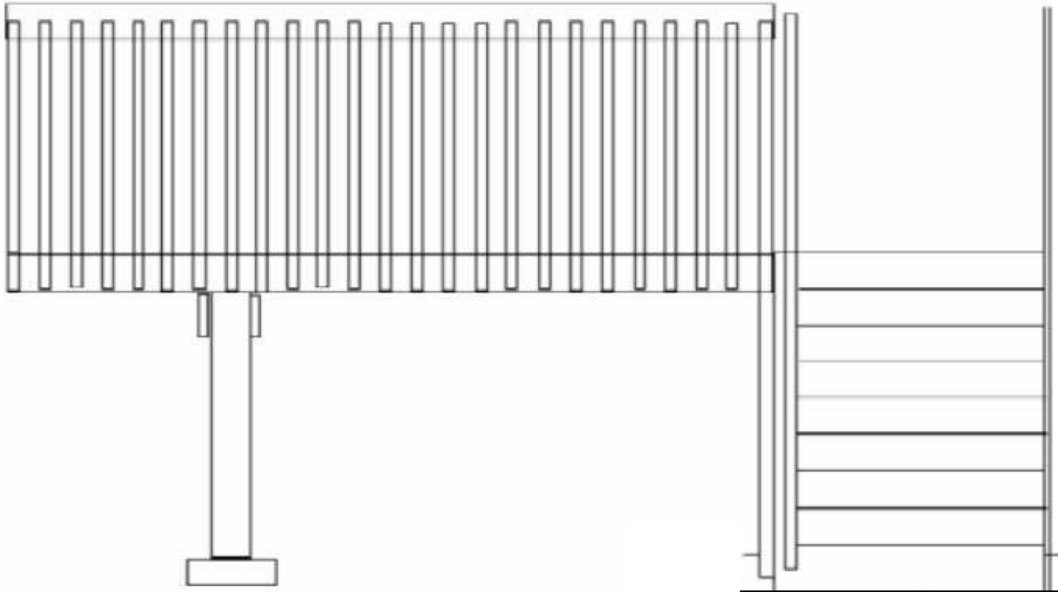


Patio Decks



CITY OF FARGO BUILDING INSPECTION DEPARTMENT

The State of North Dakota requires that you call 1-800-795-0555 at least two business days before you dig.

This handout does not address any covenants or easements assigned to the property, nor does it relieve you of code compliance with items which may not have been included from the 2003 International Residential Code (IRC).

Definitions

Covenant:	A formal agreement among property owners within a specific subdivision establishing conditions or restrictions upon the use of land within that subdivision.
Easement:	A legal agreement for exclusive or nonexclusive use of a portion or all of a property granted to some party other than the property owner.
Foundations:	The foundation must be constructed of masonry, concrete, or treated wood and may extend below the frost line.
Patio deck:	A structure that is open to the sky and which contains neither walls nor overhead components other than handrails or guardrails above the deck surfaces.
Property Line:	A recorded boundary of a plot. It is the owner's responsibility to know where and how to locate the property lines. The City of Fargo assumes that the owner knows this information. Errors due to lack of property line knowledge will cause delays and additional expense.
Required:	Needed; essential; necessary
Required Yard:	An open space, other than a court, on the same lot with a building that is required to be present based on the requirements of the specific zoning district.
Required Yard, Front:	A yard extending across the full width of a lot and having a depth required by the specific zoning district. Such yard may not be occupied by any structure other than those structures permitted by the Land Development Code. The depth shall be measured perpendicular from the front property line.
Required Yard, Rear:	A yard extending across the full width of a lot and having a depth required by the specific zoning district. Such yard may not be occupied by any structure other than those structures permitted by the Land Development Code. The depth shall be measured perpendicular from the rear property line.
Required Yard, Side:	A yard extending perpendicular the sideline of the lot to that point required by the specific zoning district. Such yard may not be occupied by any structure other than those structures permitted by the Land Development Code.

