

## Decks -State Building Code Requirements

**Permit:** A building permit is required. Homeowners may do their own work. Contractors shall be state licensed. Cost of the permit is based on project value, and determined by using the Residential Building Permit Fee schedule.

**Plans:** Deck plans shall show the following:

- Plans shall be 8.5x11 or 11x17
- Size of Deck
- Site plan with distances to property lines
- Type of footing
- Size and depth of footing
- Size and spacing of joists
- Type of lumber
- Size of beams
- Type of decking
- Height of decking off ground
- Height and design of guards

**Site Plan:** A site plan shall be submitted with the deck permit application. A site plan is a scaled drawing of the property showing existing and proposed structures such as buildings, pools, decks or accessory buildings. An existing property survey may be available from the Inspections Department.

**Footings:** Shall be at least 42 inches deep by 14 inch diameter at the base. Footing forms shall be cardboard tubes. Deck footings are subject to frost heave. Deeper footings with a flared base will help prevent frost heave

**Treated Wood:** All wooden members of decks shall be treated or rot resistant wood, such as redwood or cedar.

**Posts:** Shall be anchored to prevent movement.

**Beams:** Beam splices shall be made over posts. Beams to have approved post to beam connection and beam to joist connection.

**Ledger:** Ledger boards shall be bolted to solid material such as 2x10 rim joist, floor trusses, sill plate, top plates, etc. Materials not acceptable to bolt into include: manufactured I joists, foam filled rim joists, or wall sheathing. Bolt ledger with a minimum of ½ inch bolts spaced 16 inch on center, staggered top and bottom. Flashing is required where the deck ledger board is attached to the house.

**House Cantilever:** Cantilevered areas (a boxed out or bay area with overhang, usually with a patio door), will not support a deck structure. Additional design considerations and details will be required in these areas.

**Joist hangers:** Joist hangers are required wherever joists do not have at least 1½ inch of bearing. Joist hangers shall be of proper size (i.e. 2x8 joists require 2x8 joist hangers). Joist hangers require one nail per nailing hole. Stainless steel or hot-dip galvanized connectors and fasteners are required with treated wood. Electroplated galvanized fasteners are not acceptable.

**Guardrail:** Decks more than 30 inches off grade require a guardrail at least 36 inches high, built so that a 4 inch sphere cannot pass through.

**Stairs:** The maximum rise on stairs is 7¾ inch. Maximum opening in risers is 4 inches. The greatest riser height shall not exceed the smallest by more than ¾ inch. Special attention should be given to make sure the top and bottom riser heights are correct. The minimum run is 10 inches. All runs shall be equal.

**Handrails:** Continuous handrails are required for 4 or more stair risers. Handrails shall be 34-38 inches above the tread nosing. The handgrip portion of handrails shall be 1¼ - 2 inches wide and in a shape that is easy to grip firmly. The ends of the handrail shall be returned to a wall or end in safety terminals to avoid the possibility of catching loose clothing. Stairs to decks more than 30 inches above grade require guardrails built so that a 4¾ inch object cannot pass through.

**Escape Windows:** There shall be a minimum of 36 inch clear height over basement escape windows.

**Inspections:** Call for footing inspection after footing holes are dug, before pouring concrete. Footing holes shall not contain loose soil or water. Call for final inspection when deck is complete.

**Call before you dig:** Contact Gopher State One Call excavation notification center at 811, OR 1-800-252-1166. [www.gopherstateonecall.org](http://www.gopherstateonecall.org) to locate utilities. All utility lines will be located free of charge.

**Future Porch:** Future porch additions on the deck require additional structural design and additional distance or setbacks to the property lines. Typical porch footings are up to 24 inch diameter and up to 60 inches deep. 8x42 inch footings will not work on a porch. Beams should be located under future wall locations and sized to carry the wall and roof loads. It is recommended that future porch plans be submitted with the deck plans for review.

