

DECK PERMITS

Building Guidelines for Residential Properties Ira Township Building Department 586-725-0207

Building Inspector: Mary Van Haaren

1. THE PROCESS

A building permit is required for all decks. When making application you must do the following:

- a. Submit two (2) sets of construction drawings that include a framing drawing, a cross section and stair detail. (See sample drawings).
- b. Submit two (2) site plans indicating size, shape and distance from property lines and easements and location of electrical meter and service line (see sample plot plan)
- c. Complete a building permit application.
- d. Receive approval from Building Department to start work
- e. Dig your postholes
- f. Call for post hole inspection
- g. Finish construction of deck after posthole approval
- h. Call for final inspection.

2. General

Once the plans are approved you may start construction. If you hire a contractor to do the job you should have the contractor obtain the permit. Before the contractor starts work you should ask to see a copy of the permit. All contractors that perform this work are required to be licensed. Whoever obtains the permit is the one legally responsible for the work.

Check your subdivision restrictions before you start work.

3. Setbacks

Wood decks shall be allowed to project not more than fifteen (15) feet into the required rear yard or open space and conform with applicable side yard setback requirements

Rear yard setbacks: 40' in RS district; 35' in RU district; 60' in AEC

Side yard setbacks: 15' in RS district; 10' in RU district; 20' in AEC

Decks cannot be located on an easement or in a required front yard setback. The deck is located not less than ten (10) feet from any detached accessory building. Any additional structure attached to the deck, such as a gazebo,

shall be located at least ten (10) feet from the house. The deck shall be constructed no higher than the grade elevation of the first floor of the house.

4. **Foundation**

Posts must be set a minimum of 42" below grade. Posts shall bear on undisturbed soil and backfilled with peagravel.

Warning: location of post within three (3) feet of basement walls may cause posts to be unsupported on disturbed soil (backfill) which will cause the posts to settle with the surrounding backfill.

5. **Framing Material Within 18" of Ground**

When a post is entirely encased on all 4 sides and the bottom by a concrete pier, such that the wood column does not come in contact with the ground, a retention value of .60 pcf is required. This would also be applicable when a post is entirely encased within 8 inches above grade. All material in contact with the ground must be .40 pressure treated and labeled "Ground Contact Acceptable". All other material must be .25 treated, redwood, cedar or other acceptable material to provide protection against decay and termites.

6. **Framing Fasteners**

All nails, bolts, brackets and fasteners shall be of zinc, zinc coated or other approved corrosion – resistive materials.

CONSTRUCTION INFORMATION

7. **Framing Requirements**

All decks must be constructed to support 40lb per square foot. If you plan to place a hot tub on the deck, that area may need to be re-enforced. The following framing schedule is an example of a deck meeting the requirements of 40 lb per square foot.

- a. **Posts** – Minimum size 4" x 4"

| Span | Size | Post Spacing |
|--------------------------------------------------------------------------------|--------------|--------------|
| b. Beams - 10' | (2) 2" x 6" | 4'6" |
| | (2) 2" x 8" | 6'6" |
| <i>Span is the distance Between the beams. (See deck framing plan)</i> | (3) 2" x 6" | 6'6" |
| | (2) 2" x 10" | 8'6" |
| | (3) 2" x 8" | 8'6" |
| | (2) 2" x 12" | 10'0" |
| | (3) 2" x 10" | 10'0" |

- c. **Floor Joists** – Maximum Clear span

| Size | 16" on center |
|----------|---------------|
| 2" x 6" | 9'6" |
| 2" x 8" | 12'7" |
| 2" x 10" | 16'0" |
| 2" x 12" | 19'6" |

- d. **Decking** – Minimum size 5/4" or 2" x 6"