Article 20-05

Dimensional Standards

§20-0501 Residential District Standards

The dimensional standards of Table 20-05010 apply to all development in MR-3 and more restrictive zoning districts.

Table 20-0501

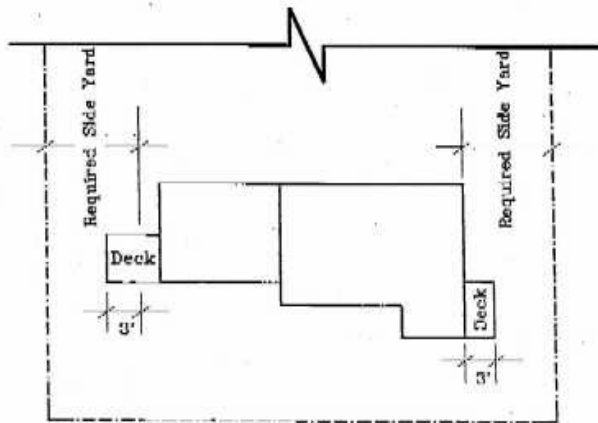
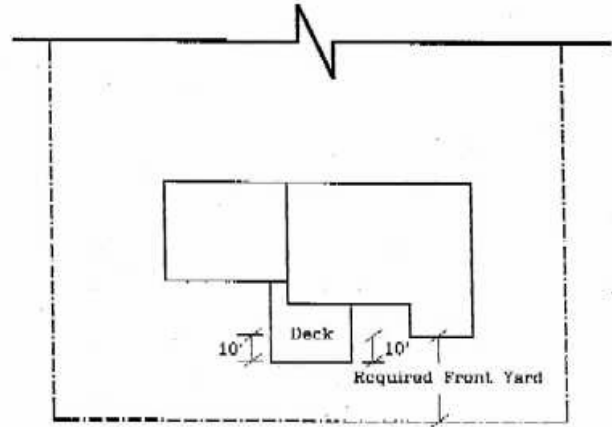
Dimensional Standard	Zoning District								
	AG	SR-0	SR-1	SR-2	SR-3	SR-4	MR-1	MR-2	MR-3
Maximum Density (UPA)	0.1	1.0	2.9	5.4	8.7	12.1	16.0	20.0	24.0[1]
Minimum Lot Size									
Area (Sq. Ft.)	10 Ac	1 Ac [2]	15,000	8,000	5,000	3,600	5,000	5,000	5,000
Width (Ft.)	200	120	80	60	50 [3]	50 [3]	50 [3]	50 [3]	50 [3]
Minimum Setbacks (Ft.)									
Front	50 [4]	50	35	30	20	15 [5]	25	25	25
Interior Side [6]	25	25	15/15	10/10	10/10	4	15/25	15/25	10
Street Side	25 [7]	25	17.5	15	12.5	10	12.5	12.5	12.5
Rear	50	50	25	25	15	15	20	20	20
Max. Building Coverage (Pct. Of Lot)	NA	25	25	30	35	45	35	35	35
Minimum Open Space (Pct. Of Lot)	NA	NA	NA	NA	NA	NA	35	35	35
Maximum Height (Ft.)	35	35	35	35	35	35	35	45	60

Source: 2985 (1999), 3062 (1999), 4039 (2000).

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- [1] Higher densities may be allowed with the Bonus Density provisions of Sec. 20-0505.
 - [2] SR-0 minimum district size is 20 acres. See section 20-0203-A.
 - [3] Minimum lot width subject to limitation of access as provided in Section 20-0702.
 - [4] Minimum 100 feet from right-of-way on Arterial or section line road.
 - [5] Minimum 20-foot setback shall be provided between front-entry garages and nearest edge of sidewalk crossing plate.
 - [6] ## = Percent of Lot Width/Feet (whichever is less)
 - [7] Minimum 75 feet from right-of-way on Arterial or section line road.

