DECK PERMIT REQUIREMENT CHECKLIST

2015 IRC

Generally decks that are attached and supported by the dwelling are considered as outdoor habitable spaces. These decks are required to be permitted when any of the following apply:

Floor area exceeds 70 sqft.	R304
At least one horizontal deck dimension exceeds 7 ft.	R304
Stairs to grade have 4 or more risers.	R311
Deck surface is over 30" above grade at any point along deck edge.	R312
Deck is roofed or has a pergola above the deck surface.	R301
Engineering is required when the deck is roofed and /or over 30" above grade.	R301
Footings supporting these decks must extend to below the frost level (36")	R403

Platforms falling outside of the criteria above are considered landings and must be adequately supported to prevent failure.

Decks which are <u>NOT</u> supported by the dwelling are considered detached accessory structures. These decks are required to be permitted when any of the following apply:

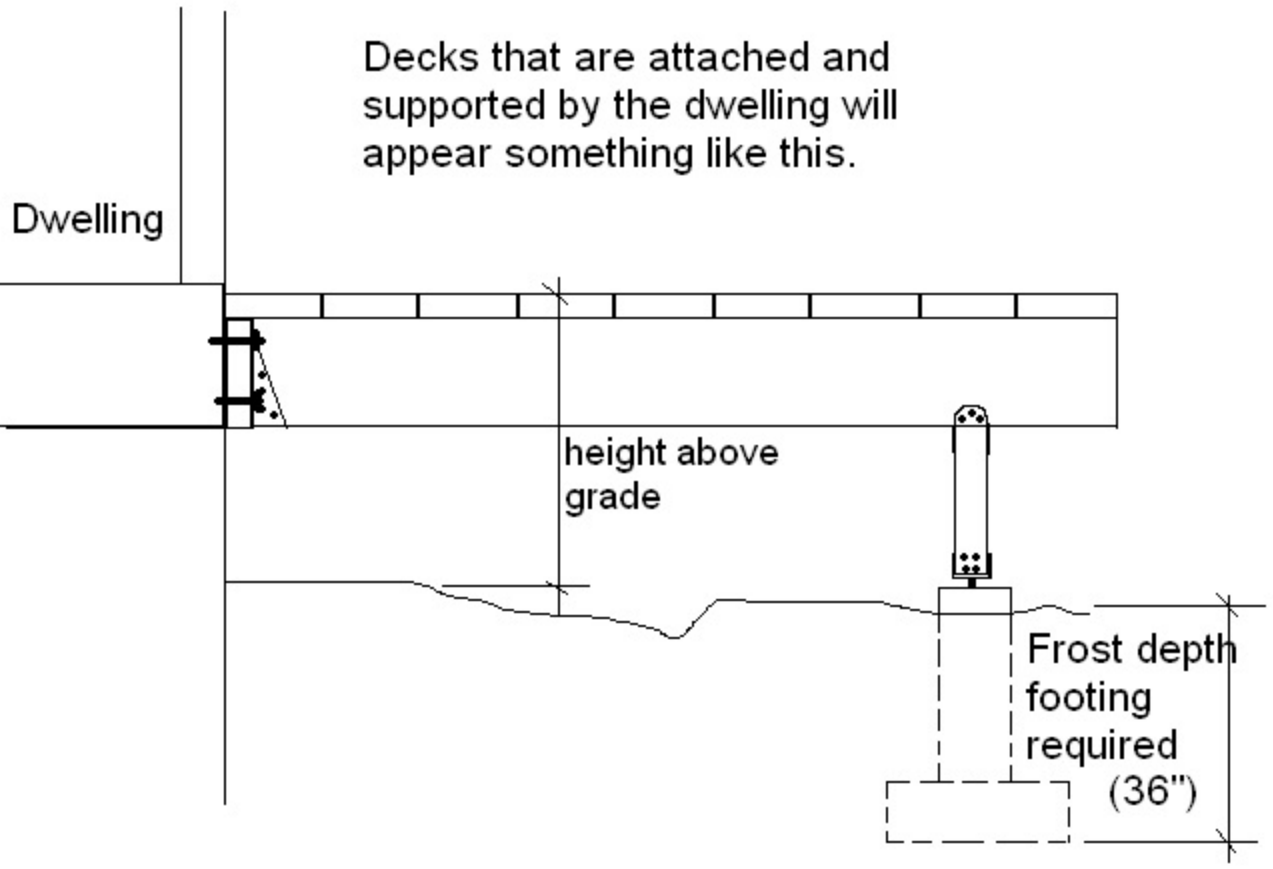
Area of deck exceeds 200 sqft.	R105
Stairs to grade have 4 or more risers.	R311
Beams and/or joists are <u>NOT</u> required to be preservative treated lumber.	R318
Engineering is required when the deck is roofed, or has a pergola and /or over 30" above grade.	R301
Decks exceeding 200 sqft but under 600 sqft may be supported by footings that do not extend to the frost level.	R403
Decks over 600 sqft must be engineered.	R403

