



Deck Guide

The following information was compiled as a guide for residents who wish to build a deck. In order to obtain a permit two sets of plans must be submitted for review. The plans are not required to be of architectural quality, but must provide enough information to determine that all construction will be built to minimum code standards. *The drawings must include the following information:*

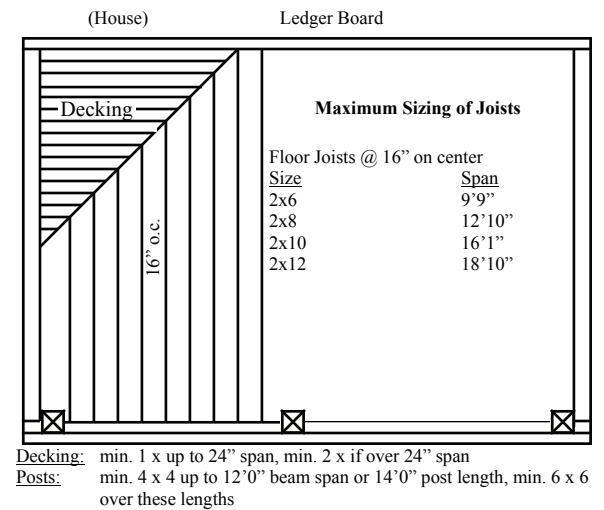
- Indicate the dimensions of the deck, size, spacing, spans, and type of lumber being used. The plans should include a floor plan, elevations, stair detail, guard detail, and a pier detail.
- If your home is constructed using engineered floor joists, include a copy of the manufacturer's specifications illustrating deck attachment requirements.
- A copy of your plot plan showing the location of your house and proposed deck on the property. Indicate distances to property lines and keep in mind structures may not be located over an easement.

Typically, the more detailed a plan is, the faster we can issue a permit with little or no delay. The following is a list of common code requirements to keep in mind while drawing your plans:

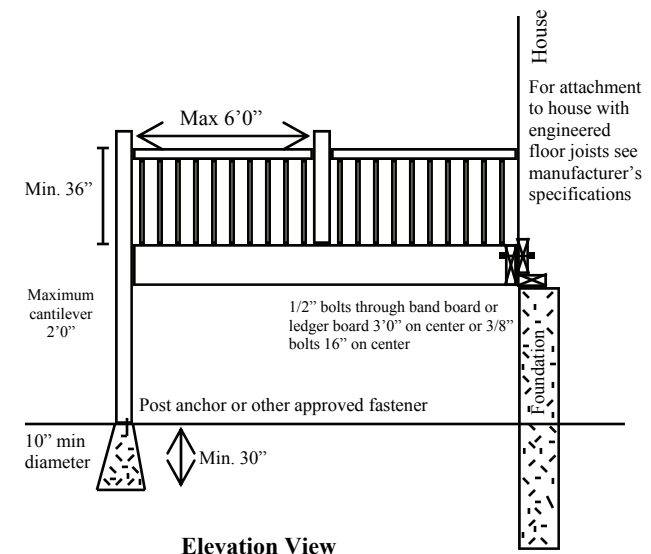
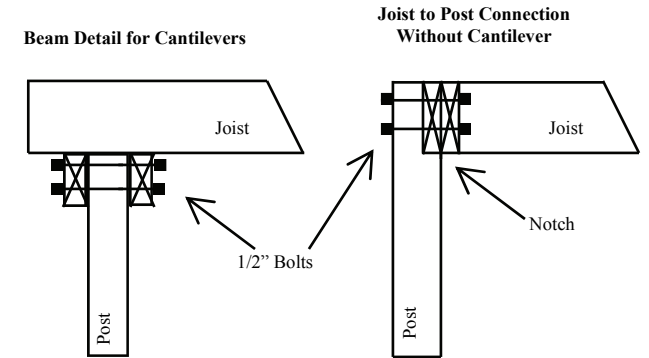
- All footings/piers for posts must be 30" below grade for frost protection, and extend at least 24" into undisturbed soil. Pier diameter shall be based on the size of the deck but may not be less than 10 inches.