LOCATION ON PROPERTY

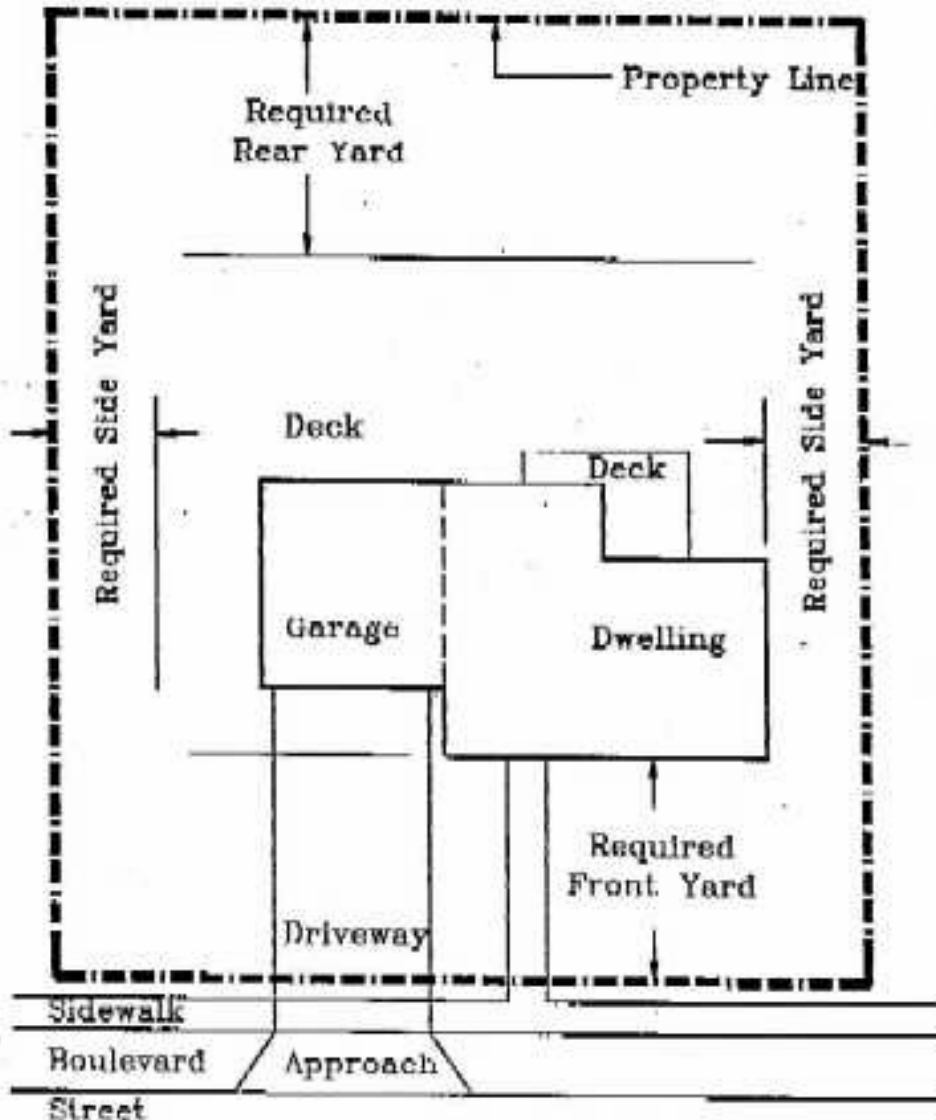
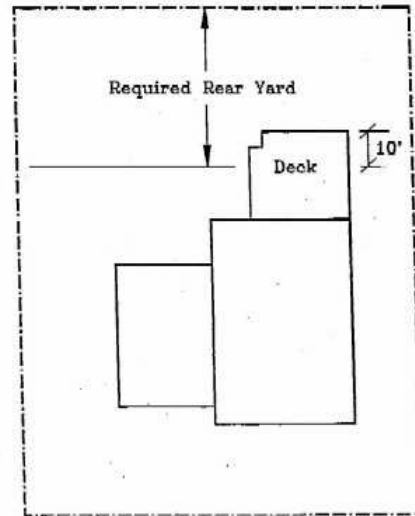
Front yard requirements, based on zoning district, are as follows: Zoning District SR-0 is 50 Feet; SR-1 is 35 Feet; SR-2 is 30 Feet; SR-3 is 20 Feet; SR-4 is 15 Feet. An open patio deck is allowed to encroach 10 feet into a required front yard.



