January 2010

SUPPLEMENT TO BUILDING PERMIT APPLICATION FOR DECKS 30 INCHES OR MORE FROM GRADE AT ANY POINT.

This form must be submitted in addition to construction documents and a completed permit application

Site address_____

Footing diameter _____ Depth (min. 36 in.) _____

Size of post _____

Size of beams _____

Ledger board size_____

Ledger board flashing material (no aluminum) _____

Cantilever on beams _____

Size of joist _____ Spacing _____

Cantilever on joist _____

Size of floor boards & type _____

Species of lumber (check all that apply)

☐Southern yellow pine ☐Ponderosa pine ☐ Spruce pine fir
☐Hemlock fir ☐Douglas fir ☐ Cedar
☐Composite ☐ Unknown

Height of deck from grade _____

Height of guardrail _____

Spacing of spindles _____

Height of handrail from nose of step _____

Size of deck_____

Note: All decks requiring a building permit must be constructed in compliance with the 2009 International Building Codes. Special attention should be directed to the provisions relating to, ledger board attachment, ledger board flashing, guardrail and handrail requirements, (see deck guide)

Deck Guide

All decks shall be designed to support a minimum load of 50 pounds per square foot
Composite decking; manufactures information must be submitted for approval
Decks shall not be hung from cantilevers of a house unless joist/trusses are engineered to carry the additional loads
All connections between the deck and dwelling shall be weatherproof. Any cuts in exterior finish shall be flashed.
Frost footings are required for any deck attached to any structure that has a frost footing. The minimum depth to the base of the footing is 36 inches.
If attachment of the ledger board can not be verified the deck shall be constructed to be self supporting.
Header beams and joist shall be supported by approved framing anchors such as joist hangers and fastened with hanger nails (no screws)
Guardrails& handrails (see example 1)
Guardrails are required on all decks more than 30 inches above grade at any point. Rail must be minimum of 36 inches from the finish floor. Spacing of pickets, spindles or other must be installed that a 4 inch sphere can not pas through. Exception: Guardrail for stairs minimum height is 34 inches from the nose of the stair tread measured vertical to the top guardrail. Spacing shall be that a sphere 4 3/8 inches can not pass through. Were the triangular section is formed at the steps a 6 inch sphere may not pass through.
Stairs minimum width is 36 inches. Maximum rise is 7 ¾ inches, minimum tread is 10 inches, largest riser height or tread depth shall not exceed the smallest by more than 3/8 inches.
Open risers are permitted as long as the opening between the treads does not allow a 4 inch sphere to pass through. Nosing not less than ¾ inches and not more than 1 ¼ inches shall be provided with solid risers
Stairways with 4 or more risers require a handrail on at least on side
The top of the handrail shall be not less than 34 inches or more than 36 inches above the nosing of the tread measured vertically. The handrail shall have a smooth surface with no sharp edges. Handrails shall be continuous the full length of the stairs and return at the ends. The handgrip portion of handrails shall not be less than 1 inch or more than 2 5/8 inches and shall provide a graspable surface.
Exterior stairways shall be provide with a means to illuminate the stairway and shall have a light source in the immediate area of the top landing of the stairway
All exposed wood used in the construction of decks is required to be of approved wood of natural resistance to decay (redwood, cedar, etc.) or approved treated wood . This includes post, beams, joist, ledger, decking and railings
Fasteners; all fasteners (nails, screws, bolts, hangers, etc.) must be corrosive resistant as required by the code and manufacture. Some of the newer chemicals used to treat wood may be more corrosive and require the use of special corrosion resistant fasteners.
Inspections; footing inspection prior to pouring concrete, rough framing inspection (verify ledger board attachment and flashing) Final inspection of completed deck. Inspections must be scheduled 48 hours in advance
All failed inspections requiring re-inspection will be $30.00 per inspection. Please do not call for inspections until the work is completed.

Guardrails

For obvious safety reasons, guardrails are required when the deck floor is more than 30 inches above another floor or the grade below. The guardrail shall not be less than 36 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches in height measured vertically from the nosing of the treads.

The perimeter support posts can be incorporated into the railing of the deck. The posts extend from the footings to the top rail cap. Balusters or ornamental closures that do not allow a 4-inch diameter sphere to pass through are used to fill in between the posts. These balusters in combination with the cap rail and bottom rail transfer the loads to the posts. In order to do this successfully, the main railing posts should be spaced approximately 6 feet apart. The advantage of this design is that the full length of the post resists the rail load.

Guardrail detail

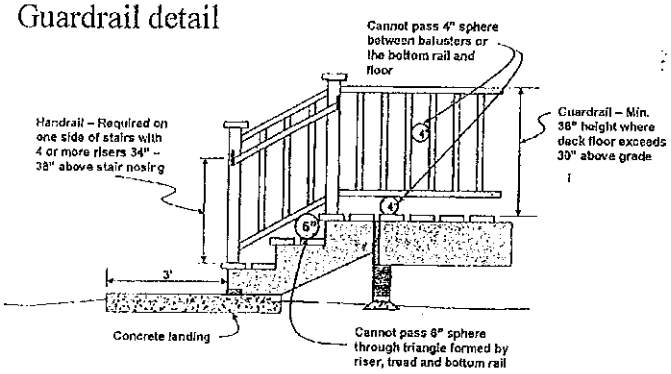


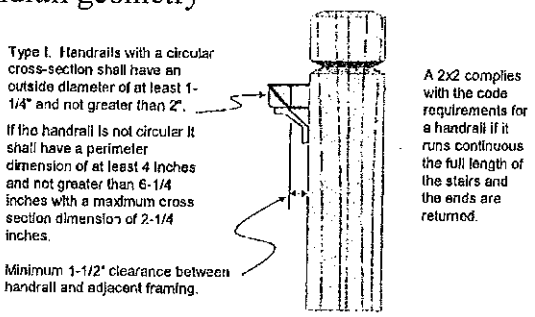
Figure 17

Guardrails and handrails shall be designed to support a single 200 pound concentrated load applied in any direction at any point along the top. This is to be sure the railing can support the loads of people leaning on or running into it.

Returned
Handrails

Handrails are required on stairs with four or more risers. The handrail shall be continuous the full length of the stairs and shall start at a point directly above the top riser of the flight and continue to a point directly above the lowest riser in the flight. The ends of the handrail shall be returned to the posts at the top and bottom of the stairs.

Handrail geometry



Example 1