



Residential Deck Requirements

1. Submit two (2) copies of the proposed plans with your completed building permit application. The plan should include the following:
 - a. Site plan with distances to property lines
 - b. Size of deck
 - c. Size and spacing of joists
 - d. Size of beams
 - e. Size and spacing of posts
 - f. Size and depth of footings
 - g. Height and design of guards
 - h. Height of deck from grade
 - i. Type of materials
2. **Live Load:** Decks must be designed to support a live load of 40 pounds per square foot.
3. **Frost Footings:** Frost footings are required for any deck attached to a structure that has frost footings. The minimum depth to the base of the footing is 42 inches. Diameter depends upon design
4. **Decking Material:** All wooden members of decks must be of treated or rot-resistant (such as redwood or cedar) wood. All hardware used with treated wood must be ACQ compliant. All hardware must be properly sized and secured. Composite materials must be certified by approved by testing laboratories.
5. **Posts:** All posts must be anchored to prevent movement. Posts for decks over 60 inches high must be a minimum of six inches by six inches square.
6. **Beams:** A one-foot maximum beam overhang from the edge of the post is allowed. Any splices must be made over a post.
7. **Ledger:** Ledger boards must be bolted or lag screwed to solid material, such as interior rim joist, floor truss, sill plate, etc. Manufactured I-joists, foam-filled rim joists, and wall sheathing material are not acceptable materials to bolt into. Bolt ledger with a minimum of 3/8-inch bolts spaced 16 inches on center staggered top and bottom. Flashing is required where the deck ledger is attached to the structure.
8. **House Cantilever:** A cantilevered area (boxed or bay area overhang, usually with a patio door) will not support a deck structure. Additional design considerations and details will be required at these areas.
9. **Joist Cantilever:** Joists must not overhang the beam edge by more than two feet.
10. **Guards:** Decks more than 30 inches above grade must be enclosed by guards a minimum of 36 inches high. Spindles/balusters must be spaced so that a four-inch sphere cannot pass between them. Stairways to decks more than 30 inches above grade require guards, and handrails a minimum of 34 inches in height.
11. **Stairways:** Minimum 36 inch wide stairway, maximum 7-3/4 inch rise, minimum 4 inch rise, minimum 10 inch tread depth, and maximum 4 inch riser opening. All riser heights should be equal. The greatest riser height must not exceed the smallest by more than 3/8 inch. Special attention should be given to the top and bottom riser height design to assure that all of the risers are of equal size. Stairs with a total rise of 30 inches or more above grade require 34" minimum height guards with a maximum 4-3/8 inch spindle spacing. Stair lighting required

12. **Handrails:** A continuous handrail is required for stairways with four or more risers. Handrails must be installed a minimum of 34 inches, to a maximum of 38 inches, above the tread nosing. The ends of the handrails must be returned or terminated in the post. The handgrips must be 1-1/4 to 2 inches wide in a shape easy to grip.
13. **Special Design Note:** These requirements are for deck structures only. Additional considerations are required if deck design is intended for a future covered porch or enclosure.



Residential Deck Supplement

Site Plan and all of the following information is required with a deck permit.

Size and depth of footing _____

Size and spacing of posts _____

Type of lumber _____

Size of beams _____

Size and spacing of joists _____

Type of floor boards _____

Height of deck off of ground _____

Height and design of guardrail _____

Size of deck _____

Distance to property lines _____

Side 1 _____

Side 2 _____

Rear _____

Other _____