

Residential Decks Information Sheet

Building Permits

Building permits are required for all decks that are attached to the home or more than 30 inches above grade. A building permit must be issued prior to construction. It is necessary to allow 5-10 business days for review before the permit is ready to be picked up. With your permit you will be given a copy of the approved plan which must be kept on site for inspections. Please be aware that changes to your plan must also be approved prior to scheduling an inspection.

Plan Submittal

Site plan showing deck size and location; Building plans showing construction details including footing size, framing material size and spacing, decking material.

Frost footings

Required for any deck attached to a dwelling, porch or garage that has frost footings. The minimum depth to the base of the footing is 42 inches.

Structural Design

All decks shall be designed to support a live load of 40 pounds and a dead load of 10 pounds per square foot minimum.

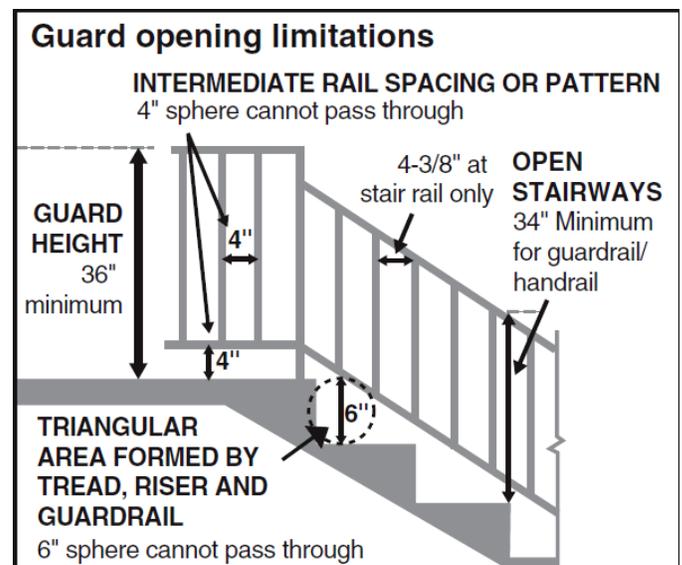
Gaurdrails

Required on all decks more than 30 inches above grade. Guard must be 36 inches minimum in height. Open guards must have intermediate rails or an ornamental pattern where a four inch sphere cannot pass through.

Handrails at Stairs

Required for stairs with 4 or more risers, 34 to 38 inches in height and measured from the nosing of the stair. Ends shall be returned or terminated at the top and bottom. See attached diagram for profiles.

All required handrails shall be continuous for the full length of the stairs from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight.



Ledger Board

Must be at least the same size as floor joists. Install lag screws or other approved anchors per Table R507.2 Where proper anchoring/support cannot be verified, a self-supporting deck will be required.

Flashing

All connections between the deck and dwelling shall be flashed with an approved material. Any cuts or penetrations into the existing structure must be flashed in an approved manner. Aluminum shall not be used in contact with pressure preservative treated wood. This means the ledger flashing and other materials in contact with treated lumber shall be galvanized, stainless steel or vinyl.

Framing Details

Header beams and joists that frame into ledgers or beams shall be supported by approved framing anchors such as joist hangers.

Fasteners

All nails, screws and other connectors must be hot-dipped galvanized, stainless steel or of other approved corrosion resistance. Note: If joist hangers are stainless steel, the nails in contact with hangers must be of the same material. The same would apply to any galvanized products.

Wood Required

All exposed wood is required to be naturally resistant to decay (redwood, cedar, etc.) or approved treated wood. This includes posts, beams, joists, decking and railings.

Any composite or plastic decking materials must be approved prior to installation.

Cantilevers: Overhanging joists and beams

Joists should not overhang beams by more than two feet, nor should beams overhang posts by more than one foot unless a special design is approved.

