



Building Department
98 E. Third St.
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DECKS

BUILDING PERMIT

A building permit is required before construction begins.

CONTRACTORS LICENSING

All contractors who work in the Village must be licensed.

Information to be submitted when applying for permit:

1. ____ A plat of survey or accepted equivalent.
2. ____ Indicate location and dimensions of all existing structures on plat.
3. ____ Indicate location and dimensions of deck.
4. ____ A plan-view drawing showing deck lumber sizes, spans, joist spacing, required hanger locations and deck height from grade. (See sample drawing).
5. ____ Stair location and dimensions including width of treads and height of risers.
6. ____ Location and dimensions of handrails including spindle spacing.

Location:

- No deck shall be located closer than five feet (5') to any property line.
- Decks shall not be constructed in any easement.

Footings/Supports:

- Deck supports shall be placed as needed to properly support the structure.
- Decks **not** attached to the primary structure, such as pool decks, can be supported by precast concrete surface blocks or 12" deep concrete post holes.
- Decks **attached** to the primary structure must use 42" deep post-hole footings to prevent movement from frost heave.
- Decks built within a year of the construction of a new house must achieve proper support in the over-dig area against the primary structure due to inadequate compaction.

Framing:

- Deck joists shall be properly sized, spaced and supported. See the table on the next page for allowable spans.
- Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of nails subject to withdrawal.
- For decks with cantilevered framing members, connections to exterior walls or other framing members, shall be designed and constructed to resist uplift resulting from the full live load acting on the cantilevered portion of the deck.
- Any deck connected to the primary structure and located less than 36" above the ground shall have the connection to the primary structure inspected **prior** to the decking being installed.

Allowable Exterior Deck Floor Joist Spans:

(Based on pressure treated #2 southern pine)

Joist Spacing	Joist Size		
	2"x8"	2"x10"	2"x12"
	Allowable Spans		
12" On Center	13'-1"	16'-2"	18'-0"
16" On Center	11'-10"	14'-0"	16'-0"
24" On Center	9'-8"	11'-5"	13'-6"

Stairways:

- Stairways shall be constructed not less than thirty-six inches (36") in clear width at all points above the permitted handrail height.
- Handrails shall not project more than four and one-half inches (4.5") on either side of the stairway.
- The maximum riser height shall be seven and three-quarters inches (7-3/4") and the minimum tread depth shall be ten inches (10").
- The greatest riser height within any flight of stairs shall not exceed the smallest by more than three-eighths of an inch (3/8").
- The greatest tread depth within any flight of stairs shall not exceed the smallest by more than three-eighths of an inch (3/8").
- Solid risers are required on any flight of stairs that exceed 30" in height.

Railings:

- Stair railings shall be provided on at least one side of each continuous run of treads with four or more risers.
- Stair railing height measured vertically from the nosing of the treads shall not be less than thirty-four inches (34") and not more than thirty-eight inches (38").
- Platform railings located more than thirty inches (30") above the floor or grade below shall have railings not less than thirty-six inches (36") in height.
- Open space between railing spindles or balusters must be less than four inches (4").

