

Decks – Building Permit Information



Requirements

- The permit submittal must include a site plan of the property showing the house and deck location, their sizes, and the location of the stairs.
- Uncovered decks must be 15 feet from the rear property lines, and 5 feet from the side property lines. Decks must be placed 6 feet away from any other detached structure at a minimum.
- On the plans with your submittal, indicate the footing diameter.
- Post hole locations require 42" deep frost footings when the deck is attached to the house. If the deck is free standing, the footings shall be 24" deep at a minimum. Please call for a footing inspection once the holes are dug, prior to filling. When the project is complete, you will call for a final inspection.
- Indicate the size of wood beam on your drawing and know that column post sizes must be 6"X6".
- If the ledger beam is attached to the house, it must be done with $\frac{1}{2}$ " diameter lag bolts that are 5" long (or equivalent), as per R507.
- Galvanized joist hangers are required at the ledger board.
- If the deck walking surface is more than 30" above grade, the handrails need to be 3' high with vertical spindle spacing not more than 4" apart.
- No place on the deck's guardrail shall allow the passage of a 4" sphere, except the triangular openings formed by the riser, tread, and bottom of rail guard which shall not allow the passage of a 6" sphere.
- Stair railings, hand railings, and landings are required with 3 or more risers. Handrails need to be 34"-38" measured vertically off the nosing of the stair treads. Handrails shall have returns.
- Handrails cannot be less than 1 $\frac{1}{4}$ " or more than 2" in diameter if circular. If not circular, the perimeter dimension will have a minimum of 4" and a maximum of 6 $\frac{1}{4}$ " with edges eased.
- Deck risers can't exceed 7 $\frac{3}{4}$ " in height and must have no more than 3/8" variance between any two risers. Stair treads must be a minimum of 10". There may not be more than 3/8" variance between tread depths.
- Supporting posts must rest on top of and be connected to the footings with 1" standoff.
- See the Deck Brochure for the tables/requirements for cantilevers for beams and floor joists.
- Flashing is required to separate the deck from the house.
- For additional information, see the Additional Deck Form and Deck Brochure.