- All load bearing posts must be anchored to footings with an approved fastener.
- All wood which comes in contact with the ground must be termite and decay resistant. Examples: Redwood, Cedar, or pressure treated (wolmanized) lumber.
- The ledger board is to be connected to the house with 1/2 inch bolts 3 feet on center or 3/8 inch bolts 16 inches on center. Joist hangers are required at the ledger board. Please observe the hanger manufacturer's fastener requirements. Do not use roofing nails or deck screws.
- Cantilevers are to be a maximum of 2 feet, or a design sealed by a Missouri licensed structural engineer must be provided.
- If the finished floor height of the deck exceeds 25 inches above finished grade a guardrail is required. Guardrails must be a minimum of 36 inches in height, and must not have more than 4 inch opening between. Guardrail support posts are not to be spaced more than 6 feet apart.
- If vinyl material is going to be used, provide the appropriate BOCA report number.
- The stair riser height is not to exceed 8 1/4 inches. Tread depth must be a minimum of 9 inches measured from nose to nose. These measurements must be uniform (within 3/16 inch) for the entire length of the stairs. All risers must be closed or have maximum openings of 4 inches.
- Handrails must be 30 inches to 38 inches high, measured vertically above the nosing of the treads. Handrails are required to be graspable (example: 2x2, 2" diameter round, or 2x4 on edge.)

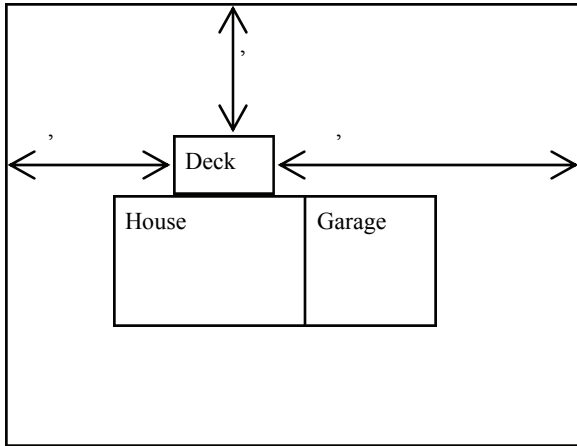
The preceding information is meant to be a helpful guide and applies to most simple residential decks. However, it does not include all of the codes that may apply. The plan reviewer may determine that unusual circumstances dictate the need for additional information. In order to help you with your design a sample plan is included.



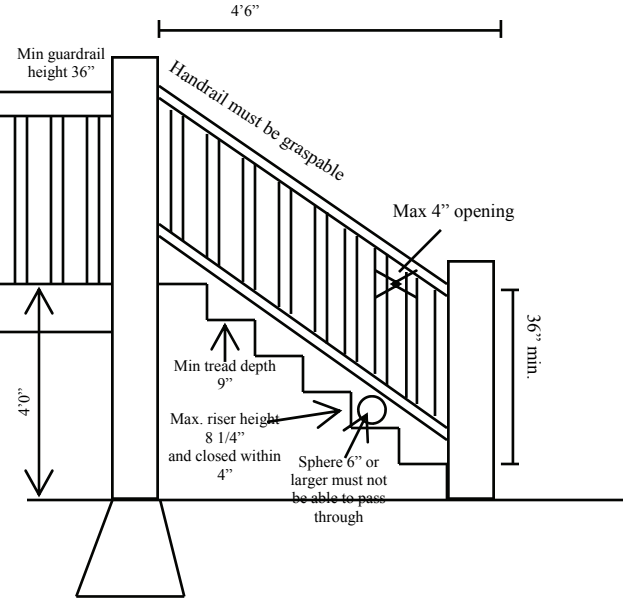
Floor Plan



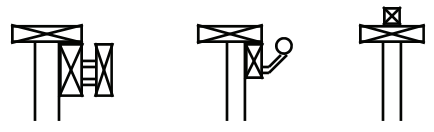
Typical Site Plan



Stair Detail



Typical Graspable Handrail



Inspections must be called in 24 hours in advance and should be cancelled in the event of rain.

The first inspection will be completed when your piers have been excavated. The inspector will measure the footings to see that they are the proper depth and size. The location of your deck will also be verified to ensure compliance with property line restrictions. These holes must be free of water and debris at the time of inspection.

If the deck is less than four feet above grade, or will be wrapped with a vinyl covering, a framing inspection will be performed when all structural components have been installed.

A final inspection will be performed when the deck has been completed.

If you have any questions please contact the Building Department at 994-0646

