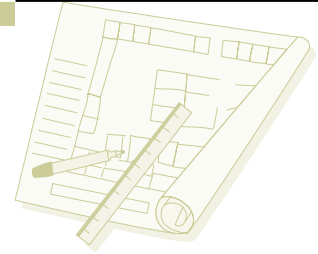




DECKS



BUILDING GUIDELINES FOR RESIDENTIAL PROPERTIES

CONSTRUCTION

THE PERMIT PROCESS

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

1. Submit sets of construction drawings that include a framing drawing, a cross section and stair details. Contractors must submit three (3) sets of drawings; homeowners must submit two (2) sets of drawings. (See sample drawings.)
2. Submit site plans indicating size, shape and distance from property lines and easements and location of electrical meter and service line. Contractors must submit three (3) site plans; homeowners must submit two (2) site plans. (See sample plot plan.)
3. Complete a building permit application.
4. Receive approval from the City Building Department to start work.
5. Dig your post holes.
6. Call for post hole inspection.
7. Finish construction of deck after post hole approval.
8. Call for final inspection.

Note: You may not begin construction until after the plans are approved. 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. The individual that obtains the permit is the party legally responsible for the work.



SETBACKS

Wood decks shall be located no closer than twenty-five feet (25') to a rear lot line nor closer than four feet (4') to a side lot line. Total side yard setback must not be less than fourteen feet (14'). Decks cannot be located on an easement or in a required front yard setback.

FRAMING FASTENERS

All nails, bolts, brackets and fasteners shall be of zinc, zinc coated or other approved non-corrosive materials, and shall be appropriately sized and spaced. If a ledger board is used, fasteners shall be secured to house framing. Brick mortar joints shall not support floor loads.



FRAMING REQUIREMENTS

All decks must be constructed to support 40 lbs 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 will produce a deck meeting the requirements of 40 lbs per square foot.

Posts	Minimum Size 4" x 4"	
Beams	<u>Size</u>	<u>Post Spacing</u>
	(2) 2" x 6"	4' 6"
	(2) 2" x 8"	6' 6"
	(2) 2" x 10"	8' 6"
	(2) 2" x 12"	10'
Floor Joists	Maximum Clear Span @ 16" on Center	
	<u>Size</u>	<u>Maximum Clear Span</u>
	2" x 6"	9'
	2 x 8"	12'
	2 x 10"	16'
	2" x 12"	19'

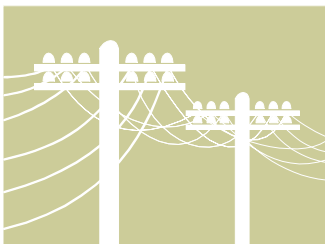


Decking Maximum Size 5/4" or 2" x 6"

Handrails Handrails are required with three (3) or more risers. Handrails are not less than 34" nor more than 38" measured from vertical nosing of threads.

Guardrails Guardrails are required on decks with floors 30" or more above grade. Guardrails are to be a minimum 36" above finish floor with intermediate rails or ornamental closures which will not allow passage of an object 4" or more in diameter. Intermediate rails must be vertical and not create a ladder effect. (See guardrail detail).

Stairs Stairs shall have equal treads and risers. The minimum tread shall be 9" and the maximum riser height shall be 8 1/4". Stairs shall be 36" minimum in width. (See stair design details). Stairs which discharge onto grass shall be secured to 4"x 4" posts, 42" below grade, at the base of the stringers.



Overhead Lines

If overhead electrical service line passes over deck, a distance of ten (10) feet from deck surface to the lowest portion of the line or drip loop must be maintained.

Frequently Asked Questions

Q. Why do I need a building permit to construct a deck?

A. To reduce the potential for unsafe construction and to ensure the deck complies with all zoning ordinances.

Q. We plan to build a deck this weekend. Can I apply for a permit after the deck is built?

A. No. Building the deck before obtaining a permit can cause significant problems. If the deck is built incorrectly, or is in a prohibited location, the deck may have to be removed.

Q. How long is the approval process once I apply for a permit?

A. If all the information submitted on the application is accurate, the approval process should only take two weeks in most cases.

Q. If I hire a contractor to build my deck, do I still need to obtain a permit?

A. Yes. If a contractor is hired to build a deck, a permit and inspections are still required. The contractor should be the one to obtain the permit.