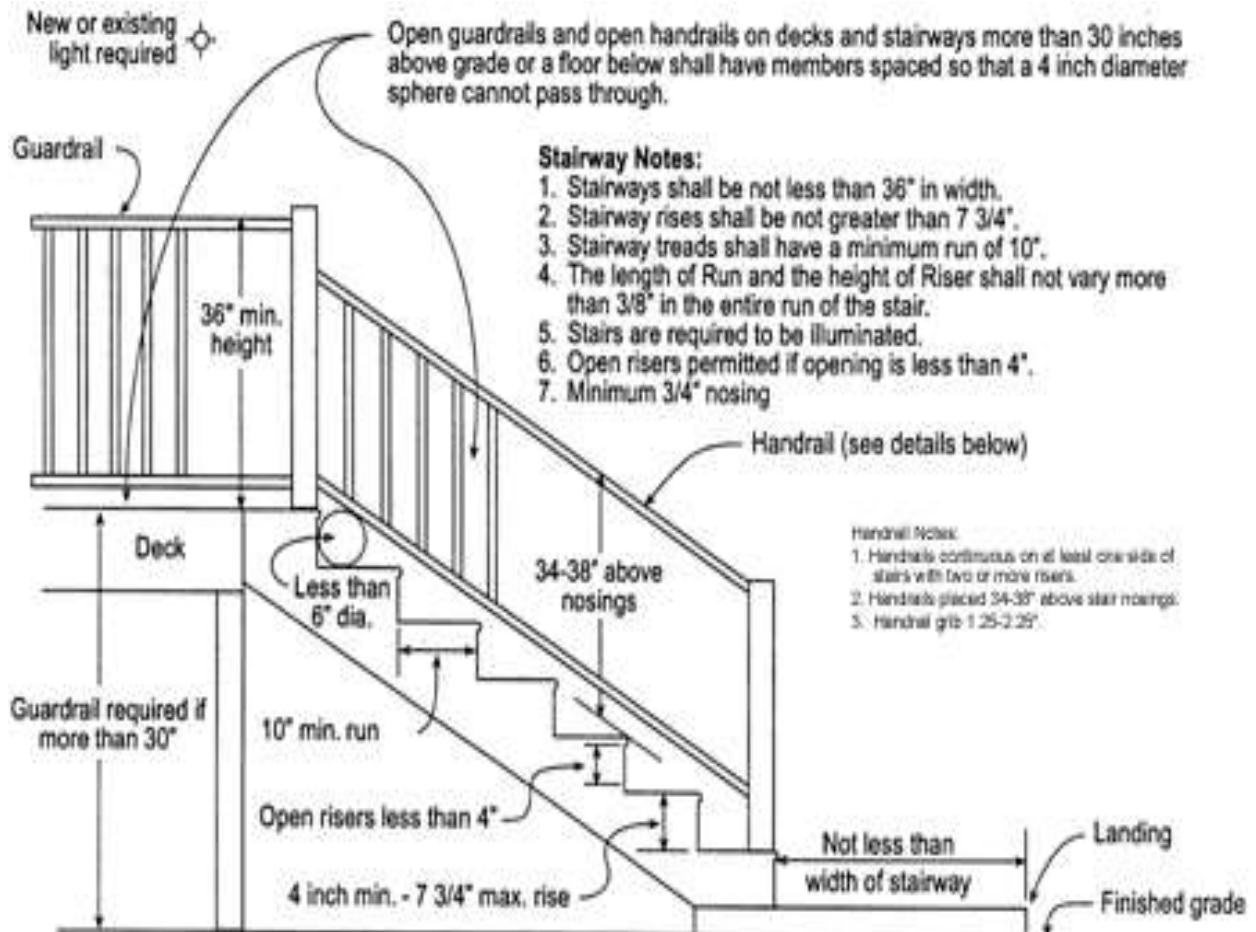
Decks Built Around Swimming Pools:

- Gates shall be equipped with self-closing and self-latching devices designed to keep, and capable of keeping such gate securely closed at all times when not in actual use. Deck and stair gates should be installed at the bottom of the stairs and should swing out away from the pool. However, if design restrictions prevent the installation of the gate as described above, and the gate must be installed at the top of the stairs, that gate should swing in to prevent potential stair accidents
- The gate latch shall be located on the pool side of the gate, at least three inches (3") below the top of the gate.

