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DECKS

BUILDING PERMITS are required for decks and platforms. EXCEPTION: Except in Historic Districts or Historically designated properties, decks and platforms, not more than 30 inches above grade and not attached to a structure with frost footings, do not require a building permit. Zoning setbacks must be met for decks more than 24 inches above grade even if it does not require a building permit.

PLANS- Please provide:

1. Site Plan (overhead view of the property) showing location of house and deck and distances to property lines. NOTE: If the deck is less than 24 inches above grade, it is considered Alandscaping@ and may be up to but not on or over the property line(s).
2. ”Floor Plan” which shows size of deck, direction(s) of floor joists and location of support posts.
3. Cross-section (or side view) of the deck showing joist, beam and footing sizes.

FROST FOOTINGS are required for any deck that is attached to a dwelling or a garage that has frost footings. Minimum footing depth is 3' - 6" (42 inches).

GUARDS (GUARDRAILS) - All decks that are 30" or more above grade must be protected by a guardrail. Such rail shall be 36" minimum in height for 1- and 2-family dwellings and 42" for decks or balconies of multi-family residential buildings. Open guardrails and stair railings shall have intermediate rails or an ornamental pattern such that a 4" diameter sphere cannot pass through. NOTE: The triangular opening between a stair tread, riser and the bottom rail of the guard may have a spacing such that a 6 inch sphere will not pass through.

OVERHANGING DECKS - Joists should generally not overhang beams by more than two feet, nor should beams overhang posts by more than one foot.

LIVE LOAD - All decks shall be designed to support a live load of 40 pounds per square foot.

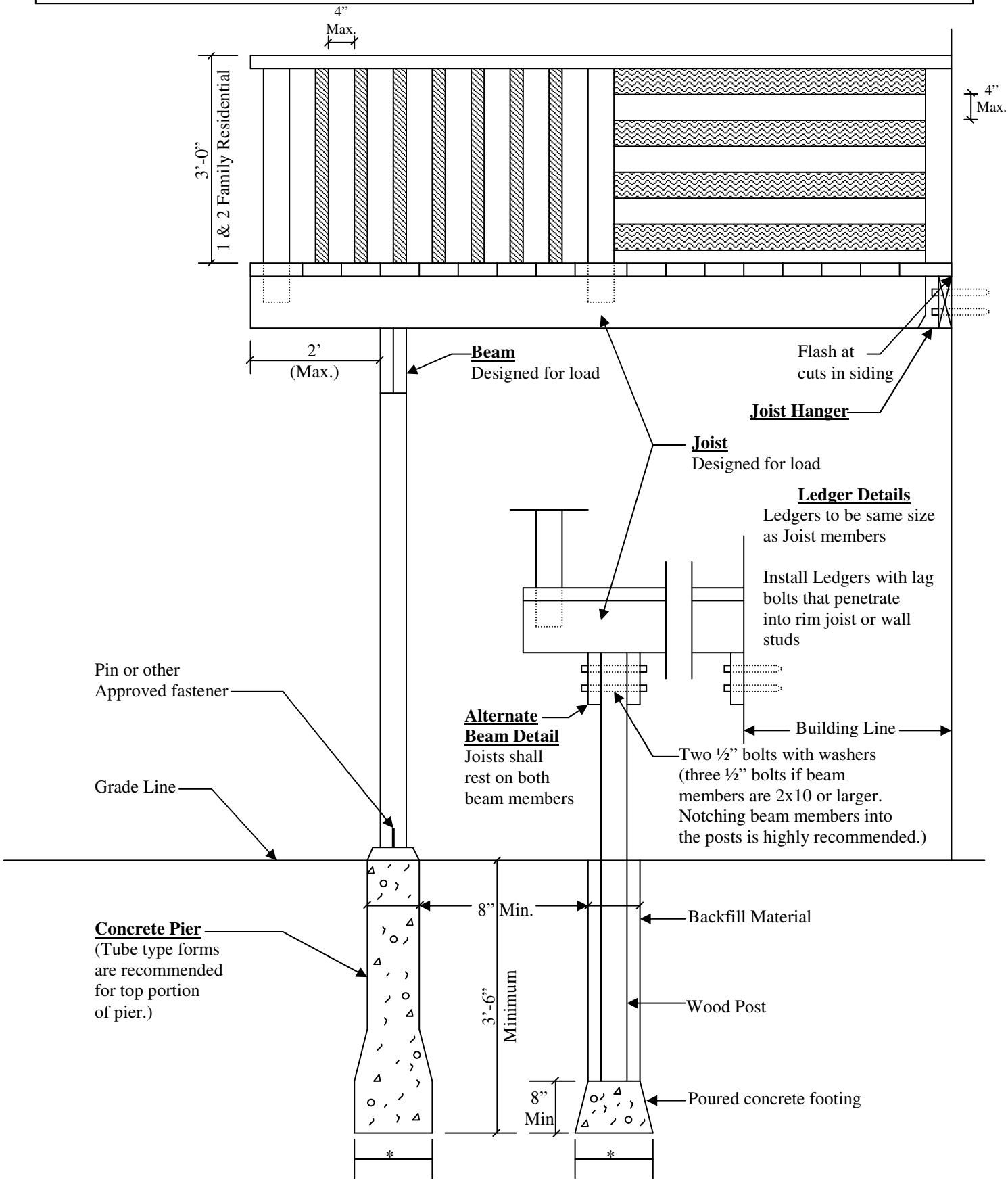
FLASHING - All connections between deck and dwelling shall be weatherproof. Any cuts in exterior finish shall be flashed or caulked.

JOIST HANGERS - Header joists more than six feet long and tail joists over 12 feet long shall be supported by approved framing anchors such as joist hangers.

WOOD REQUIRED - All exposed wood used in the construction of decks is required to be wood with natural resistance to decay (the heartwoods of redwood, cedar, etc.) or approved treated wood. This includes posts, beams, joists, decking, and railings.

SPECIAL DESIGN NOTE - Some deck designs may not be structurally appropriate should the placement of a screen porch or 3-season porch on the deck platform be a future consideration. Please inform the Plan Examiners if a future addition is planned for the deck and they can assist with design information and properly record this fact for the future. Porch setback requirements are not the same as deck setbacks.

DECK DETAILS



NOTE: All materials used for posts, joists, beams, and decking shall be of approved wood of natural resistance to decay or approved treated wood.

Guardrails shall be designed to resist a single concentrated load of 200 pounds applied in any direction at any point along the top.

* Footing width must be designed to support the load of the structure.