Decks that are self-supporting, less than 200 sqft, and are low to the ground which requires preservative treated lumber for beams or joists are NOT required to be permitted. (Underside edge of beam or joist is less than 12" from grade.)

Option #1

Attached Outdoor Habitable Space "Deck"

Decks that are attached and supported by the dwelling will appear something like this.



Permit Required when any of the following apply:

Floor area exceeds 70 sqft.

At least one horizontal deck dimension exceeds 7ft.

Stairs to grade have 4 or more risers.

Deck surface is over 30" above grade at any point along deck edge.

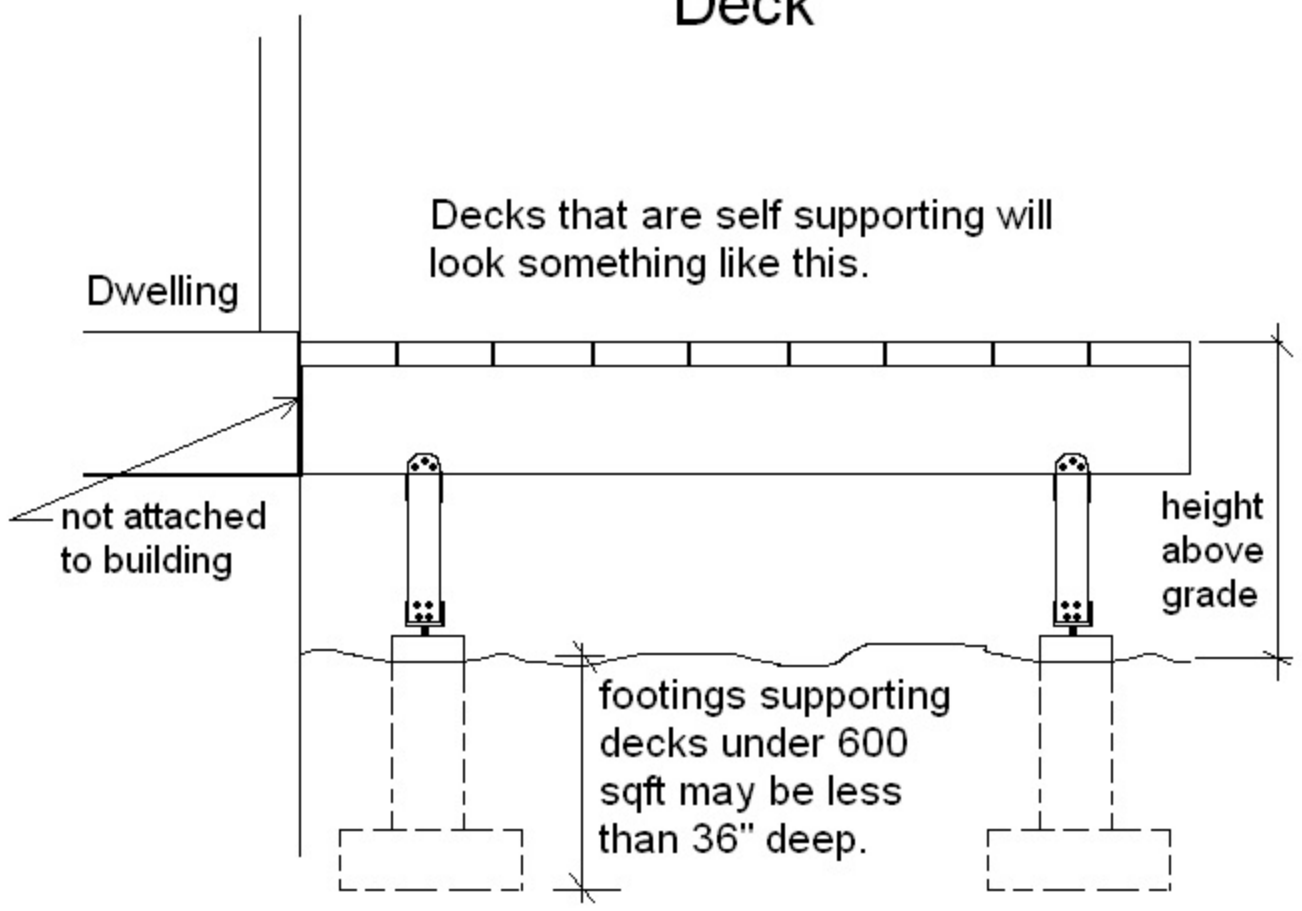
Deck has a roof.

