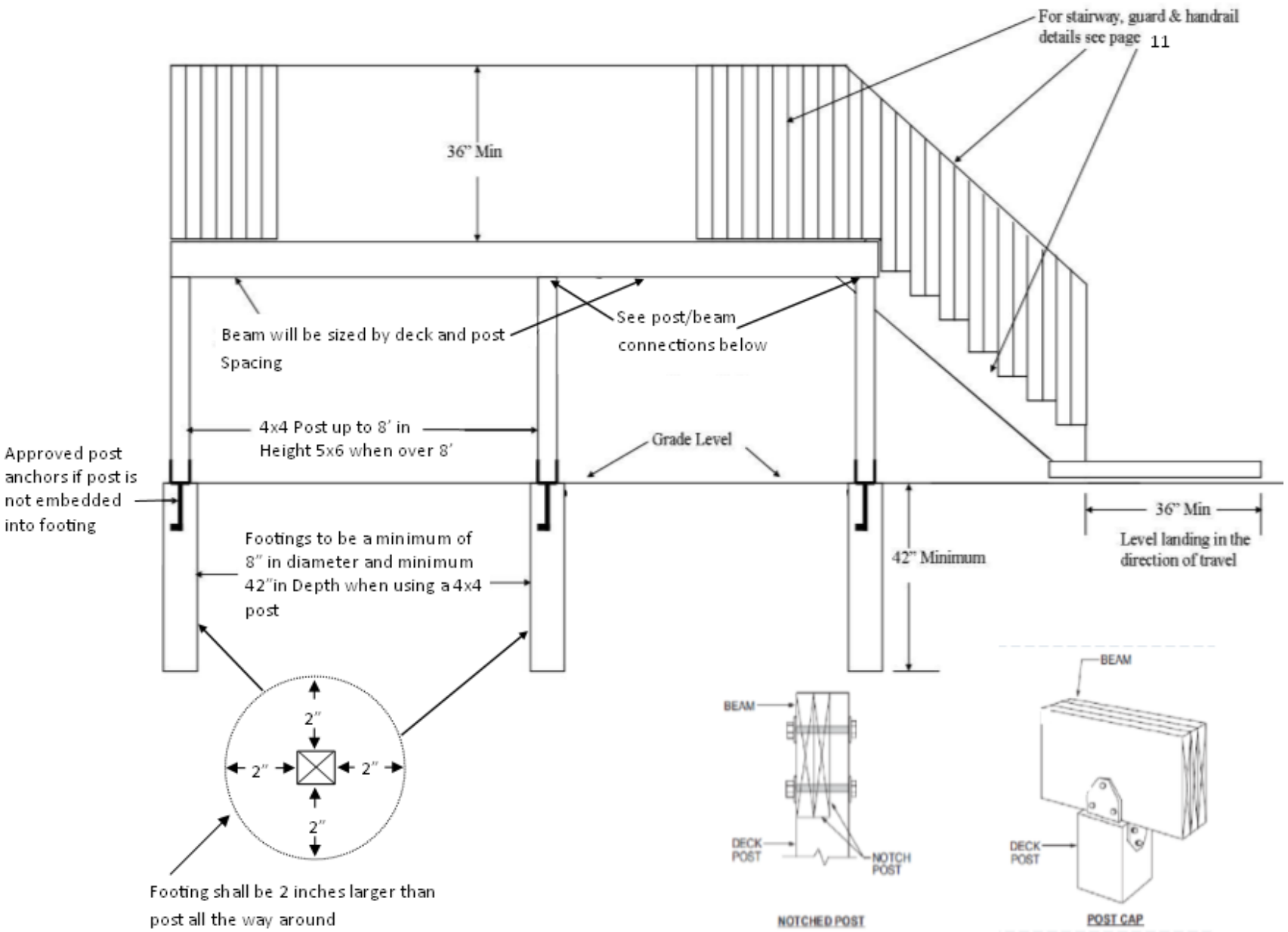
For SI: 1 inch = 25.4 mm.

