RESIDENTIAL DECK REQUIREMENTS

A building permit is required to construct a deck. Homeowners may do their own work. Contractors must be state licensed.

The following items must be submitted for review:

- A completed Building Permit Application AND Deck Permit Supplement (attached).
- A site plan showing property lines, existing buildings and the proposed deck location with distances to property lines. Accessory structures shall be five or more feet from all lot lines of adjoining lots, shall be ten or more feet from any other building or structure on the same lot, and shall not be located within a utility easement. In addition, accessory structures on corner lots must meet setback requirements outlined in the zoning districts when abutting a street or public right-of-way.
- Construction plans which must include the following information:
  a. size of deck
  b. size of depth of footings
  c. size and spacing of posts
  d. type of lumber
  e. size of beams
  f. size and spacing of joists
  g. type of floor boards
  h. height of deck off ground
  i. height and design of guardrail

Your application will be reviewed for code compliance, permit fees will be calculated, and you will be notified when the permit is ready.

Live Load: Decks must be designed to support a live load of 40 pounds per square foot.

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.

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 laboratories.

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.

Beams: A one-foot maximum beam overhang from the edge of the post is allowed. Any splices must be made over a post.

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.

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.

Joist Cantilever: Joists must not overhang the beam edge by more than two feet.

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.

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.

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.

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.
REQUIRED INFORMATION

SIZE OF DECK: ________________________________________________________________

TYPE OF LUMBER/CONSTRUCTION MATERIAL: ____________________________________________

DECKING MATERIAL: (TREATED OR COMPOSITE TYPE OF COMPOSITE) _________________________

DIAMETER AND DEPTH OF FOOTINGS: ____________________________________________________

SIZE AND SPACING OF SUPPORT POSTS: __________________________________________________

SIZE OF BEAMS: _________________________________________________________________

SIZE AND SPACING OF JOISTS: _________________________________________________________

HEIGHT OF DECK FROM GROUND: _____________________________________________________

HEIGHT OF GUARDRAIL: ______________________________________________________________

OTHER SPECIAL FEATURES – PLEASE NOTE: ______________________________________________

All decks must be constructed of natural, treated, or manufactured material resistant to decay.

Contact Gopher State One Call (651-454-0002) BEFORE you dig.