Engineering is required when the deck is roofed and/or over 30" above grade.

Option #2

Detached Accessory Structure "Deck"

Decks that are self supporting will look something like this.



Permit Required when any of the following apply:

Area of deck exceeds 200 sqft.

Stairs to grade have 4 or more risers.

Beams and/or joists are NOT required to be preservative treated lumber.

Permit and Engineering required when any of the following apply:

Deck has a roof
Deck is over 30" above grade
Deck area exceeds 600 sqft.

Decks that are smaller and lower to the ground that fall outside the above parameters will not require a permit.

All Deck Plans must show the following information:

Rev 2015

If attached to the house a full depth ledger must be lag bolted to the house at 24" on center with 1/2"dia. lag bolts or equal screws.

Indicate room use that the deck is accessed from.

Show lateral restraint device at each end of deck. (See additional handout for information.)

Show type of joist hanger to be used.

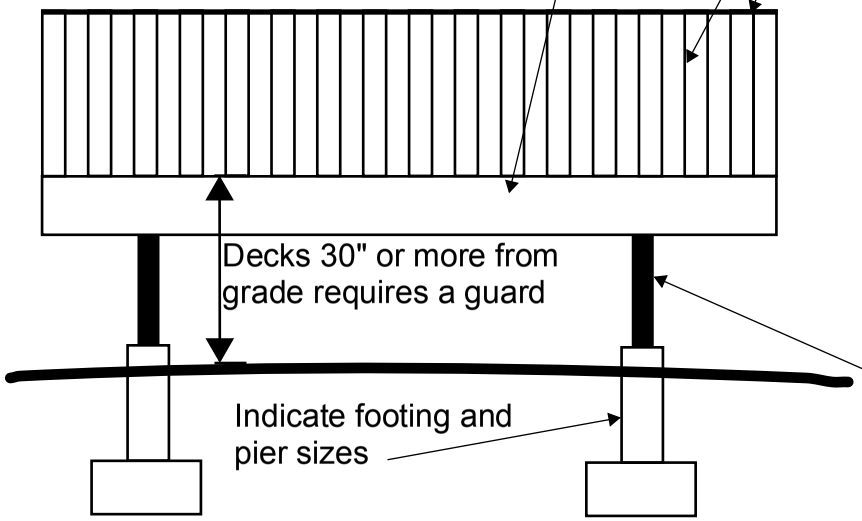
Show Joist size and spacing.

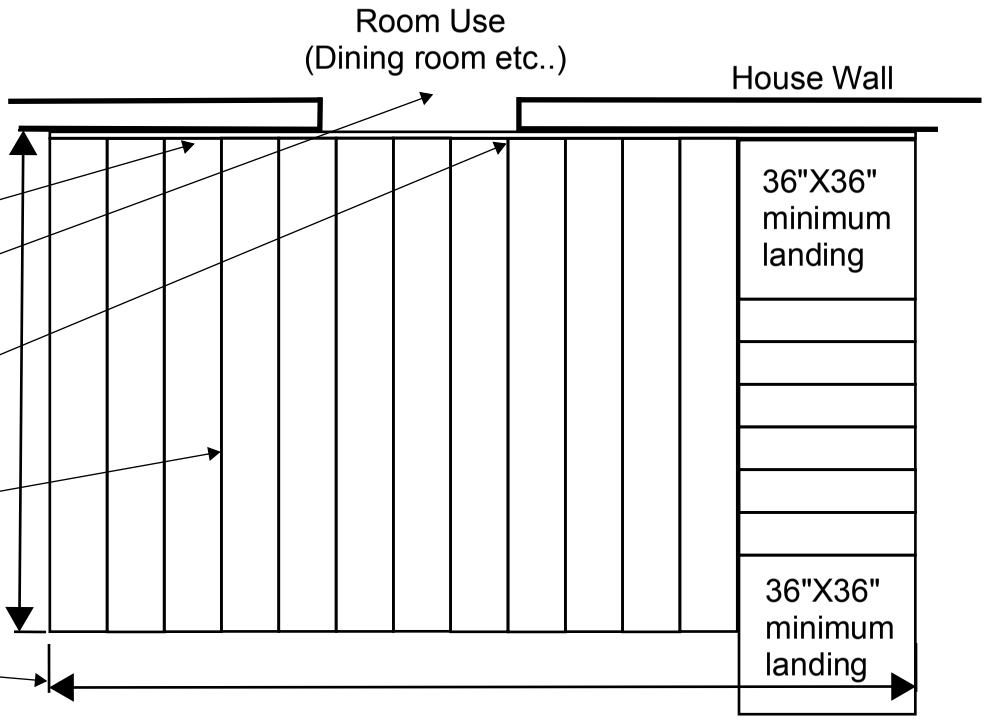
Provide overall dimensions of deck.