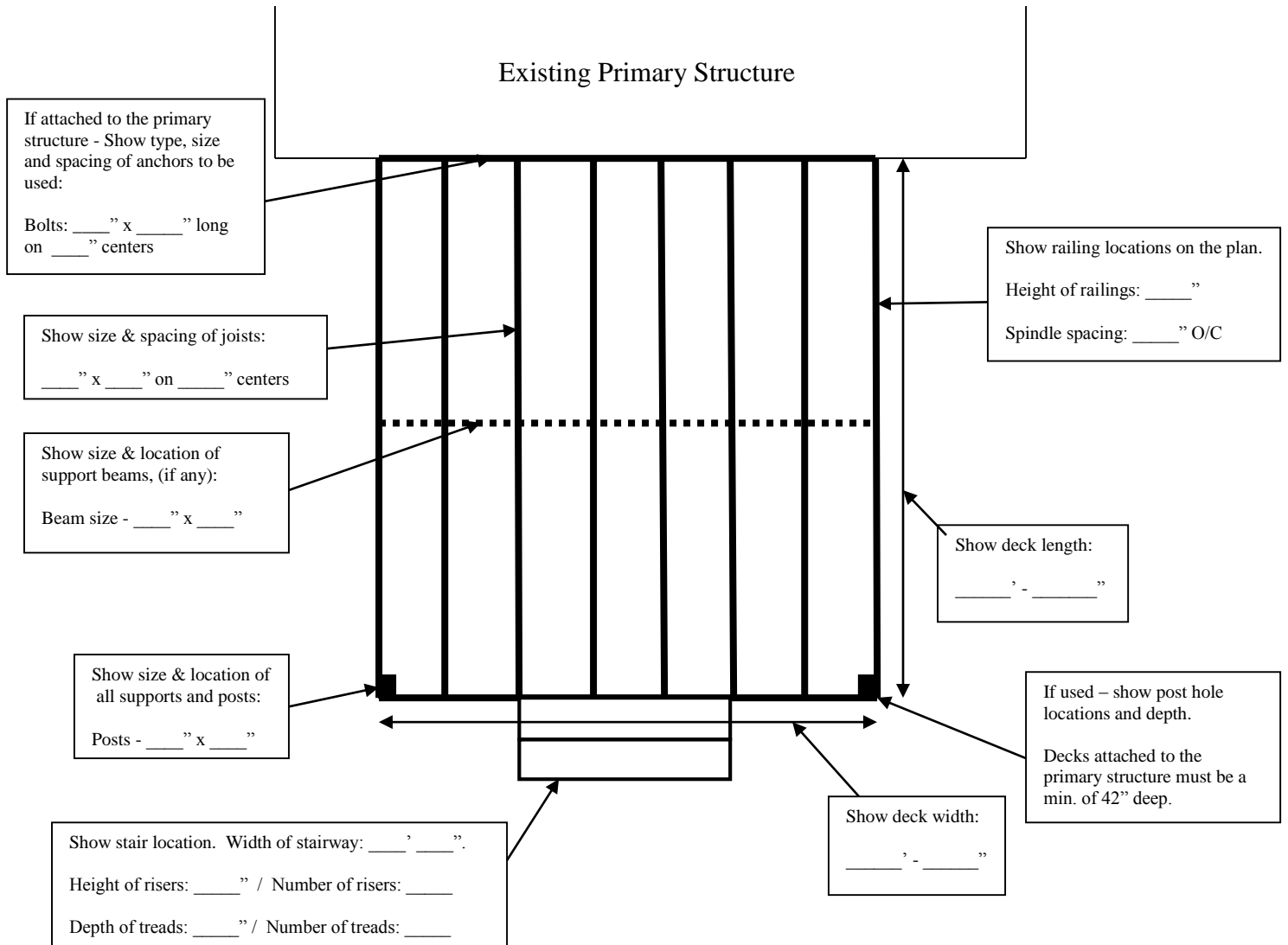
Example of a Precast Deck Support



Step and Railing Requirements



Sample Deck Drawing (Required)



- Specify height of deck floor from existing grade below - _____"
- Decks attached to the existing primary structure, less than 36" above grade will require an additional inspection to insure proper anchoring.
- Joist hangers are required on both ends of joists that span over six feet (6').
- Railings are required for decks over thirty inches (30") above grade.
- Stair railings are required for stairs with four or more risers.