Side yard requirements, based on zoning district, are as follows: Zoning District SR-0 at 25 feet; SR-1 at 15 feet or 15% of the lot width; SR-2 and SR-3 at 10 feet or 10% of the lot width; and, SR-4 at 4 feet. An open patio deck is allowed to encroach 3 feet into a required side yard.

If your property is on a corner, the street side yard requirements are as follows: Zoning District SR-0 at 25 feet; SR-1 at 17.5 feet; SR-2 at 15 feet; SR-3 at 12.5 feet; and, SR-4 at 10 feet. An open patio deck may encroach 10 feet into a required street-side setback.

Rear yard requirements, based on zoning district, are as follows: Zoning district SR-0 at 50 feet; 25 feet in SR-1 and SR-2 zoning districts; and, 15 feet in SR-3 and SR-4. An open patio deck is allowed to encroach 10 feet into a required rear yard.



STAIRWAYS

R311.5.1 Width. Stairways shall not be less than **36 inches** in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than **4.5 inches** on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than **31.5 inches** where a handrail is installed on one side and **27 inches** where handrails are provided on both sides.

R311.5.3 Treads and risers. The maximum riser height shall be **8 inches** and the minimum tread depth shall be **9 inches**. The riser height shall be measured vertically between leading edges of the adjacent treads. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The walking surface of treads and landings of a stairway shall be sloped no steeper than one unit vertical in 48 units horizontal (2-percent slope). **The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch.**

A nosing not less than $\frac{3}{4}$ **inch** but not more than **1 $\frac{1}{4}$ inches** shall be provided on stairways with solid risers. Open risers are permitted, provided that the opening between treads does not permit the passage of a **4 inch diameter sphere**.

HANDRAILS

R311.5.6.1 Handrails. Handrails having minimum and maximum heights of **34 inches** and **38 inches**, respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of stairways. All required handrails shall be continuous the full length of the stairs with four or more risers from a point directly above the top riser of a flight to a point directly above the lowest riser of the flight. Ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than **1.5 inches** between the wall and the handrail.

Exceptions:

1. Handrails shall be permitted to be interrupted by a newel post at a turn.
2. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.

R311.5.6.3 Handrail grip size. The handgrip portion of handrails shall have a circular cross section of **1 $\frac{1}{4}$ inches** minimum to **2 $\frac{5}{8}$ inches** maximum. Other handrail shapes that provide an equivalent grasping surface are permissible. Edges shall have a minimum radius of **1/8 inch**.