**Completion Date:** Decks must be completed within six months of issuance of the permit.

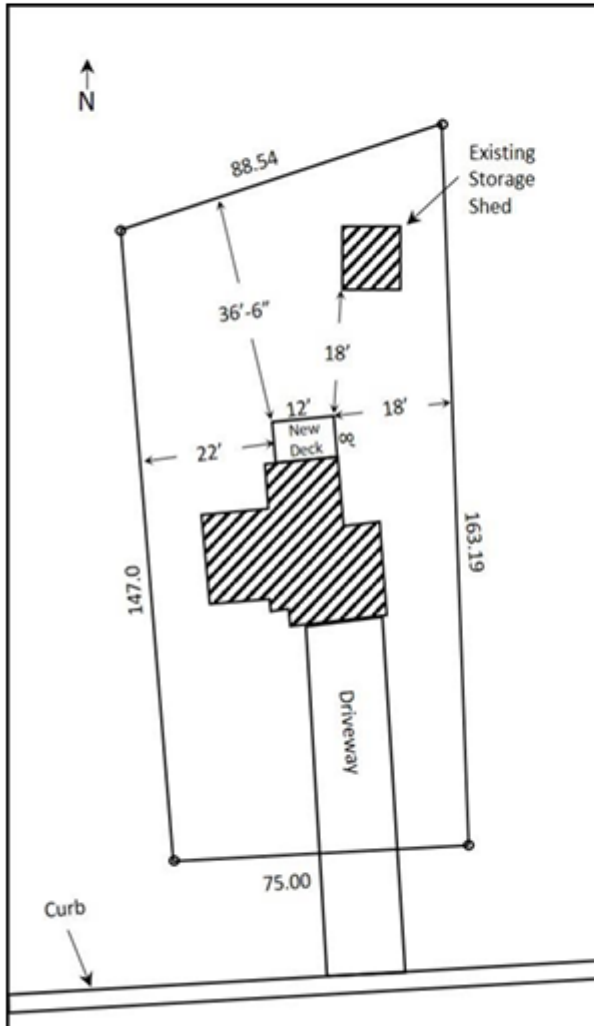
*While not all inclusive, this information and illustrations should be used as a general guide to meeting the minimum standards of the building code. Diagrams are for illustrative purposes only. Other designs that meet the code are also acceptable.*

### Site Plan Example

A site plan or survey shall be submitted with the permit application and project plans. A lot survey may be requested from the building dept. if one is on file.

The required information may be hand drawn.

#### Information to be shown on a site plan or survey for permit:

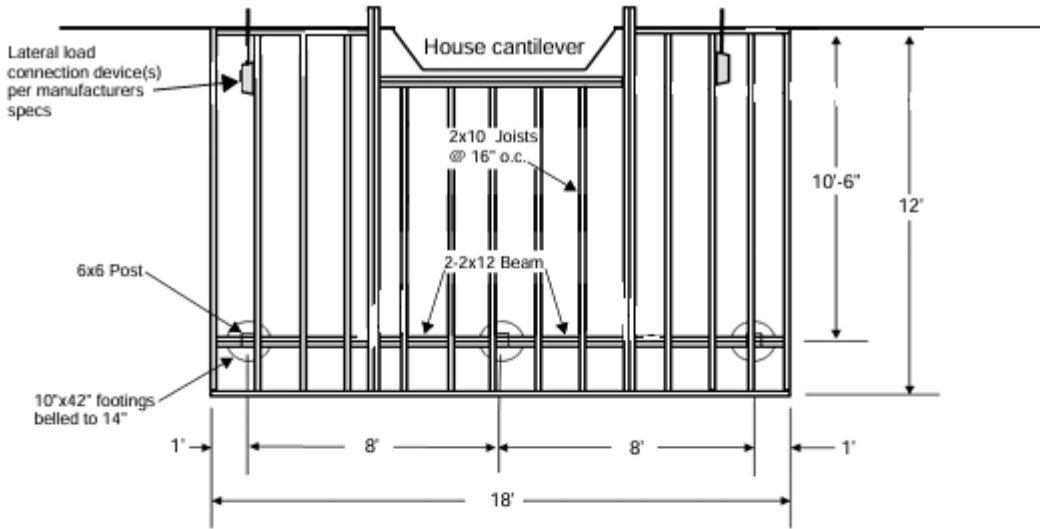


1. Lot lines with lot dimensions
2. Easements
3. Ponds, lakes, streams or wetland
4. Dimensions of proposed project
5. Location of existing structures (i.e. additions, pools, decks and accessory buildings).
6. Dimensions from the proposed project to the nearest structure (i.e. pools, decks, accessory buildings)
7. Dimensions from proposed project to property lines

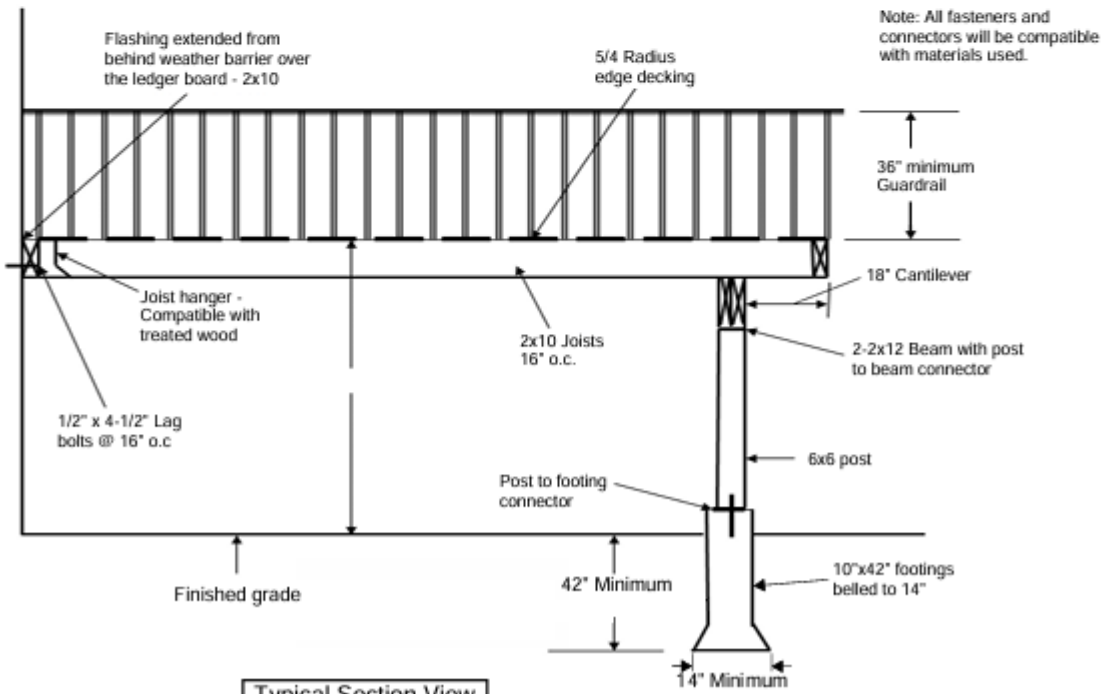
- A survey prepared by a registered surveyor may be required if determined by the Building Official.