FIGURE R507.5.1(1)
DECK BEAM TO DECK POST



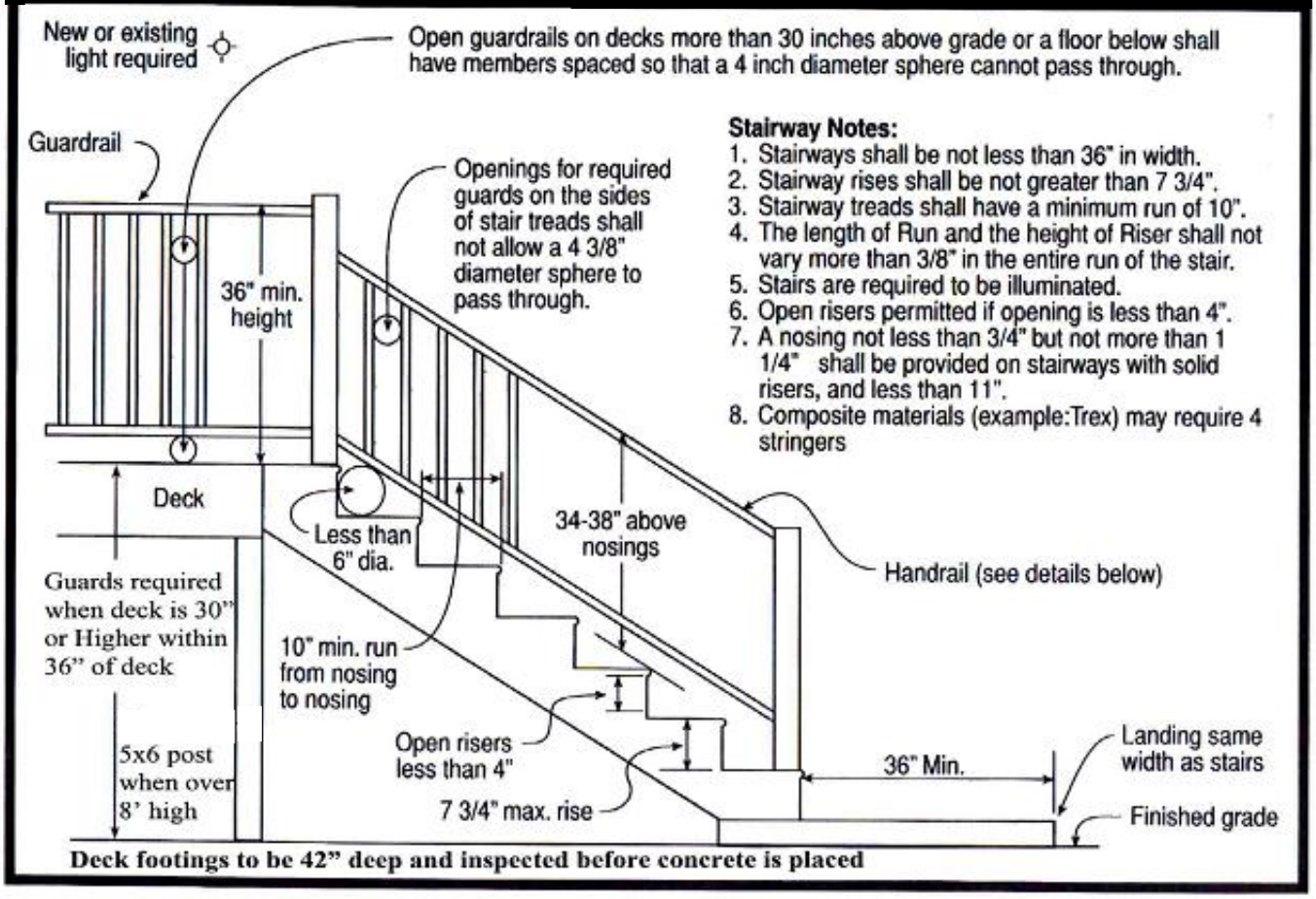
For SI: 1 inch = 25.4 mm.

