

DECK INFORMATION AND REQUIREMENTS

1. HEIGHT OF DECK: All decks with height of more than 24" above grade are required to have guardrails with height of not lower than 36".
2. STAIR DETAILS: (a) Width. Stairs shall measure at least 36" in width. Handrails and associated trim may project no more than 4-½" into the required width at each side of the stairs. (b) Treads and Risers. Except for spiral stairs and winders, risers may not exceed 8" in height measured vertically from tread to tread. Treads shall be at least 9" measured horizontally from nosing to nosing. Note: This means the first tread stepping down from deck and the last tread stepping down to the ground must be uniform with other steps. Beware of the pre-cut stringers & steps that you can purchase from your local retail centers as they might not meet code on the bottom step. Within individual stairways, tread depths and riser heights may vary in uniformity by a maximum of 3/8". Variations in uniformity may not cause either dimension to be exceeded.
3. SPINDLES: Spindles are also required with a spacing of not more than 4" between spindles. If adding on to existing deck guardrails and spindle spacing must meet existing code requirements.
4. HANDRAILS AND GUARDRAILS: Handrails and guardrails shall be designed and constructed to withstand a 200 lb. load applied in any direction. Exterior handrails and guardrails shall be constructed of metal; decay resistant or pressure treated wood, or shall be protected from the weather.
5. HANDRAILS: A handrail on at least one side shall be provided for a stairs with more than three risers. The handrail height shall be between 30" & 38" above the nosing of the treads, measurements shall be taken from the hard structural surface, beneath any finish material, to the top of the rail. Variations in uniformity are allowed only when a rail contacts a wall or newel post or where a turnout or volute is provided at the bottom step. Contact building inspector for requirements of angled or curved stairs.
6. GUARDRAILS: Guardrails shall be provided on all open sides of stairs consisting of more than three risers and on all open sides of decks that are more than 24" above the floor or exterior grade. Guardrails shall be constructed to prevent the through passage of a sphere with a diameter of 4" or larger. If using rope, cable or similar materials the infill shall be strung with maximum openings of 3 ½" with vertical supports a maximum of 4" apart. Infill components, balusters, and panel fillers shall withstand a horizontally applied perpendicular load of 50 lbs. on any one-foot-square area.
7. FLASHING: Decks are fastened to the house with a ledger board and using an approved flashing.
8. FOOTING: Footing must be 48" in depth and can be round or of a block design. Design footing for anticipated load, such as future roof. Decks that are free standing and do not serve an exit may set on concrete piers and must be properly cross-braced. Concrete piers shall be located on undisturbed or compacted soil, free of organic material (black dirt).
9. PROTECTION: **ANY** structural part of an outdoor deck including the decking needs to be decay and wood termite resistant.
10. BUILDING PERMIT REQUIRED: \$44.00 minimum