

DECK INFORMATION

A Building Permit is required for construction or renovation of any deck which is 24" or greater above ground level at **any** point. This includes decks located on a sloping property, where the deck may be less than 24" around some areas and greater than 24" around other areas – a permit would be required.

Required Information for a Deck Building Permit:

TWO COPIES of all drawings are required to be submitted. These drawings must fully describe how the deck is proposed to be constructed.

Site Plan

- Survey or hand sketch showing the layout of the property, including house and any other structures
- Show distances from proposed deck to all property lines
- Show location of septic tank and tile bed (if applicable)
- Show any easements, right of ways, etc (if applicable)

Deck Framing Layout

- Layout of deck framing members, showing joist directions, beams, posts, overhangs, location/connection to house
- All sizes and spacing of framing members must be shown on the drawings

Deck Side View

- Side view of deck showing approximate height from walking surface to ground level
- Show guard/railing style/type and height, beam and post connections
- Show footing depth, size and type (pier footing pads, sonotubes, etc)

Floor Joist Spans		
Joist Size	Max Span	Max Cantilever*
2x8 @ 12"o/c	12'-6"	16"
2x8 @ 16"o/c	11'-9"	16"
2x8 @ 24"o/c	10'-8"	16"
2x10 @ 12"o/c	14'-6"	24"
2x10 @ 16"o/c	13'-8"	24"
2x10 @ 24"o/c	12'-10"	24"

*Minimum 6 to 1 cantilever

Beam Sizes			
Supported Joist Length*	2-2x8	2-2x10	2-2x12
6ft	9'-10"	12'-1"	14'-0"
8ft	8'-7"	10'-6"	12'-3"
10ft	7'-8"	9'-4"	10'-8"
12ft	6'-11"	8'-1"	8'-10"
14ft	5'-11"	6'-11"	7'-7"
16ft	5'-2"	6'-0"	6'-8"

*50psf loading

*Half the joist length on each side of beam added together

Footing Sizes*
Assumed Ground Bearing Pressure = 3000psf
8" = 1047 lbs
10" = 1635 lbs
12" = 2355 lbs
14" = 3207 lbs
16" = 4189 lbs
18" = 6750 lbs
20" = 8267 lbs

Other Important Information:

- All footings/sonotubes must be placed on **undisturbed**, competent bearing soil, and must be a minimum of 4ft below ground ('deck blocks' may only be used for decks less than 24" above grade that are **not** attached to the house or any other structures)
- Footings/sonotubes located within close proximity (approx. within 5ft) of the existing house foundation must be extended to undisturbed soil. This means that the deck footing must be placed at the existing house's footing level (but *minimum* 48")
- Decks more than 4ft above ground require 6x6 posts
- Ledger board to be lagged into existing house foundation or wood structure (*not into brick*) with 1/2" dia. bolts @ 24", staggered up and down the ledger
- If joist hangers are used, proper nails must be used. Roofing nails and screws are NOT permitted to be used in joist hangers.
- Minimum 2x8 framing members (joists, beams) are required to be used for a deck greater than 24" above grade (due to the requirements of SB-7 for Guard Construction)
- All guards/railings must conform to SB-7, or Engineered drawings must be provided
- Minimum guard/railing height for decks 5'-11" or less above ground is 36". Minimum guard/railing height for decks 6'-0" or more above ground is 42".
- Guards must be non-climbable between 5.5" and 2'-11" above the walking surface of the deck, and must not have any openings greater than 4"