Diagrams are for illustrative purposes only

All diagrams are intended for illustration purposes only. Other deck designs are acceptable.



Typical Deck Plan



Typical Section View

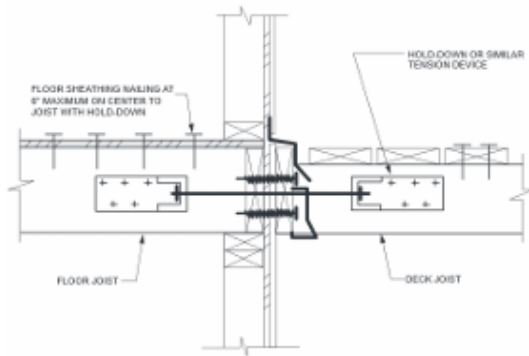
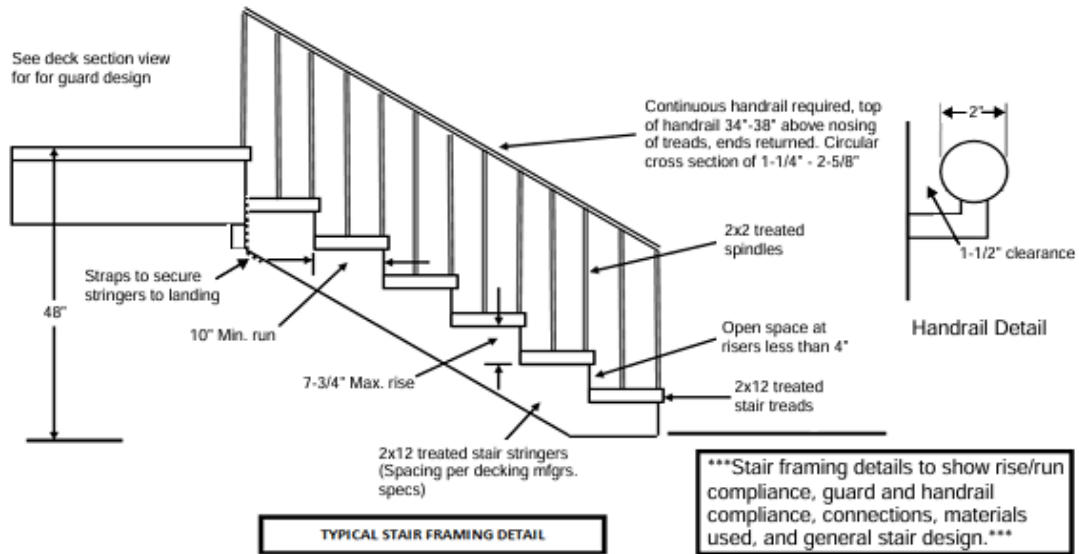


FIGURE R507.9.2(1)  
DECK ATTACHMENT FOR LATERAL LOADS

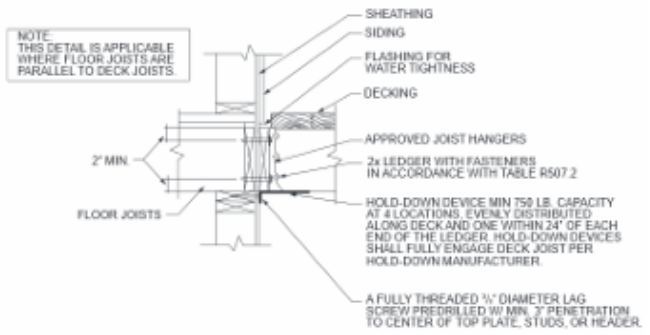


FIGURE R507.9.2(2)  
DECK ATTACHMENT FOR LATERAL LOADS