



Guides For Homeowners

Residential Ramps

Did You Know?

- No permit is required on structures less than 120 square feet.
- As “owner-builder” you are the responsible party of record on such a permit. If your work is being performed by a contractor, you may protect yourself from possible liability if the contractor applies for the permit in his or her name.
- If you plan to do your own work, with the exception of various trades that you plan to subcontract, the subcontractors must apply for trade permits..
- If you plan to do your own work, including all of the tradework, then you may apply for the permit.
- Frequent practices of unlicensed contractors is to secure “owner-builder” building and trades permits, erroneously implying that the property owner is providing his or her own labor and material personally.
- It would benefit you to hire a licensed contractor

Tips on hiring contractors

- ◆ Hire only licensed contractors.
- ◆ Get at least 3 bids.
- ◆ Get 3 references, and ask to see a project.
- ◆ Get it in writing, but before you sign the contract, make sure you completely understand.
- ◆ Do not make final payment until you have received a Certificate of Occupancy (CO) and until you are satisfied.

Why Do I need a Permit?

There are many important reasons to obtain building permits and to have inspections performed for your construction project.

Protects property values

Your home is typically your largest investment. If your construction project does not comply with the building codes, your investment could lose value. If others in your neighborhood make unsafe or substandard changes to their homes, it could lower the resale values for the entire community.

Saves Money

Homeowners insurance policies may not pay for damages caused by work done without permits and inspections.

Makes Selling Property Easier

Listing associations require owners to disclose any home improvements or repairs and whether permits were obtained. Many financial institutions will not finance a purchase without proof of a final inspection. If you decide to sell a home or building that has had modifications without a permit, you may be required to tear down the addition, leave it unoccupied or do costly repairs.

Improves safety

Your permit allows the building department to inspect for potential hazards and unsafe construction. By ensuring your project meets the minimum building code standards of safety, the building department can reduce the risk of fire, structural collapse and other issues that might result in costly repairs, injuries and even death. Inspections complement the contractor's experience and act as a system of checks and balances that can result in a safer project.

What is a Site Plan?

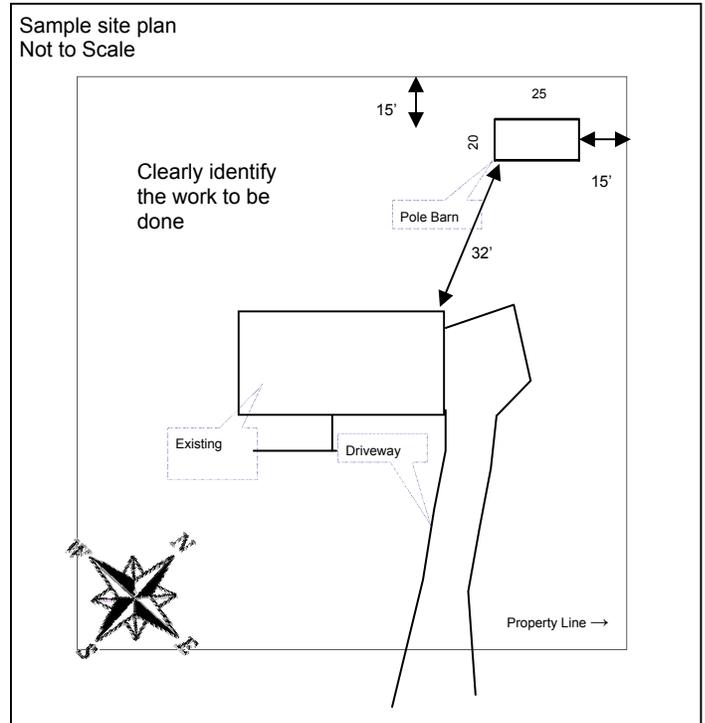
A site plan is a detailed drawing of your property, also known as a survey of your land. These are usually drawn by a land surveyor. The site plan will show the dimensions of your project and its relationship to existing setbacks, easements, utilities, other structures on the property, and distance to your property lines. If your project will require moving any utilities (gas, water, sewer/septic, electric, etc.), show where those utilities will be relocated.

What is REQUIRED for a Permit?

Provide copies of the SITE PLAN

Notes:

1. Structures shall not be permitted to be built over setback lines, easements, or property lines. Check with your local zoning department for any location or size restrictions.
2. A survey from a registered land surveyor will be required if your project is located in a protected area.
3. An as-built survey is required if the structure is proposed within 12 inches of a required minimum setback.
4. If your property is on a slope, you may be required to install silt fence to keep the dirt on your property.
5. If you are on a septic tank, you may be required to have approval on the location from the county health department prior to issuance of a permit.
6. If you do not know the location of your utilities, contact the Utility Notification Center. Remember to ask them about the cost of this service.



General Ramp Information Based on the 2012 International Residential Code

Walking Surface

Walking surfaces that have a running slope steeper than 1:20 (5%) are considered Ramps

Slope

Ramp runs must have a slope not steeper than 1:12

Cross Slope

Cross Slope of ramp runs must not be steeper than 1:48

Floor Surface

Floor or ground surfaces of ramp runs must be stable, firm and slip resistant

Rise

The rise for any ramp run is a maximum of 30 inches

Changes in Level of surface

Changes in level other than slope and Cross slope are not permitted on ramp runs

Clear Width

The clear width of a ramp and run, and where handrails are provided, is 36 inches including between handrails

Landings

- * Ramps must have a Landing at the top and bottom of the run
- * Landings must be stable, firm and slip resistance
- * Changes in level are not permitted
- * The Landing clear width must be at least as wide as the widest ramp run leading to the landing
- * Ramps that change direction between runs at landings must have a clear landing 60 inches by 60 inches
- * Where doorways are located adjacent to a ramp landing, maneuvering clearances are permitted to overlap the required landing area

General Ramp Information Based on the 2012 International Residential Code, Continued

Handrails

- * Ramp runs with a rise greater than 6 inches must have handrails on both sides of the ramp
- * Handrails must be ADA compliant

Edge Protection

- * Edge protection must be provided on each side of landings
- * The floor or ground surface of the ramp run or landing must extend 12 inches minimum beyond the inside face of a handrail. The extended surface prevents wheelchair casters and crutch tips from slipping off the ramp
- * A curb or barrier must be provided that prevents the passage of a 4 inch sphere, where any portion of the sphere is within 4 inches of the finished floor or ground surface

- * Handrail locations are both sides of ramps
- * Handrails must have a smooth surface, no sharp edges or corners
- * Handrails must have full continuity the full length of each ramp or run
- * Inside handrails on switchback or dogleg ramps must be continuous between flights or runs
- * Handrail heights must be between 34 inches minimum and 38 inches maximum measured from the walking surface
- * Handrails must be a consistent height above the walking surface
- * Handrail clearances between handrail gripping surfaces and adjacent surfaces must be a minimum of 2 inches
- * Handrail gripping surfaces with a circular cross section must have a diameter of between 1 1/4 inches and 2 inches
- * Handrail gripping surfaces with a non-circular cross section must have a perimeter dimension