FIGURE R507.5.1(2)
NOTCHED POST-TO-BEAM CONNECTION


For stairway, guard & handrail details see page 11
36" Min
Beam will be sized by deck and post Spacing
See post/beam connections below
4x4 Post up to 8' in Height 5x6 when over 8'
Grade Level
Approved post anchors if post is not embedded into footing
Footings to be a minimum of 8" in diameter and minimum 42"in Depth when using a 4x4 post
42" Minimum
36" Min
Level landing in the direction of travel
2"
2"
2"
2"
Footing shall be 2 inches larger than post all the way around
BEAM
DECK POST
NOTCH POST
NOTCHED POST
BEAM
DECK POST
POST CAP

Residential Handrail, Guardrail & Stairway Detail

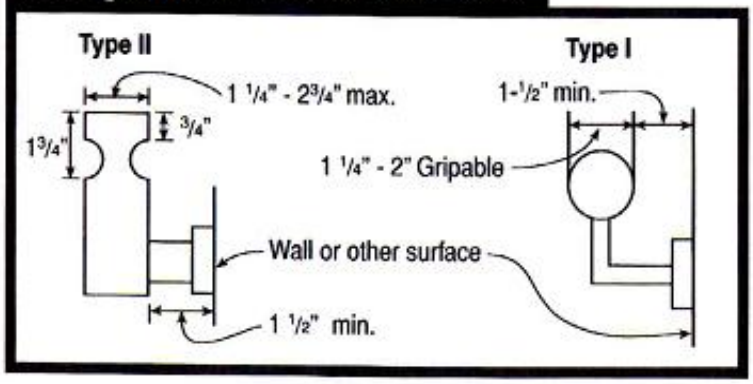
Stair & Handrail Specifications

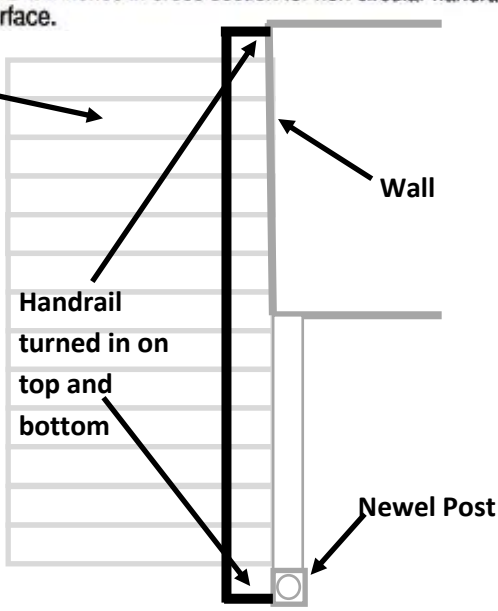


Handrail Notes:

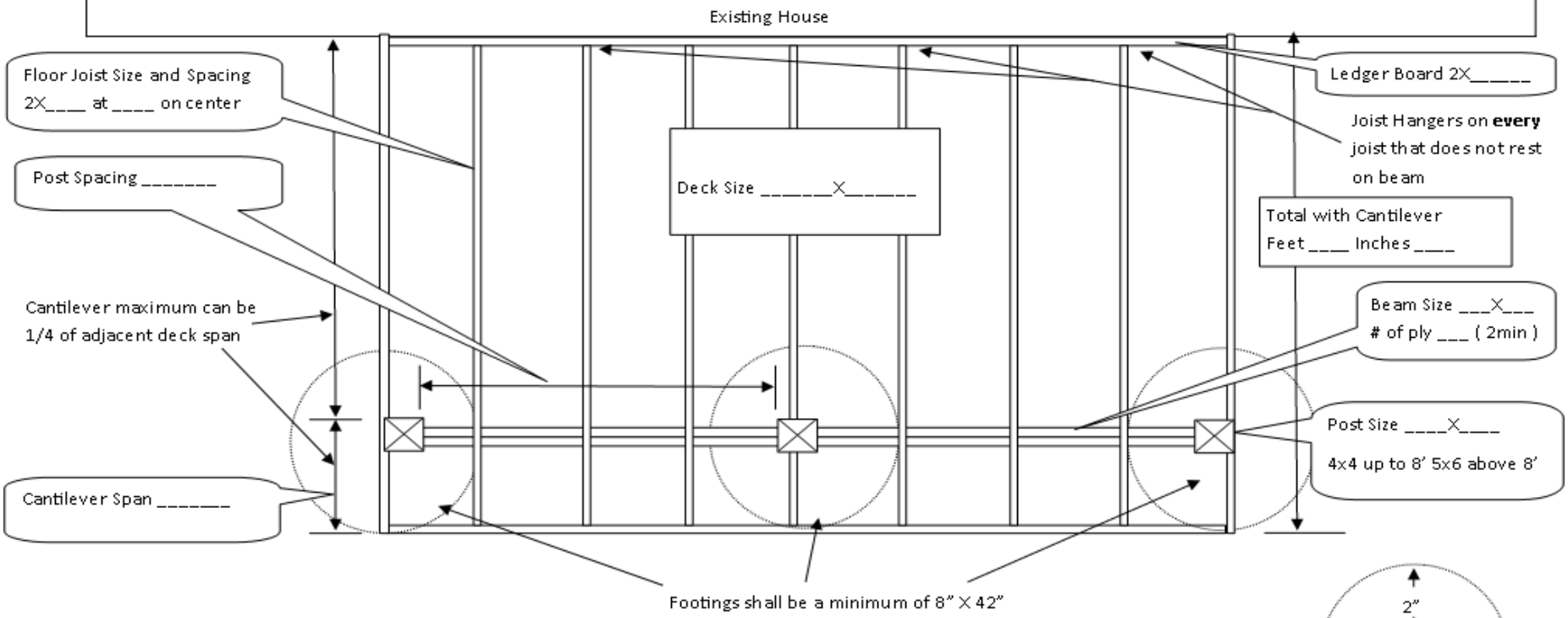
1. Handrails shall be continuous on at least one side of stairs with 4 or more risers.
2. Top of the handrails shall be placed not less than 34 inches nor more than 38 inches above stair nosings.
3. The handgrip portion of handrails shall be not less than 1-1/4 inches nor more than 2 1/4 inches in cross section for non circular handrails
4. Handrails shall be placed not less than 1-1/2 inches from any wall or other surface.
5. Handrails to be returned to wall, post or safety terminal

