

Residential Decks

2020 IRC Informational Handout

Building Permit: Is required when deck is attached to a structure or if the deck is more than 30" above grade. A permit application must include a site plan or survey and plan details.

Site Plan or Survey: Show the deck and all distances to property lines structures and streets.

Design and Construction: Decks shall support a minimum 50 pound per square foot load and shall be positively anchored to the primary structure with approved fasteners not subject to withdraw. *At least two tension hold-down devices (tension ties) are required.*

Ledger Boards: Must be attached with approved fasteners to solid wood framing members into a rim board, floor truss ends or bearing wall studs. If a deck supported on a house cantilever cannot be verified, the deck shall be self-supporting or provide a special design.

Overhanging Decks: Deck beams can cantilever over a post, up to one-fourth the allowable beam span per Table R507.5. Joists can cantilever over a beam up the maximum cantilever length shown in Table R507.6.

Materials: The type of deck materials used must be shown on the plans. All exposed wood must be approved treated wood or naturally resistant to decay. *The use of composite decking materials requires prior approval.*

Special Fasteners: Using pressure-treated wood requires fasteners and hardware that are compatible with the chemical treatment of the wood.

Frost Footings: Required when deck is attached to a structure with frost footings. Minimum depth is 42" or 60" below grade depending on climate zone. The bottom diameter of the footing is sized according to design loads. Future plans for roof and wall loads should be considered.

Guards: Required when deck is more than 30" above floor or grade below. They shall be at least 36" high with less than 4" openings and support a 200-pound force anywhere along the top. Guards at open sides of stairs shall be at least 34" high with less than 4 3/8" openings.

Stairs and Handrails: Refer to attached handouts for code requirements.

Weather Protection: Flash and caulk all connections between deck and dwelling.

Safety: Call Gopher One (811) before digging holes. They will locate buried lines at no cost.

Inspections: All documents issued with permit shall be on site for inspections. Required inspections are: **Site/Footing** before pouring concrete and **Framing/Final** after completed.



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