

# DECK CONSTRUCTION INFORMATION

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1. **BUILDING PERMITS** are required for wood decks. When making application, please provide the following:
  - A. Two sets of construction plans are required (see example).
  - B. Two site plans indicating size, shape and distance from property lines and easements (see example).
  - C. Building permit application (filled out completely).
2. **REQUIRED INSPECTIONS** (some decks may require other inspections):
  - A. Post hole inspection.
  - B. Final inspection.
3. **FOUNDATION** – Posts to be set a minimum of 42 inches below grade. Posts shall bear on undisturbed soil and be backfilled with pea gravel or be encased in cement. Location of post within three feet of basement walls may cause the posts to settle with the surrounding backfill.
4. **FRAMING MATERIAL** – All material in contact with the ground to be .40 pressure treated and labeled "Ground Contact Acceptable." All other material to be .25 treated redwood, cedar or other acceptable material to provide protection against decay and termites.
5. **FRAMING FASTENERS** – All nails, bolts, brackets and fasteners shall be of zinc, zinc coated or other approved corrosion resistive materials.
6. **FRAMING REQUIREMENTS:**
  - A. **Posts** – Minimum size of 4 inches by 4 inches.
  - B. **Beams** – May sit on top of posts with proper brackets or may be through bolted to Posts (2- ½" diameter bolts per post).

<u>Beam Size and Quantity</u>	<u>Max. Span Between Posts</u>
(2) 2" x 6"	4'6"
(2) 2" x 8"	6'6"
(3) 2" x 6"	same
(2) 2" x 10"	8'6"
(3) 2" x 8"	same
(2) 2" x 12"	10'
(3) 2" x 10"	same

- C. **Floor joists** – Maximum clear span between beams:

<u>Size</u>	<u>16" on Center</u>
2" x 6"	9'6"
2" x 8"	12'7"
2" x 10"	16'
2" x 12"	19'6"

- D. **Decking** – Minimum size 5/4" or 2" x 6"

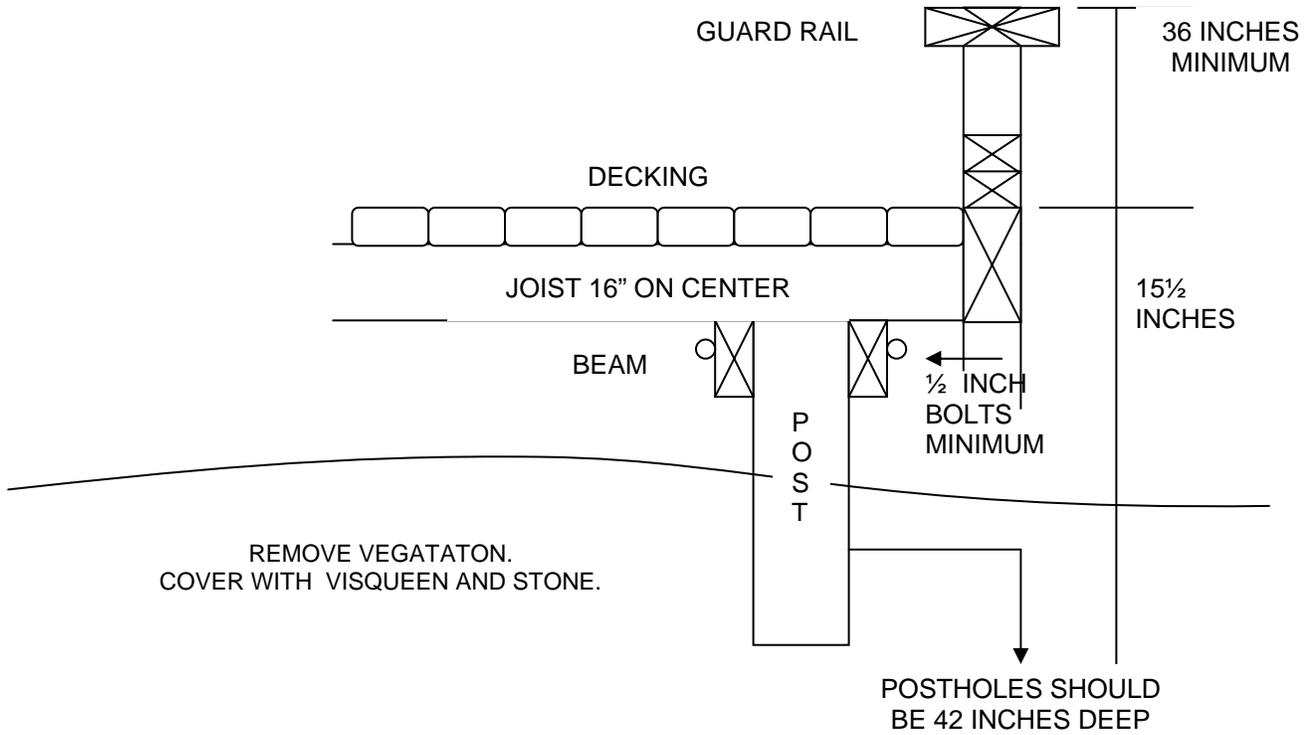
7. **GUARDRAIL** – Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guardrails not less than 36 inches in height.

8. **HANDRAIL** – Required on all stairways with 3 or more risers.

## **STAIRS**

9. **SETBACKS** – Deck shall have the same sideyard requirements as the main structure. Decks shall not be permitted in an easement and shall have a minimum rear yard of five feet.

## **SAMPLE PLOT PLAN**



**TYPICAL SIDE VIEW OF DECK**

