

## Deck Construction Requirements One and Two Family Dwellings

### PERMITS:

A building permit shall be required for all decks with surfaces constructed more than 30 inches above grade. Decks must not encroach into required setback areas of front, side, or rear yards. A site plan showing deck location will be required for all new and existing structures.

### MATERIAL:

All decks shall be constructed from natural decay resistant lumber or pressure treated lumber (CCA). Structural members shall not exceed spacing or span requirements as used for Southern Pine No. 2 grade. Minimum size decking material shall be 2 inches x 4 inches or other approved deck material.

### FOOTINGS AND PIERS:

All footings and/or piers shall be of concrete and must extend a minimum of 30 inches below grade and bear on undisturbed soil. Each deck post or column shall be securely fastened to footings and/or piers by typical pining methods or approved prefabricated fastening devices. Footings and piers shall be at least three times the diameter of deck post or column.

### CONSTRUCTION REQUIREMENTS:

The deck and stairs shall be designed and constructed to support a minimum live load of 40 PSF and a minimum dead load of 10 PSF. Rim joists or ledger boards not less than 2 inches x 2 inches shall be attached flush against the house and properly flashed to insure weather tightness. Lag screws shall be a minimum of 1/2 inches in size and installed every 16 inches on center and penetrate at 1 1/2 inches into a structured member within the house. If ledger board are to be used, solid blocking material shall be installed the full depth of the joist and shall not be less than 2 inches in thickness. Floor joists shall be attached to rim joists by approved joist hangers. Stairs stringers shall be secured to column(s) or structural member of structure with lag screws.

### GUARDRAILS - HANDRAILS:

If the deck surface is more than 30 inches above grade, a 36-inch tall guardrail must be constructed. Guardrails shall have intermediate rails or ornamental closures, which will not allow the passage of an object 4 inches or more in diameter. Open sides of stairs with a total rise of more than 30 inches above the grade below shall have guardrails not less than 34 inches in height measured vertically from the nose of the tread. The maximum rise of each step is 8 inches; the minimum depth of each tread is 9 inches. A variance of 3/8 inches is allowable for risers. The width of the stairs must be a minimum of 36 inches. Stairs 48 inches or more in width shall have a minimum of three stringers.

Handrails are required on stairs of 3 or more risers and stairs with a total rise of 30 inches or more. Handrails shall be placed at a minimum 34 inches and a maximum of 38 inches measured from the nosing of the treads. The handgrip portion of the handrails shall not be less than 1 1/2 inches or more than 2 5/8 inches in cross-sectional dimension or the shape shall provide an equivalent gripping surface. The handgrip shall have a smooth surface. Landings are required at the top and bottom of stairs and shall be a minimum of 36 inches x 38 inches. Intermediate landings shall also meet this requirement size.