



## RESIDENTIAL DECKS

Required:

- Building permit
- Electric permit (if applicable)
- Zoning approval

Please supply the following with permit application:

- One copy of a recent property survey indicating the location of the deck to scale.
- Two sets of legible detailed drawings with the following specifications. Plans can be prepared by the homeowner or a design professional (architect or engineer).
  1. Rear and side elevations
  2. Locations, dimensions, and depth of individual footings
  3. All joist and girder sizes, spans, centers, support posts, fastening system
  4. All steps, step landings (36 inches in front of nosing), guardrails, handrails, balusters (through which a 4-inch sphere cannot pass)
    - a. Guardrails needed when deck is 30 inches or more off finished grade
    - b. Handrails needed when there are four or more steps (risers). Risers are to be enclosed.
  5. Ledger to house must be staggered-bolted with proper flashing materials (copper or heavy-gauge aluminum).
  6. All pressure-treated lumber—Advanced Copper and Quat (ACQ)—or approved equivalent.
  7. All fasteners to be of corrosion-resistant material.

Sammy LoManto, Building Sub-code official  
Jock Watkins, Construction Official

**Details required to be shown on plans include but are not limited to:**

- Ledger-board size \_\_\_\_\_ x \_\_\_\_\_ inches staggered bolted every \_\_\_\_\_ inches
- Lengths of joists from ledger to girder \_\_\_\_\_ inches
- Over all length of joist including cantilever \_\_\_\_\_ inches
- Hot-dipped galvanized or stainless-steel hangers
- Deck size \_\_\_\_\_ x \_\_\_\_\_
- Joists sizes \_\_\_\_\_ x \_\_\_\_\_
- Spacing \_\_\_\_\_ on centers
- Decking size \_\_\_\_\_ x \_\_\_\_\_
- Girder size \_\_\_\_\_ x \_\_\_\_\_
- Support-post sizes \_\_\_\_\_ x \_\_\_\_\_
- Footing diameter and depth \_\_\_\_\_ x \_\_\_\_\_
- Maximum cantilever (2) two-foot overhang
- Stair risers 8.25 inches maximum
- Stair treads/enclosed 9 inches minimum
- Handrails 30 (min)– 34 inches (max)
- Guardrails 36 inches (min)

**Insufficient information shall result in rejection of a permit application.**

The Uniform Construction Code allows 20 working days to process permits.

**Inspections**

- Footing, before concrete is poured. Minimum 42 inches below finished grade.
- Framing, if deck is 30 inches or less off finished grade.  
(Before decking materials are installed.)
- Final Building approvals on completion of deck.
- Final Electric approvals if applicable.

**Important notice  
about the use of pressure-treated lumber**

As of December 31, 2003, the chemical used in pressure-treated lumber, "Chromated Copper Arsenate" (CCA) is no longer used for treatment of this lumber, due to an industry-wide, voluntary discontinuance of its use. This chemical has been replaced with "Advanced Copper and Quat" (ACQ). According to industry representatives, full treatment operations commenced January 1, 2004. Although ACQ is purported to be more "environmentally friendly," it is highly corrosive to fasteners, hangers and, especially, aluminum, which must not come in contact with ACQ- treated lumber.

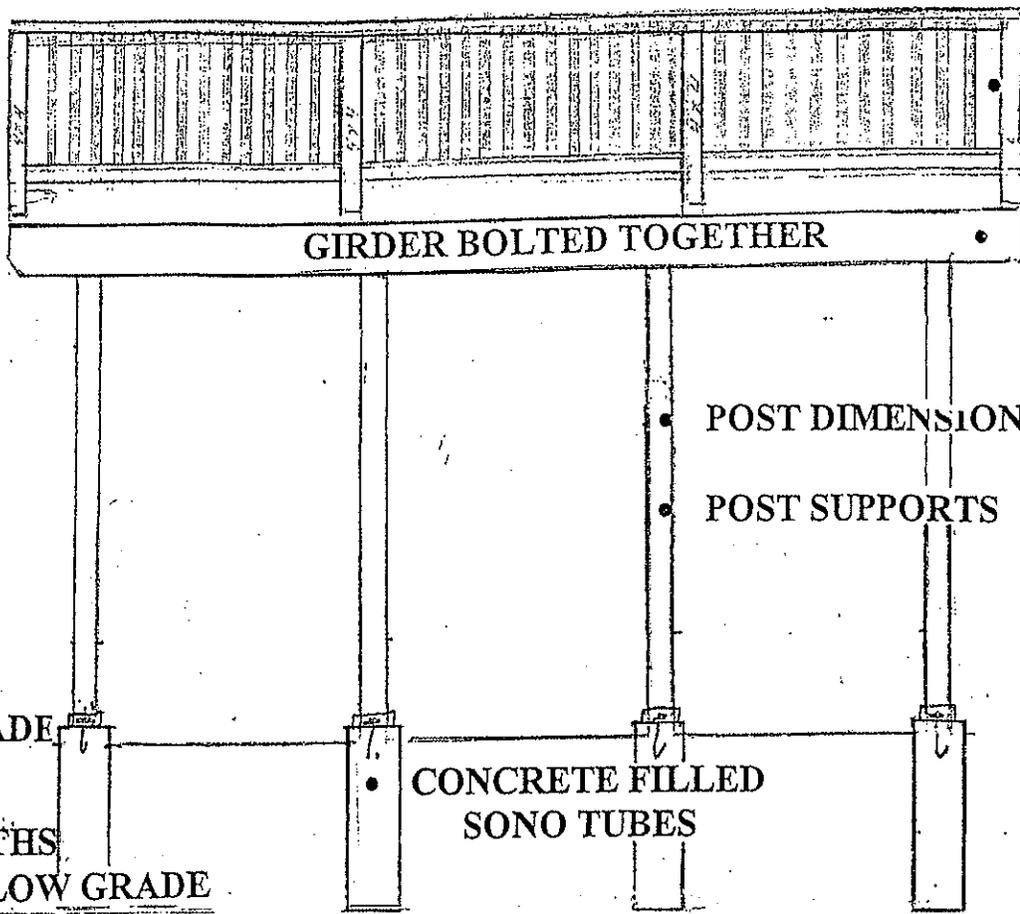
In general, all fasteners and hangers are required to be either "hot-dipped galvanized" or "stainless steel." Electro-plated galvanizing is not an acceptable corrosion-resistant treatment for use with this material.

Given that ACQ-treated lumber is already integrated into the diminishing supply of CCA-treated lumber and there is no realistic way for inspection personnel to distinguish between the two, the following policy is in effect;

As of January 1, 2004, all plans, applications, installations and/or uses of any pressure-treated lumber are considered to be using ACQ-treated lumber. All plans must detail and specify all fastening, anchorage and component-protection methods to be utilized on a particular subject. Retailers, suppliers and manufacturers are geared up to meet the needs of the industry, as well as the public, to ensure safe and sustainable use of these products.

Please consult your material supplier for any information on the products you intend to use to construct your project. Insufficient information shall result in rejection of a permit application.

# Typical Residential Deck Details



HOUSE