Show Guards (railings) 36" minimum height when the deck walking surface is over 30" above adjacent grade.

Note spindle spacing is not to exceed 4" openings.

Indicate size and span of all beams





If stairs are provided add stair information to plans as described below:

Indicate stair rise (8"max) and run (9"min)

Show handrail height (34"-38") above nose of treads (as shown here)

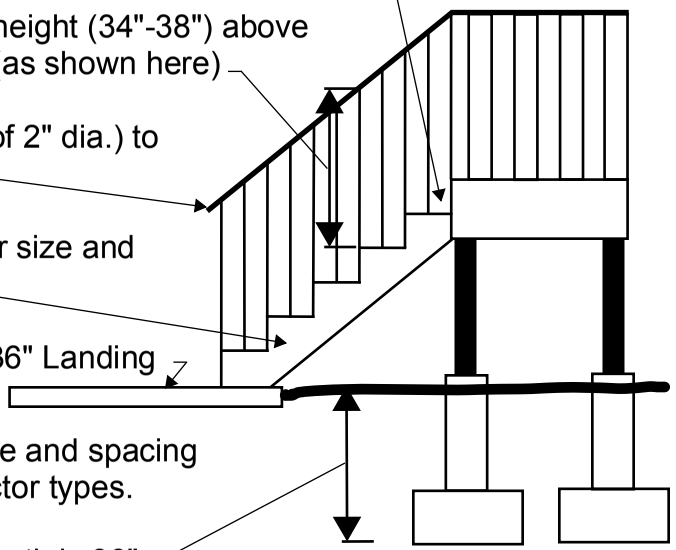
Handrail (max of 2" dia.) to return to post.

Indicate stringer size and number.

Minimum 36"X36" Landing

Indicate column size and spacing with correct connector types.

Minimum footing depth is 36"



Deck / Balcony tension ties are required on each end of a deck / balcony when the structure requires engineering as indicated on the previous pages of this handout.

