

DECK PERMIT REQUIREMENTS

1. Must follow setbacks from property lines.
Minimum Front 20 ft./ Rear 30ft./Side 5ft./10ft.
2. If deck is attached to the main structure, it cannot exceed the width of the attached wall nor project further than 12 ft. into rear yard.
3. Special conditions if connecting to pools.
4. Never under power lines!! (10ft. from lines on a horizontal drop)
5. Must provide scaled drawings of deck.
 1. Lot size
 2. Location/name of streets/alleys
 3. Location of existing house + structures with their distance to property lines.
 4. Position and size of proposed deck and the distance from property lines.
6. Must provide scaled drawings of deck.
 1. Overhead view showing post positions, width + length of deck.
 2. Elevation drawings of all sides showing height of deck, depth of post footings, width and length of deck.

ALL DRAWINGS MUST IDENTIFY SIZE OF COMPONENTS YOU ARE USING.

Joist, Beams, Ledgers, Railing, Post, and Boards
2x10 2x10 2x12 2x4 6x6 1x6

CONSTRUCTION NOTES

1. Decks must be constructed per 2006 ICC Residential Building code.
2. Ledger board must be thru bolted to the house or attached in the inspectors approved method.
3. Post footings must exceed 30" frost depth.
4. Joist hangers, beam to post hangers, and uplift hangers must be used.
5. Railing height minimum 36".
6. Balusters cannot exceed 4" spacing.
7. Railing must exceed 200 lb. break-away force.
8. Railing post will not exceed 6 ft. spacing.
9. All stairs must have railings and be built with 7" rise/10" treads.
10. When in doubt consult your local building codes requirements.

Diagonal Bracing: Provide diagonal bracing both parallel and perpendicular to the beam at each post as shown in Figure 22. When parallel to the beam, the bracing shall be bolted to the post at one end and beam at the other. When perpendicular to the beam, the bracing shall be bolted to the post at one end and a joist or blocking between joists at the other. When a joist does not align with the bracing location, provide blocking between the adjacent joists. Decks attached to the house as shown in Figure 23A do not require diagonal bracing perpendicular to the house. Diagonal bracing parallel to the house may be omitted at the beam adjacent to the house for a free-standing deck attached as shown in Figure 23.

Free-standing Deck - Attachment to House: Attach the deck rim joist to the existing house exterior wall as shown in Figure 23 for a free-standing deck. The wall must be sheathed with minimum $\frac{3}{8}$ " wood structural panel sheathing. Use lag screws or thru-bolts when fastening to an existing band joist or wall stud; use expansion anchors or epoxy anchors when fastening to

concrete or masonry. DO NOT ATTACH TO BRICK VENEERS. VERIFY THIS CONDITION IN THE FIELD PRIOR TO UTILIZING THIS METHOD. Fasteners shall be 16" on center and staggered in 2 rows for free-standing decks. Flashing over the rim joist is required and must be installed in accordance with the flashing provisions in the LEDGER ATTACHMENT REQUIREMENTS.

Deck Supported by Ledger - Attachment to House: Where supported by attachment to an exterior wall (Figures 14, 15, or 16), decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable [R502.2.2]. The lateral load connection required shall be permitted to be in accordance with Figure 23A. Hold down tension devices shall be provided in not less than two locations per deck, and each device shall have an allowable stress design capacity of not less than 1,500 lb [R502.2.2.3]. See the *Commentary* to this document for additional information on applicability of this provision.

Figure 23. Attachment of Free-Standing Deck to House for Deck Stability

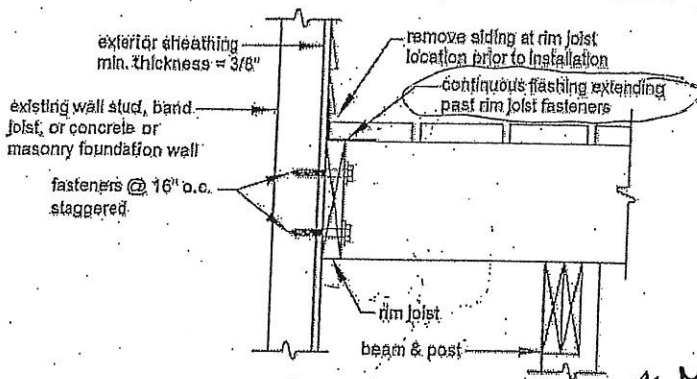
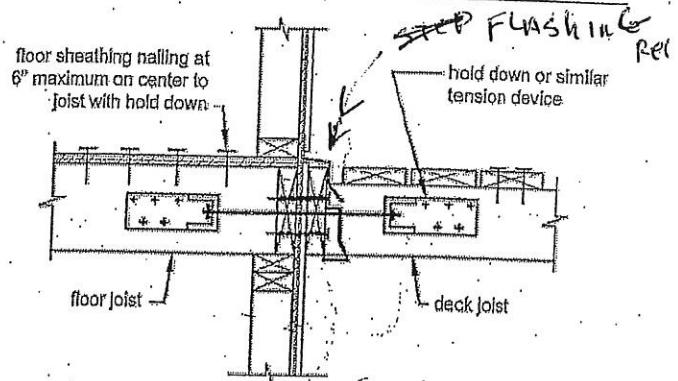