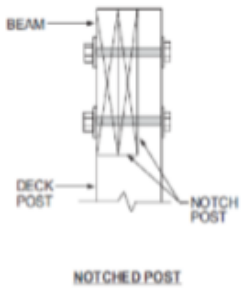
Acceptable Handrail Details

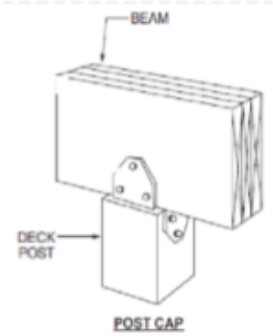


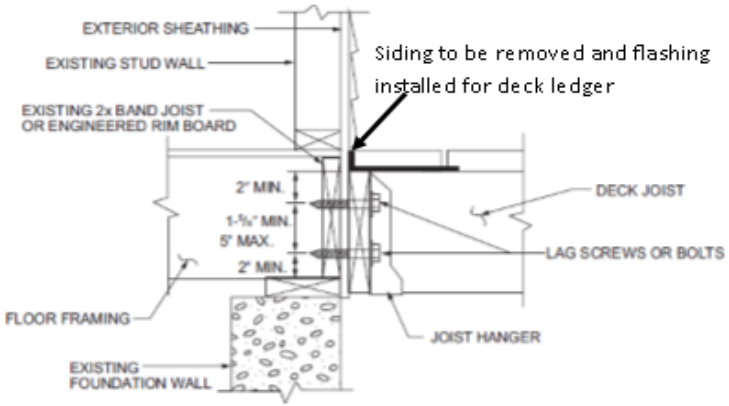


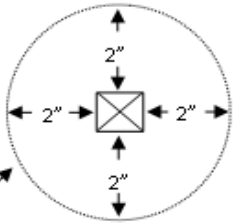
These Deck guidelines **DO NOT COVER** Hot Tubs or other heavy objects that create additional loads on the deck or cover all codes pertaining to deck construction, they are a general guideline.



