



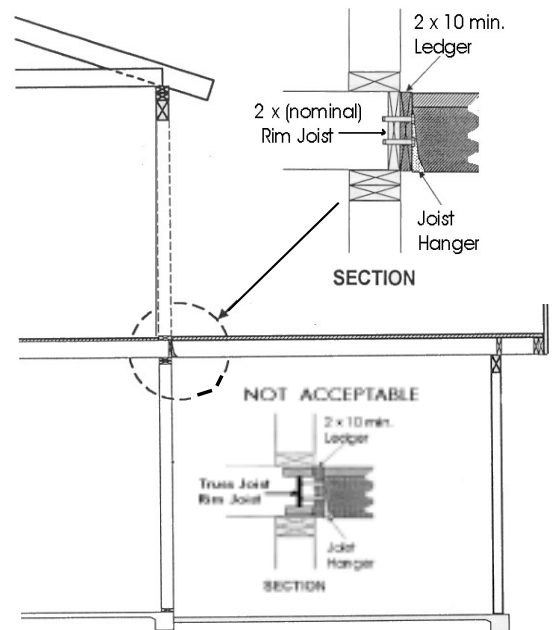
BUILDER'S ADVISORY (B-1-99)

Ledger Board Attachments

The provisions of this Builder's Advisory are intended to promote public safety and welfare by reducing the risk of damage caused by inadequate ledger board connections.

The City supplies standards for patio covers, decks, and balconies that are based on the assumption that a solid 1½" (2x nominal) rim joist has been adequately installed at all edges of the 2nd floor diaphragm.

Alternate materials, such as truss joists, I-joists, and open web joists are commonly being utilized as rim joist materials. These types of materials do not provide for adequate bolt connections to existing structure. Add on structures based on the City's standards, such as patio covers, balconies, and decks that depend on a ledger attachment for stability and/or support shall be attached per the ledger bolting schedule to a solid 1½" (2x nominal) rim joist. Or a special engineered design will be required. Or the entire patio cover or balcony shall be designed as "free standing".



To ensure that the preceding is adhered to, the rim joist shall be adequately exposed for inspection. Adequate exposure shall be accomplished by removal of the stucco in the area that the ledger will be installed, sufficiently to show the type of material used for the existing rim joist. This inspection will be done concurrently with the footing inspection.

Questions concerning this policy may be directed to the City Building Department. (909) 736-2250