Figure 23A. Example of a Lateral Load Device for a Deck Attached to a House with a Ledger



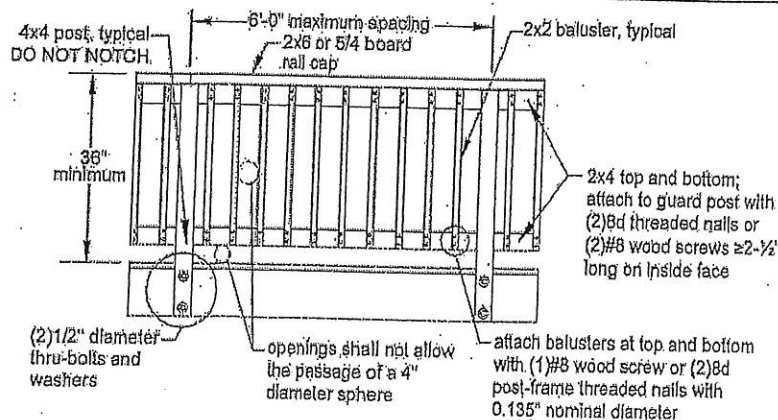
*** MIN 2 - THRU BOLTS (1/2") ***

GUARD REQUIREMENTS

All decks greater than 30" above grade are required to have a guard [R312.1] - one example is shown in Figure

24. Other methods and materials may be used for guard construction when approved by the authority having jurisdiction.

Figure 24. Example Guard Detail



RAILING MUST SUPPORT A 200 LB LATERAL FORCE

Figure 30. Stair Guard Requirements

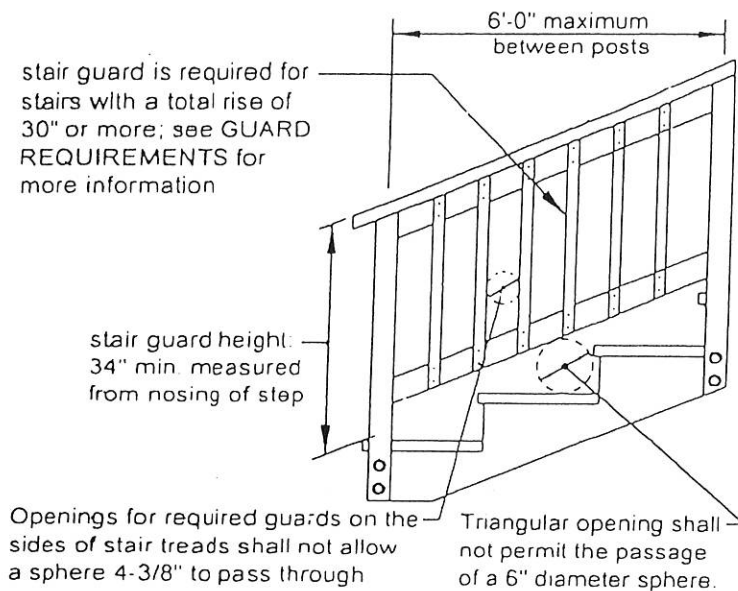
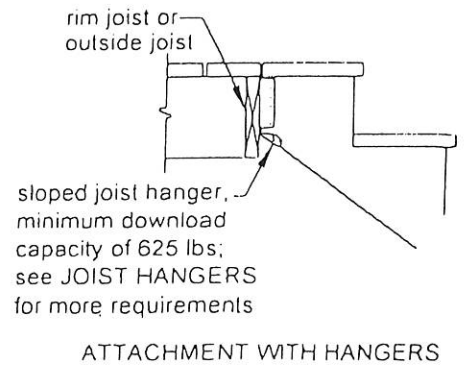