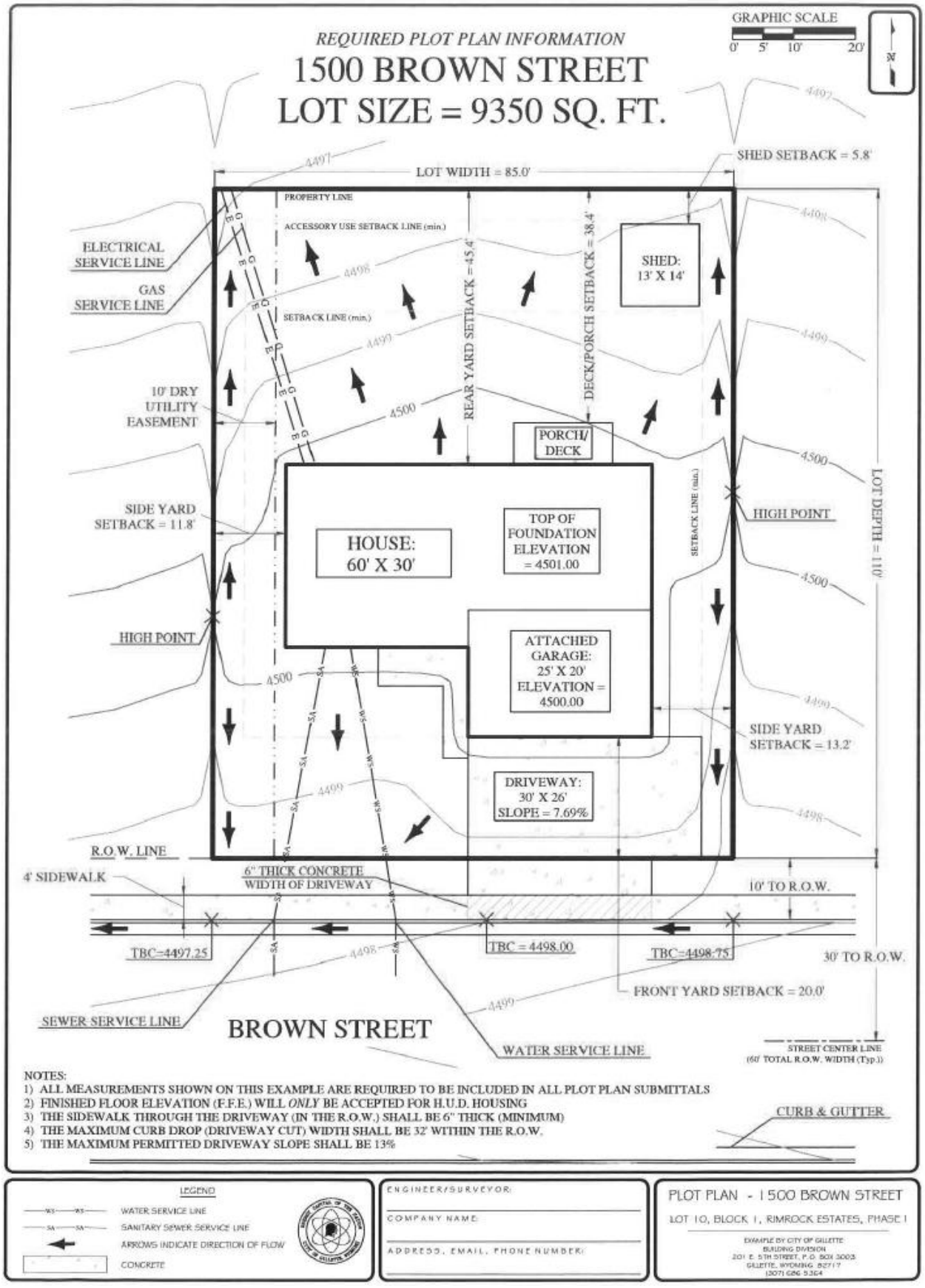








Footing shall be 2 inches larger than post all the way around


REQUIRED PLOT PLAN INFORMATION
1500 BROWN STREET
LOT SIZE = 9350 SQ. FT.
GRAPHIC SCALE
0' 5' 10' 20'
N
LOT WIDTH = 85.0'
SHED SETBACK = 5.8'
PROPERTY LINE
ACCESSORY USE SETBACK LINE (min.)
SETBACK LINE (min.)
ELECTRICAL SERVICE LINE
GAS SERVICE LINE
10' DRY UTILITY EASEMENT
REAR YARD SETBACK = 45.4'
DECK/PORCH SETBACK = 38.4'
SHED: 13' X 14'
PORCH/ DECK
HOUSE: 60' X 30'
TOP OF FOUNDATION ELEVATION = 4501.00
ATTACHED GARAGE: 25' X 20' ELEVATION = 4500.00
SIDE YARD SETBACK = 11.8'
SIDE YARD SETBACK = 13.2'
HIGH POINT
HIGH POINT
LOT DEPTH = 110'
DRIVEWAY: 30' X 26' SLOPE = 7.69%
R.O.W. LINE
4' SIDEWALK
6" THICK CONCRETE WIDTH OF DRIVEWAY
10' TO R.O.W.
30' TO R.O.W.
TBC=4497.25
TBC = 4498.00
TBC=4498.75
FRONT YARD SETBACK = 20.0'
SEWER SERVICE LINE
BROWN STREET
WATER SERVICE LINE
STREET CENTER LINE (60' TOTAL R.O.W. WIDTH (Typ.))
4497
4498
4499
4500
NOTES:
1) ALL MEASUREMENTS SHOWN ON THIS EXAMPLE ARE REQUIRED TO BE INCLUDED IN ALL PLOT PLAN SUBMITTALS
2) FINISHED FLOOR ELEVATION (F.F.E.) WILL ONLY BE ACCEPTED FOR H.U.D. HOUSING
3) THE SIDEWALK THROUGH THE DRIVEWAY (IN THE R.O.W.) SHALL BE 6" THICK (MINIMUM)
4) THE MAXIMUM CURB DROP (DRIVEWAY CUT) WIDTH SHALL BE 32' WITHIN THE R.O.W.
5) THE MAXIMUM PERMITTED DRIVEWAY SLOPE SHALL BE 13%
CURB & GUTTER
LEGEND
WATER SERVICE LINE
SANITARY SEWER SERVICE LINE
ARROWS INDICATE DIRECTION OF FLOW
CONCRETE
ENGINEER/SURVEYOR:
COMPANY NAME:
ADDRESS, EMAIL, PHONE NUMBER:
PLOT PLAN - 1500 BROWN STREET
LOT 10, BLOCK 1, RIMROCK ESTATES, PHASE 1
EXAMPLE BY CITY OF GILLETTE
BUILDING DIVISION
201 E. 5TH STREET, P.O. BOX 3003
GILLETTE, WYOMING 82717
(307) 686 5364

Minimum Standards for City Acceptance of Residential Plot Plans

Plot Plan Size: 8 ½" X 11" Minimum, 11" X 17" Maximum

❖ **Required Bold Lines:**

- Property Lines
- Lot & Block Number
- Top of Foundation (T.O.F.) (*i.e. top of Concrete, CMU, ICF, etc.*)
- Top of Garage Floor (*usually at least 6" or more below the T.O.F.*)
