

Decks

Building Permit Requirements

A **Site Plan** must be submitted with deck permit applications. The Site Plan should include at minimum:

- * Legal description of the property and site address
- * Lot dimensions
- * North Point and Graphic Scale
- * All adjacent streets, easements and alleys
- * Footprint of ALL structures with ALL setbacks and dimensions noted

An example site plan on the reverse side demonstrates the minimum detail expected.

Construction Plans with drawings to scale must be submitted which include the following:

- * Proposed deck size
- * Size and spacing of floor joists
- * Size and location of posts
- * Height of deck floor from grade
- * Size to depth of footing

Building Code Requirements:

- A. Attached decks must have frost footings 42" minimum depth
- B. Decks 30" above grade must be protected by guardrails. Guardrails must be over 36" in height. Spindle placement (railing) cannot have openings over 4".
- C. Stairway shall not be less than 36" with a maximum 8" rise per step and a minimum 9" run per step
- D. Handrails having 4 or more risers shall have a hand rail placed between 34" to 38"
- E. Joists shall not overhang beams by more than 2'
- F. Decks shall be designed for 60 lb. per sq. ft. live load

Required Inspections:

- A. Footings - After hole is dug, prior to pouring concrete
- B. Final - After decking, rails and stairs are completed

Special Design Note:

Deck requirements are not always structurally designed to allow them to be altered to a three-season porch. If this is a possibility, design now with appropriate footing and post design.

The following standards apply for R-1 zoning district:

Setback Requirements: Front Setback - 30' Rear Setback - 25' Side Setback - 6' Corner lots at street intersections shall maintain front yard setbacks on each street side	Site Requirements: Maximum Lot Coverage - 25%
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Please contact the Planning/Zoning Office with questions at (320) 352-2203.