Figure 31. Stair Stringer Attachment Detail



STAIR HANDRAIL REQUIREMENTS

All stairs with 4 or more risers shall have a handrail on at least one side (see Figure 32A) [R311.7.7]. The handrail height measured vertically from the sloped plane adjoining the tread nosing shall be not less than 34 inches and not more than 38 inches (see Figure 30) [R311.7.7.1]. Handrails shall be graspable and shall be composed of decay-resistant and/or corrosion resistant material. Handrails shall be Type I, Type II, or provide equivalent graspability (see Figure 32B). Type I shall have a perimeter dimension of at least 4" and not greater

than 6-1/4". Type II rails with a perimeter greater than 6-1/4" shall provide a graspable finger recess area on both sides of the profile [R311.7.7.3]. All shapes shall have smooth surface with no sharp corners. Handrails shall run continuously from a point directly over the lowest riser to a point directly over the highest riser and shall return to the guard at each end (see Figure 33). Handrails may be interrupted by guard posts at a turn in the stair [R311.7.7.2]

Figure 32A. Handrail Mounting Examples

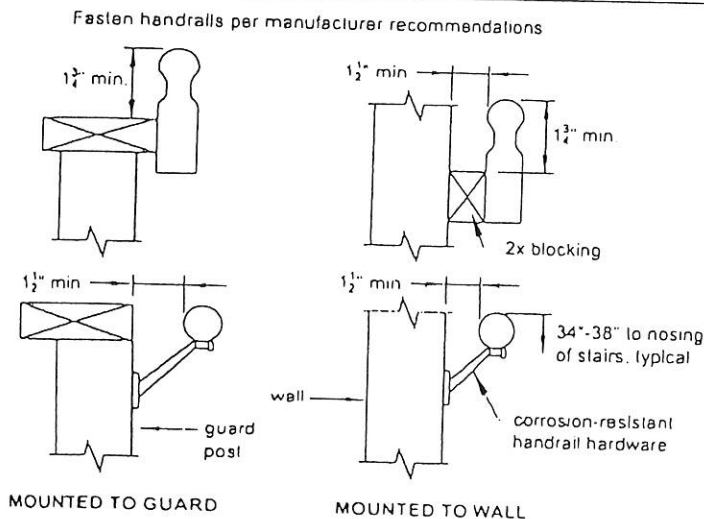


Figure 32B. Handrail Grip Size

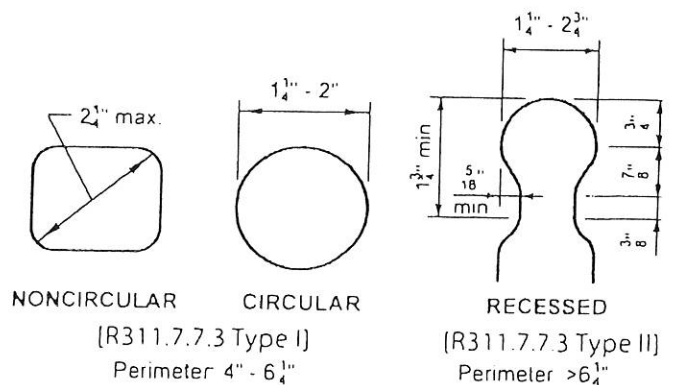


Figure 8. Post-to-Beam Attachment Requirements

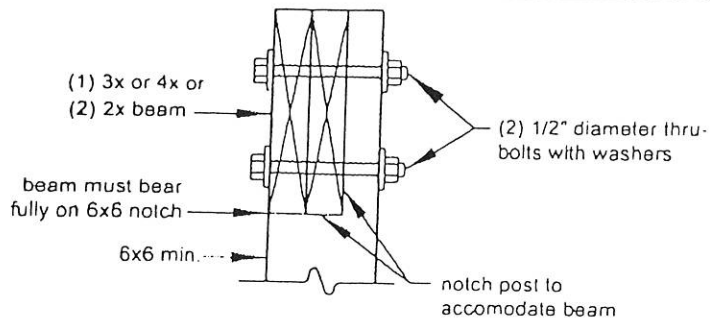
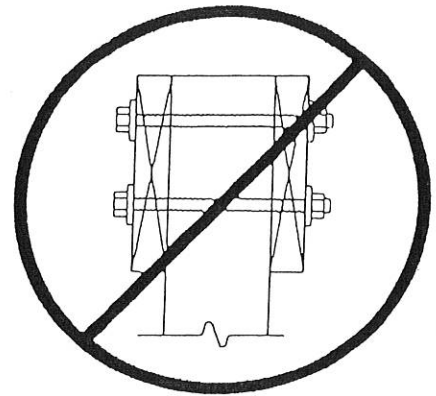


Figure 9. Prohibited Post-to-Beam Attachment Condition



RIM JOIST REQUIREMENTS

Attach a continuous rim joist to the ends of joists as shown in Figure 11. Attach decking to the rim joist as shown in Figure 11. For more decking attachment requirements, see DECKING REQUIREMENTS.

Figure 10. Alternate Approved Post-to-Beam Post Cap Attachment