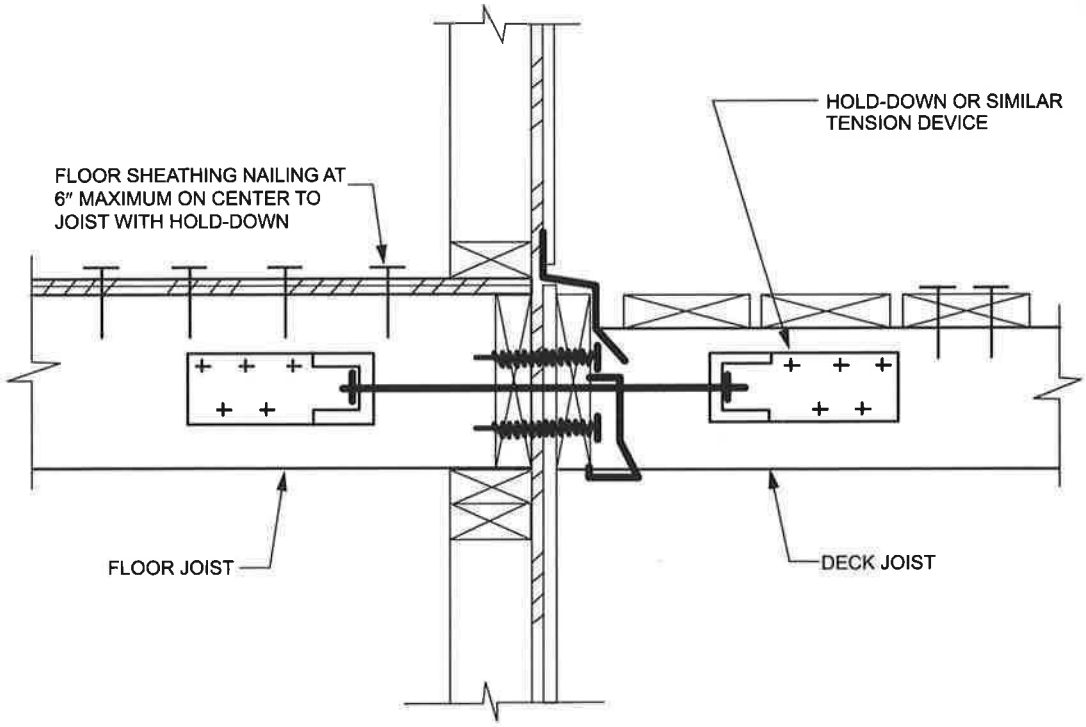


FIGURE 507.2.3(1)
DECK ATTACHMENT FOR LATERAL LOADS

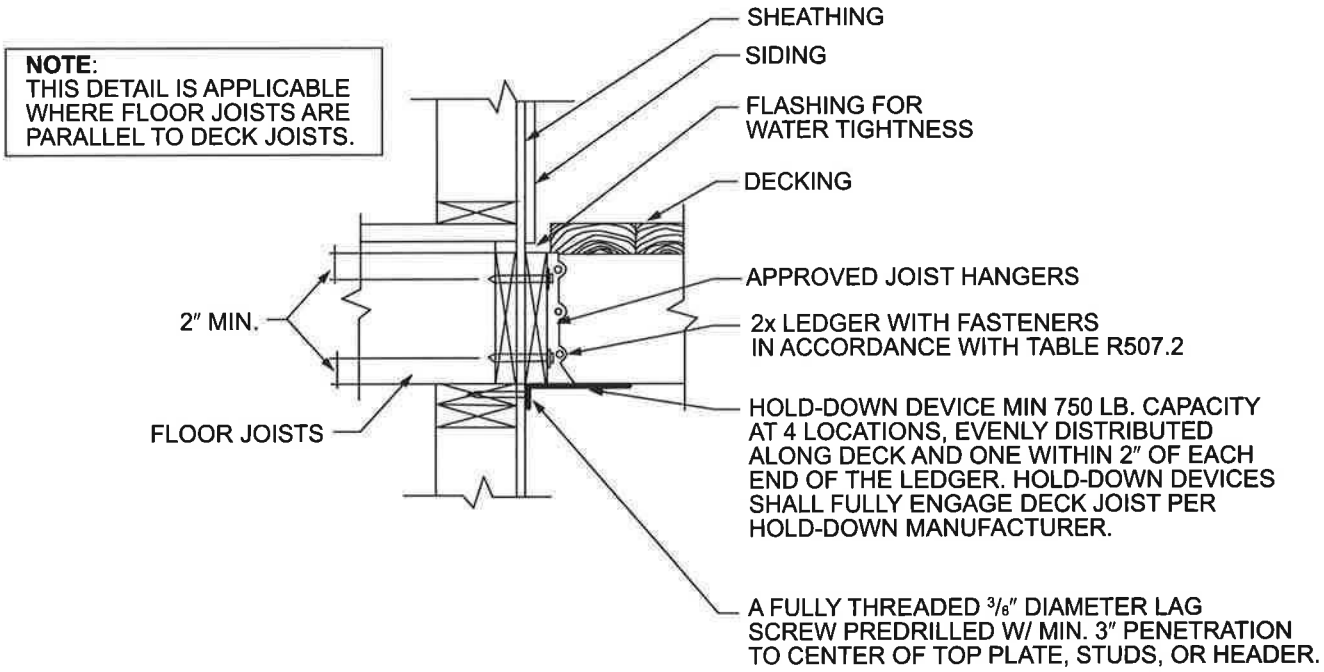


FIGURE R507.2.3(2)
DECK ATTACHMENT FOR LATERAL LOADS