- Curb & Gutter Linework with Top Back of Curb Elevation (T.B.C.) (*this elevation shall be surveyed to ensure accuracy in determining proper T.O.F. elevations and correct driveway slope calculations*)
- Building Outline (*Including Cantilevers & Garages*) to Include Attached Structures, i.e. Decks, Porches, Retaining Walls, Breezeways, etc
- Show any accessory structures such as a shed or a garage
- Scale Bar. Standard Engineering Scale Only. Architectural / Fractional Scale will not be accepted.
- Scale: 1"=20', 1"=30', 1"=40', 1"=50', or 1"=60', or 1"=100'(*max*)
- Proposed Water & Sewer Line Locations from the Structure to the City Mains
- Show all easements on the property, and Label Size and Type of Easement
- Drainage Flow Arrows (*sufficient amount to allow reviewer to adequately understand flow patterns*)
- If known, show the locations of the electrical, gas, and telecommunications lines & easements

❖ **Gray Scale Lines:**

- Building Setback Distance → Front, Side & Rear Yards – From Building (*Including Cantilevers & Garages*) to Property Line
- Finished Grade Contour Lines. Extend 20' (*minimum*) Beyond the Property Lines. (*the overall existing subdivision contours shall be modified to more adequately show the intra-lot drainage*)
- One (1) foot or two (2) foot contour intervals (*1 foot preferred*)
- Adjacent Streets (*Provide Street Name(s)*)
- Driveway Location & Slope – Show Width and Depth dimensions (*indicate if a 4' shelf around the front of the garage door will be installed, as this will drastically affect the driveway slope*)
- Sidewalks, walkways, patios, and/or other flatwork

❖ **Bottom Right Corner:**

- Property Address
- Property Legal Description: Lot, Block, and Subdivision

❖ **Bottom Center:**

- Surveyor/Engineer/Architect
- Company Name
- Company Address, Phone Number, and E-mail

Note: *A foundation location certification is requested at, or prior to, the sill plate inspection. Vertical construction without the foundation location certification is at the builder's risk. The location certification shall be signed and sealed by a Wyoming Registered Surveyor.*