Stairs

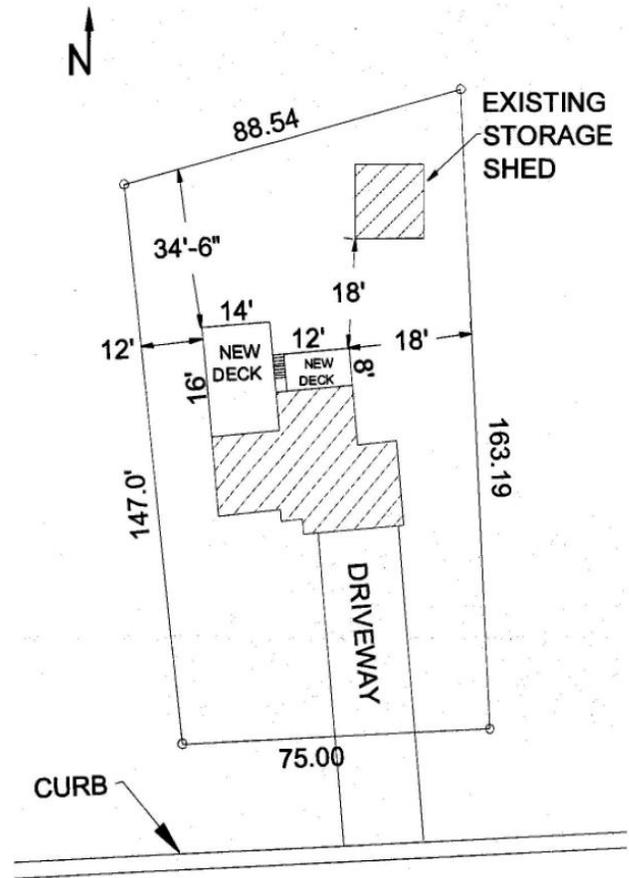
Minimum width is 36 inches. Maximum rise is 7-3/4 inches, minimum run is 10 inches. Largest tread width or riser height shall not exceed the smallest by more than 3/8 inch. Maximum 4 inch opening at risers for stairs to a platform greater than 30 inches in height.

Special Design Note

Some deck designs may not be suitable for a future screen or 3-season porch. Setbacks and structural support may vary. Please indicate on the site and building plans if future considerations include a porch.

Required Inspections

Footing-after the holes are dug, but prior to placing concrete; Framing-to be done after all framing, blocking and required hardware are in place. This inspection can be completed at the time of Final Inspection provided the deck is at least 3 feet above grade. Final-after all decking, handrails and guardrails are in place.



Sample Site Plan

- **2 day minimum notice required for inspection.**

DECK FINAL CHECKLIST

Is deck ledger board bolted to house with 7/16" lag bolts and washers in each joist space?

Are all joist hangers fully nailed with **GALVANIZED JOIST HANGER** nails in every hole?

If deck surface is over 30" above grade, is your guardrail at least 36" high?

If deck surface is over 30" above grade, are all openings **LESS** than 4"?

Is the top of your stairway handrail between 34" and 38" high measured at stair nosing?

If your stairway has 4 or more risers, do you have a handrail on at least one side?

A minimum 3 ft. x 3 ft. permanent landing is required (such as patio block, concrete or weather resistive wood).

Stairway more than 30" above grade requires 36" guardrails on **BOTH** sides, with spacing **LESS** than 4".

Stairways must be hung with steel hangers, straps or treated plywood.

Are all stair risers the same heights and not more than 7 ¾"?

Are all stair tread runs at least 10"?

Is the deck ledger board properly flashed where it meets the siding?

Are all the nails, screws, fasteners and hardware galvanized?

Is all lumber either treated or of a species resistant to decay? (i.e., redwood, cedar, etc.)

Are cantilevers a maximum of 24" overhang?

Are all joists, beams, posts and footings as per the approved plan?

Open stair risers not over 4".

Although this list is not all-inclusive, it does contain the most common reasons for final deck inspection failures. If you check all of these items before you schedule your inspection, you will greatly increase your chances of passing.

SUPPLEMENT TO DECK PERMIT APPLICATION

Size and depth of footings: _____

Size and spacing of posts: _____

Size of beams: _____

Size and spacing of joists: _____

Is the deck off a house cantilever (Bay Patio Door)? Yes No

If yes, how will joists be supported?

Type of decking boards/stair tread material: _____

Height of deck off ground: _____

Design of handrail does not incorporate notched guard posts.

Size of deck: _____

Is deck over an egress window? Yes No

If yes, is there at least 4 feet from the ground to the bottom of the deck?

Yes No