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Building Inspections Department

Decks

DECK BUILDING AND ZONING REQUIREMENTS

SUBMITTALS FOR PERMIT:

- Signed and completed Building Permit application form.
- (2) copies of a Certificate of Survey, drawn to scale indicating the lot dimensions, the location and ground coverage area of existing structure(s), and the location and area of the proposed structure. Indicate the setbacks from property lines. A Certificate of Survey for the property may be on file at City Hall.
- (2) copies of plans showing proposed designs and materials. Plans shall be drawn to scale and shall include the following information:
 - A. A floor plan indicating the following:
 - Proposed deck size.
 - Size and spacing of floor joist and beams.
 - Size and type (if man-made product) of decking.
 - Size, location and spacing of posts.
 - Species and grade of lumber to be used.
 - B. Elevations indicating the following:
 - Height of structure from established grade.
 - Diameter and depth of footings.
 - Guardrail height (if any).
 - Spacing of intermediate rails (if any).
 - Stairs (location and size).

Attached are examples of drawings which are intended as a **GUIDE ONLY!!**

GENERAL BUILDING AND ZONING CODE REQUIREMENTS

1. Footings shall be designed and constructed below frost depth (42" minimum ground cover required from bottom of footing to grade or side slope).
2. Approved wood of natural resistance to decay or treated wood shall be used.
3. Guardrails shall be a minimum 36-inches above the finished deck boards for decks that are more than thirty (30) inches above grade. Open guardrails and stair railings shall have horizontal, vertical or diagonal rails such that a sphere four (4) inches in diameter cannot pass through.
4. Floor joist and stair stringers spaced at twenty-four (24) inches on center requires minimum two- (2) inch nominal decking. Floor joists or stair stringers spaced at sixteen 16"- o/c. may use 5/4-inch minimum decking. (5/4-inch decking cannot be installed diagonally across 16" o/c. joists unless approved by manufacturer).
5. Decks shall be capable of supporting a forty (40) pound per square foot live load, and ten (10) pounds per square foot snow load.
6. Metal flashing required at deck ledger attached to house. Seal bottom and sides of ledger.
7. Splices in beam members shall occur over posts.

8. Provide connection between posts and footings (foundation anchor strap or an approved post holder).
9. Provide connection between posts and beams (Bolted shoulder cut post or approved bracket. Strapping is not approved).
10. All fasteners (screw and nails) must be corrosion resistant. Only joist hanger nails may be used in joist hangers, with all holes filled. (Roofing nails are prohibited)
11. Cantilevers on decks may not exceed:

JOIST SIZE (Nominal)	JOIST SPACING (Inches on center)	MAXIMUM CANT (Inches)
2 x 10	12	36
	16	24
	24	18
2 x 8	12	24
	16	18
	24	12
2 x 6	12	12
	16	12

12. Maximum cantilever of beam past a post cannot exceed 12 inches.
13. A special design is required for decks attached to house cantilevers.
14. If deck is built to support a future porch, posts must be at the outer portion of deck rims. Beam cantilevers are not permitted and larger diameter footings may be required.
15. Stair stringers shall be attached to the deck rim with approved galvanized strapping.
16. All stair and stair landings shall be illuminated.
17. All lumber shall be stamped indicating grade and species.
18. NOTE: The above represent general code requirements relative to deck requirements.

**For specific code requirements, please contact the
Building Inspection Department at (952) 443-4220**

REQUIRED INSPECTIONS

- Footings:** After the holes are dug, but prior to pouring concrete
Framing: Required on decks built low to the ground. Call before decking is installed.
Final: When the structure has been completed.

GENERAL NOTES

1. The stamped, approved Plan and Survey shall be kept on the job site until the final inspection has been made.
2. The Inspection Record Card shall be made available at inspections. If no one is home during an inspection, the plans, survey, and permit card, must be placed in an obvious location. Cards should be protected from the weather.
3. Prior to digging call Gopher Services at (651) 454-0002 to verify utility locations. Forty-eight hour notice is required, excluding weekends and holidays.
4. Call **(952) 443-4210** between 8:00 AM and 4:30 PM to schedule an inspection.

PLEASE GIVE A 24-HOUR NOTICE WHEN SCHEDULING INSPECTIONS