

Conditions of Deck Permits:

1. Pier holes shall be a minimum of 42 inches below grade and filled with concrete. Post are not to be installed below grade. Minimum post size shall be 4 inches by 4 inches. Minimum pier diameter shall be 10 inches.
2. Live Load: All decks shall be designed to support a live load of 40 pounds per square foot.
3. Attaching to the House: All connections between the deck and dwelling shall be weatherproofed. ledger board should be attached to the house with a minimum of two 3/8" lag bolts, 16 inches on center, long enough to penetrate fully into the rim joist or other backing inside the wall. Joists must be attached to the ledger board with joist hangers.
4. Cantilevers, overhanging joist and beams: Joist should not overhang beams by more than two feet, nor should beams overhang post by more than one foot unless a special design is approved.
5. Nail and Screw: Use only stainless steel or hot dipped galvanized. Aluminum should not be in contact with the new treated woods. This means the flashing, between your house and the deck should be galvanized, stainless steel or vinyl. **DO NOT MIX AND MATCH METAL PRODUCTS.** If your joist hangers are stainless steel, then your nails should be stainless steel. The same would apply to any galvanized products.
6. Materials required: All exposed wood used in construction of decks is required to be of approved wood of natural resistance to decay (redwood, cedar, etc) or approved treated wood. This includes post, beams, joist, decking and railings.
7. Decks located more than 30 inches above grade shall be provided with a guardrail not less than 36 inches in height, with balusters spaced to that a 4-inch sphere cannot pass through. Guardrail members shall not be installed in a manner that creates a ladder effect. All guardrails, regardless of the deck height, shall be a minimum of 36 inches high. Open sides of stairs with a rise of 28 inches or more shall have guards not less than 34 inches in heights measured vertically from the nosing of the treads.
8. Decks with three (3) or more risers should have railings on both sides of the stairs.
The stairs risers shall not vary more than 3/8" from the smallest to the greatest.
Maximum stairs risers 7 3/4 inches, Minimum stair tread is 10 inches.
9. Open risers are permitted provided that the opening between treads does not exceed or Permit the passage of a 4" diameter sphere.
10. The opening between adjacent treads is not limited on stairs with a total rise of 30" or less.
11. Handrail must be continuous for a full length of flight, from a point directly above the top riser to a point directly above the lowest riser.
12. Remove the vegetation and install landscape fabric and gravel beneath decks that are too low to mow beneath.
13. All post to be attached to piers with a post anchor.
14. All post to beam connections shall be made with a galvanized framing connector.
15. Pre-cast concrete pads on grade for deck supports are not permitted.
16. Decks over 60" in height shall have 6" x 6" posts.

Where the deck can be located

1. Decks are not allowed to be constructed in a drainage or utility easement
2. The deck shall maintain the same side yard as is required for the principal structure.

Required Inspection

1. Piers Inspection: after the holes for the piers are dug and prior to pouring any concrete.
2. Rough Inspection: after the deck is framed and prior to installing decking.
3. Final Inspection: when the deck is completed.