

Residential Deck Requirements

Application Procedure

1. **Complete Application** (Accessory Structure, [3])
2. **Submit Two Copies of your Plot Plan**
 - A. Show lot size dimensions
 - B. Show location of all existing structures & dimensions to property line .
 - C. Show location of proposed Deck
 - D. Show dimensions of deck, distance of Deck to structures, distances of Deck to lot lines.
 - E. Draw to Scale
3. **Submit two copies of Deck Plans, showing how Deck is being built. Plans to include the following:** (Drawn to scale and dimensioned, show scale on plans)
 - A. Post and Footing location and sizes, include hole diameters – **Show Tributary Loading (on plans) to Calculate Hole Diameters** (see attached sample & attached **Table R403.4**)
 - B. Footer – Requires a MINIMUM of 8 inches of concrete **below** post (see attached code section R403.4)
 - C. Deck elevation
 - D. Ledger/ Deck connection detail to structure
 - E. Joist layout, show size and spacing
 - F. Beam layout, show size and spacing
 - G. Joist hanger, type and size
 - H. Decking material and sizes
 - I. Handrail and guardrail details -- **Guards (railing/balusters) – Baluster Spacing shall not allow passage of a sphere, 4 inches or more in diameter** (see **R312.2** RCO Code section attached).
 - J. **Stairway details** (RCO Code **R311.5.3**)
 - K. Show type of lumber to be used -- **Pressure Treated Wood has changed requiring different connectors and fasteners. All connectors, hangers, brackets and fasteners (nails/screws) must be HOT DIPPED GALVANIZED, STAINLESS STEEL or POST HOT DIPPED GALVANIZED. (See Simpson Strong Tie Chart or Equivalent, for examples. (if using composite or vinyl decking or guardrail materials submit all engineering and installation instructions).**