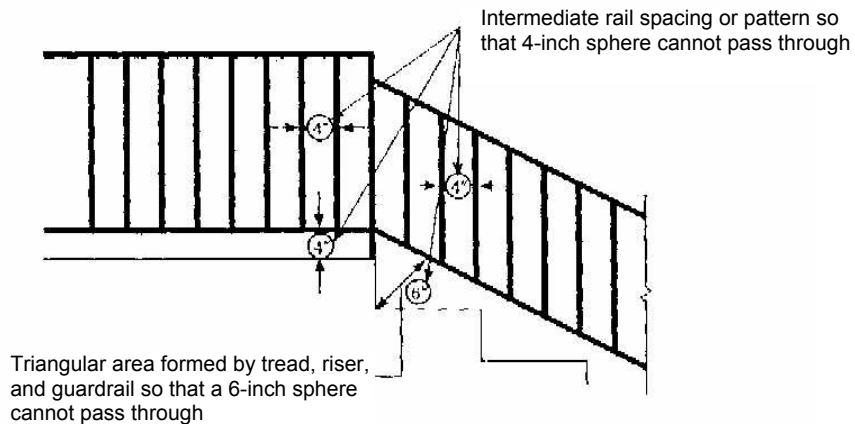
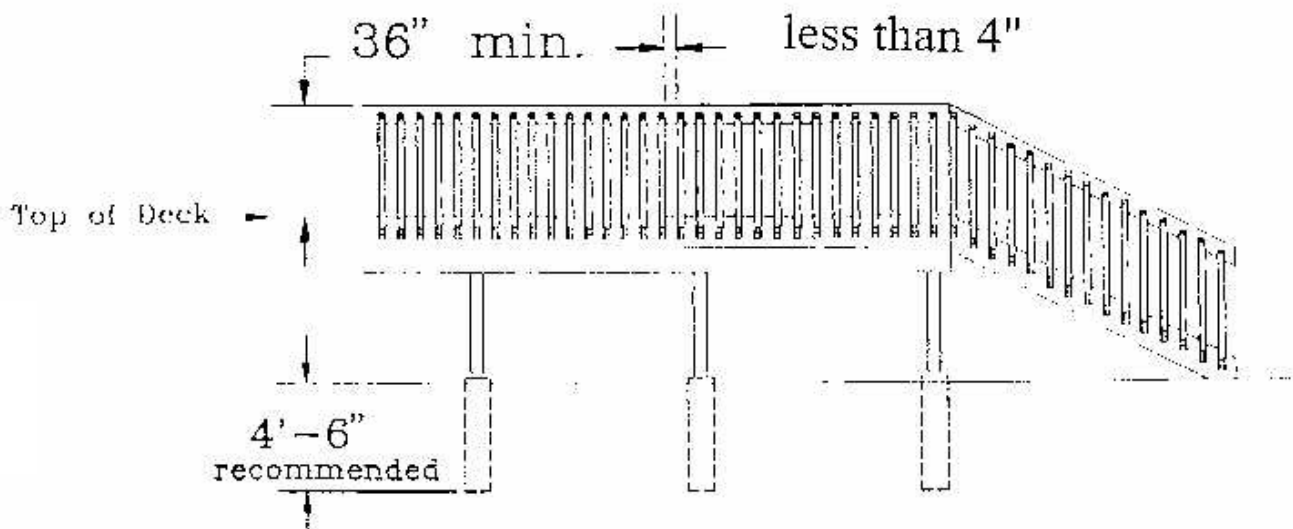
GUARDS

R312.1 Guards required. Porches, balconies or raised floor surfaces located more than **30 inches** above the floor or grade below shall have guards not less than **36 inches** in height. Open sides of stairs with a total rise of more than **30 inches** above the floor or grade below shall have guards not less than **34 inches** in height measured vertically from the nosing of the treads.

R312.2 Guard opening limitations. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere **4 inches** in diameter.

Exception:

1. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere **6 inches** cannot pass through.



IS A BUILDING PERMIT REQUIRED FOR A PATIO DECK OR THE REPLACEMENT OF A PATIO DECK?

Yes! Before any work is started you must get a building permit.

WHY SHOULD I GET A PERMIT?

- ☼ To have assistance in determining if your patio deck is constructed properly
- ☼ To help safeguard your property from damage
- ☼ To help protect yourself from complaints from future owners
- ☼ To establish a record of construction or remodeling history on your property

WHAT IS NEEDED TO GET A PERMIT?

- ☼ The address of the property
- ☼ The zoning of the property
- ☼ The estimated cost of construction of the patio deck
- ☼ A site plan showing the size and location of all existing buildings on your property along with the patio deck. Additionally, basic construction drawings would be helpful.

HOW LONG DOES IT TAKE TO GET A PERMIT?

Generally less than one hour, depending on the information provided and the complexity of the project.

ARE INSPECTIONS REQUIRED?

Yes! It is the responsibility of the permit holder to arrange for required inspections. This would include a framing and a final inspection. If your deck is designed or engineered for future enclosure, this would also include a foundation inspection. Inspections are a part of the permit process however, so there is no additional cost beyond the permit fee for these inspections. Building inspections consist of examining and evaluating construction to determine if the work is compatible with the accepted standard of construction.