



Village of Spring Grove DECKS

What is required to obtain a building permit for a deck on my home?

- Completed permit application including the estimated cost of construction.
- One copy of your Septic Plan indicating the size and location of the deck with dimensions from the property lines.
- One copy of a detailed framing plan drawn to scale and containing the following:
 - a) If attached to the house, indicate the exterior finish of the home (brick, siding, etc.) and method of attaching deck to house. Rim joist shall be bolted with lag bolts or through bolted into existing rim joist.
 - b) Specify overall dimensions of the deck.
 - c) Specify post and beam locations with dimensions indicating beam spans between posts and clear span of joists.
 - d) Specify the type and direction of the decking.
 - e) Specify nominal lumber sizes of all joists, beams, and posts.
 - f) Indicate the location of basement window wells, hose bibs, electric and gas meters, septic tank and field.
 - g) Specify height above grade.
 - h) Provide a detail of the stair width; tread depth, and riser height.
 - i) Provide handrail and guardrail details.

Note: Computer generated framing plans provided by retail outlets which do not provide the required information will not be accepted.

How much does a building permit cost?

The building permit cost is figured by the square footage of the deck with a minimum of \$50. The cost per square foot is \$0.50. For example, the building permit cost for a 20' x 12' deck would be \$120.00 (240 sq. ft x \$0.50)

What are the minimum construction requirements for a deck?

(Note: Individual subdivision covenants may have special requirements.)

Piers

- Minimum depth is 42 inches.
- Minimum diameter is 12 inches.

Posts

- Shall be water resistant or pressure treated lumber.
- May be secured on top of the concrete piers, or set into the hole.
- Posts shall be 6X6 in size.
- Splices in beams shall be made over a post or pier; splices in beams mid-span are not permitted.

Beams

- All beams shall be sized according to DCA-6

Floor Joists

- Maximum 16 inches on center joists spacing when using 5/4 nominal lumber for the decking.
- Maximum 24 inches on center joists spacing when using 2-inch nominal lumber for the decking.

| JOIST SPANS | |
|--|---------------------------|
| (40 psf live load-using pressure treated lumber) | |
| <u>Joist Spacing</u> | <u>Maximum Clear Span</u> |
| 2 X 8 @ 16" o.c. | 12 feet 5 inches |
| 2 X 8 @ 24" o.c. | 10 feet 2 inches |
| 2 X 10 @ 16" o.c. | 15 feet 10 inches |
| 2 X 10 @ 24" o.c. | 13 feet 1 inch |
| 2 X 12 @ 16" o.c. | 18 feet |
| 2 X 12 @ 24" o.c. | 15 feet 5 inches |

Maximum joist spacing for 5/4 decking is 16" O.C.

Stairs

- 7 3/4-inch maximum riser height and 10-inch minimum tread width.
- All treads must be the same depth and all risers must be the same height.
- Maximum spacing between stringers is 24 inches.
- Stairs more than 3 risers in height shall bear on concrete piers.
- Stairs less than 3 risers in height shall bear on a patio block or 4-inch concrete slab.

Handrails

- Handrails are required on both sides of all stairs three risers and more in height.
- Maximum spacing on all balusters not to allow passage of a 4" sphere.
- Guardrails are required around the perimeter of all decks 12 inches or more above grade.
- Guardrail members shall not be installed in a manner that creates a ladder-like effect.
- All decks require at least one passage to the public way via stairs or break in rail; a minimum of 36 inches wide.
- An exterior switch controlled light fixture is required at each exit from the house to the deck.

Connectors

- Joist hangers shall be installed by the use of approved joist hanger nails only.

What inspections are required when building a deck?

- **Piers.** After the holes for the piers are dug and prior to pouring any concrete.
- **Rough.** After the deck is framed and prior to installing decking and handrail. Stairs should also be framed at this time. Any electrical work installed under the deck should also be completed at this time.
- **Final.** After the deck is completed.

Call to Schedule Inspections:

815-675-2121