

# Cape Carancahua Property Owners' Association

Effective  
July 1, 2017

## Deck and Porch Requirements

### **Please read, sign, and attach to the Construction Permit Application**

No materials may be brought into the Cape, nor construction started until the permit application has been approved. I agree that if any construction is begun without a valid permit having been issued and conspicuously displayed on the property, non-compliance fees will be assessed and the matter may be turned over to the CCPOA attorney for legal remedy and that I will be liable for attorney fees, court costs, and other applicable fees. I hereby grant reasonable access to my property by members of the ACC and CCPOA Board of Directors to determine compliance and progress until such time as the project is completed.

Construction or repair of decks and porches in Cape Carancahua requires an approved Construction Permit.

### **Approved Materials**

#### Pilings/Piers

1. Wood may be round or sided, treated for underground use. Minimum dimension for sided wood is 4"x4"
2. Poured concrete must have appropriate steel reinforcement embedded within the column. Concrete block may be used for decks that are 18" or less above grade level, measured from the top of the decking

#### Decking

1. Wood decking must be treated for continuous outdoor exposure
2. Structural plastic must be rated for continuous outdoor exposure

#### Railings

1. Wood must be treated for continuous outdoor exposure
2. Structural plastic must be rated for continuous outdoor exposure

#### Bannisters

1. Wood must be treated for continuous outdoor exposure
2. Structural plastic must be rated for continuous outdoor exposure
3. Steel cable with a minimum diameter of 1/8" is acceptable, if galvanized or stainless
4. Welded steel rod panels may be used if galvanized and fastened to the railings in a permanent fashion.
5. Chain link, woven wire panels or poultry wire fencing is never acceptable

**Fastenings**

1. Fastenings to be hot dip galvanized, stainless steel, or otherwise weatherized for use with treated lumber
2. Connectors to be steel and galvanized for use with treated lumber

**General Construction Requirements**

Pilings up to 6' above grade level must be a minimum of 4"x4" if sided, or 6" if round. Pilings which exceed 6' above grade level must be a minimum of 6"x6" if sided, or 8" if round. Pilings up to 6' above grade must be set a minimum of 36" below grade; pilings higher than 6' above grade must be set a minimum of 48" below grade. Structures with a deck height above grade of 18" or more shall have a railing, such railing to be a minimum of 36" in height above deck level. No structure shall be located nearer than five (5) feet from any exterior lot line, nor ten (10) feet from the rear lot line, nor twenty (20) feet from the front lot line.

A sanitary facility must be provided for workers if the project extends over multiple days.

Any construction debris must be contained in a covered trash receptacle.

**To apply for a Construction Permit, please provide:**

1. one copy of a stamped survey plat showing property lines, easements, improvements, and the location of the proposed deck
2. one copy of any construction plans, showing dimensions, piling set depths, and railing height
3. if the deck or porch is to be attached to your home, furnish one set of elevation drawings of your home, showing the proposed structure as it will be constructed
4. materials specifications and emplacement details
5. one completed Construction Permit Application

Upon approval by the ACC, you will be notified to proceed with construction.

The CCPOA and ACC are responsible *only* for ascertaining that our building restrictions are met. CCPOA and ACC make no warranty, implied or otherwise, regarding structural/design strengths.

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Signature of Property Owner

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Lot #(s)

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9-1-1 Street Address

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Date

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Date Received by CCPOA

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CCPOA Office Staff Member