

## DECK OR PATIO PLAN GUIDE

This guide is for any deck or patio which has any part greater than **30 inches above grade**.

### 1. Submit two sets of plans showing:

- a. Existing and proposed structures on the property.
- b. Distance to property lines from proposed deck or patio.
- c. Dimensions of the structure, methods and materials to be used in construction.
- d. Floor plan and cross-sectional view from footing to top of railing or highest point.
- e. **A zoning permit may be required before a building permit can be issued.**

### 2. Footings or Piers

- a. Footings for structural supports require to be a minimum of 36 inches below grade on solid concrete or block or may be less than 36 inches if placed on solid rock upon approval by inspection.

### 3. Framing

- a. All wood required to be minimum grade of #2 that is naturally durable or pressure treated.
- b. Live load shall meet the requirement of 60 pounds per square foot.
- c. Decks above 6 feet from grade required to be supported by at least 6" x 6" columns or a design for wind bracing must be submitted. Columns shall be adequately braced.
- d. All bearing beam supports require to be through bolted.
- e. Wood beams or floor joists require 4 inches of bearing or be supported in approved hangers or on minimum of 2" x 2" ribbon boards.
- f. Not permitted to cut or bore within 2" of top or bottom of floor joist and diameters not to exceed 1/3 the depth of the joist.
- g. Notching not permitted in the middle 1/3 of the floor joist span and size of the notch not to exceed 1/6 of the joist member.

### 4. Guardrails, Handrails and Stairs

- a. Height of rails or balusters above deck or patio surface minimum of 36 inches.
- b. Openings between rails or balusters maximum of 4 inches.
- c. Minimum stair width of 36 inches.
- d. Riser height at maximum of 8 1/4 inches with minimum tread width of 9 inches.

### 5. Electrical

- a. Electrical work to be in accordance with the electrical code and approved by inspection.