

Residential Decks

Informational Handout

Building Permit: Is required when deck is attached to a structure or if the deck is more than 30" above grade. A permit application must include a site plan or survey and plan details.

Site Plan or Survey: Show the deck and all distances to property lines structures and streets.

Design and Construction: Decks shall support a minimum 50 pound per square foot load. The deck shall be positively anchored to the primary structure with approved fasteners not subject to withdraw. Tension ties are required for most decks.

Ledger Boards: Must be attached with approved fasteners to solid wood framing members into a rim board, floor truss ends or bearing walls studs. If a deck supported on a house cantilever cannot be verified, the deck shall be self-supporting or provide a special design.

Overhanging Decks: Joists should not overhang beams by more than two feet for 2x10's, 18" for 2x8's, 12" for 2x6's. Beams shall be double members of joist size or other single member types engineered for the load. Beams shall not overhang posts by more than 12".

Materials: The type of deck materials used must be shown on the plans. Some composite decking materials are not approved. All exposed wood must be approved treated wood or naturally resistant to decay.

Special Fasteners: Using pressure-treated wood requires fasteners and hardware that are compatible with the chemical treatment of the wood.

Frost Footings: Required when deck is attached to a structure with frost footings. Minimum depth is 42" below grade. The bottom diameter of the footing is sized according to design loads. Future plans for roof and wall loads should be considered for proper footing sizes.

Guards: Required when deck is more than 30" above floor or grade below. They shall be at least 36" high with less than 4" openings and support a 200-pound force anywhere along the top. Guards at open sides of stairs shall be at least 34" high with less than 4 3/8" openings.

Stairs and Handrails: Refer to attached handouts for code requirements.

Weather Protection: Flash and caulk all connections between deck and dwelling.

Safety: Call Gopher One (811) before digging holes. They will locate buried lines at no cost.

Inspections: All approved permit documents shall be on site for all inspections. Required inspections are: **Site/Footing** before pouring concrete and **Framing/Final** after completed.