Q. Is plastic decking an acceptable material to build my deck?

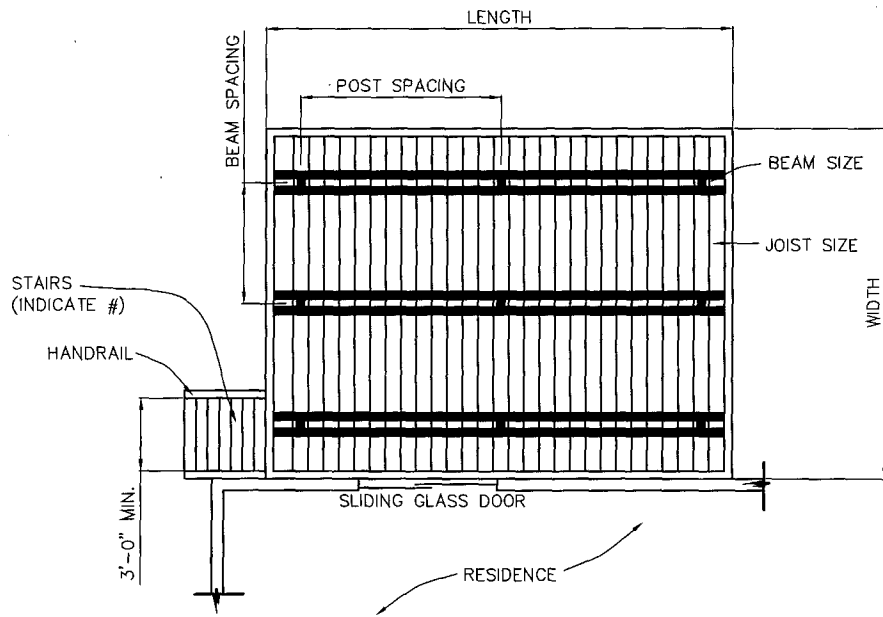
A. Yes. However, you should be careful when choosing the type of plastic to use. Some plastics are approved for this use, but may have more restrictive design requirements.

Q. Can I apply for a permit over the Internet?

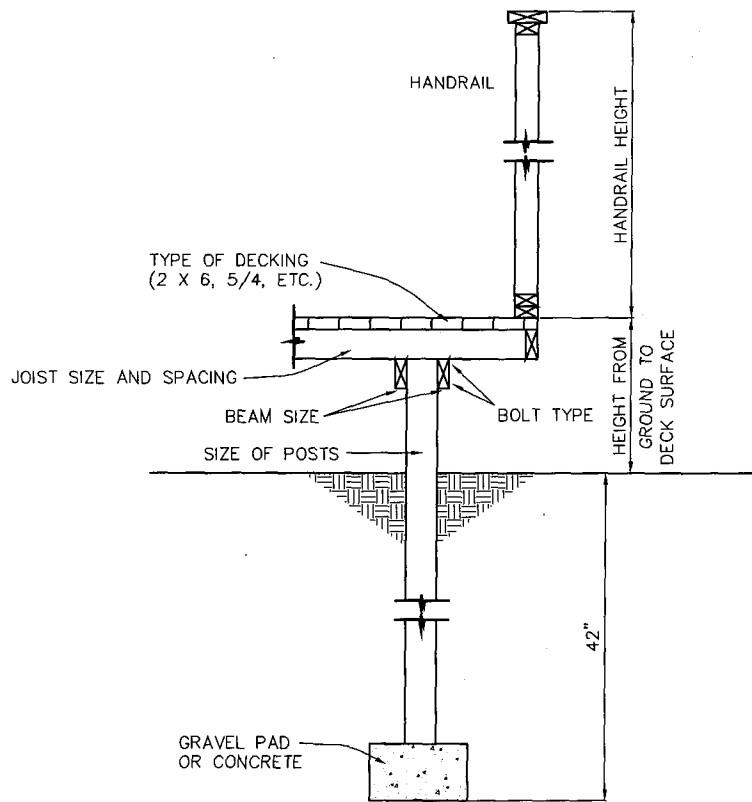
A. No. You can download an application from the City's official web site at www.ci.oak-park.mi.us and submit the completed application, along with construction drawings to the Department of Technical and Planning Services.



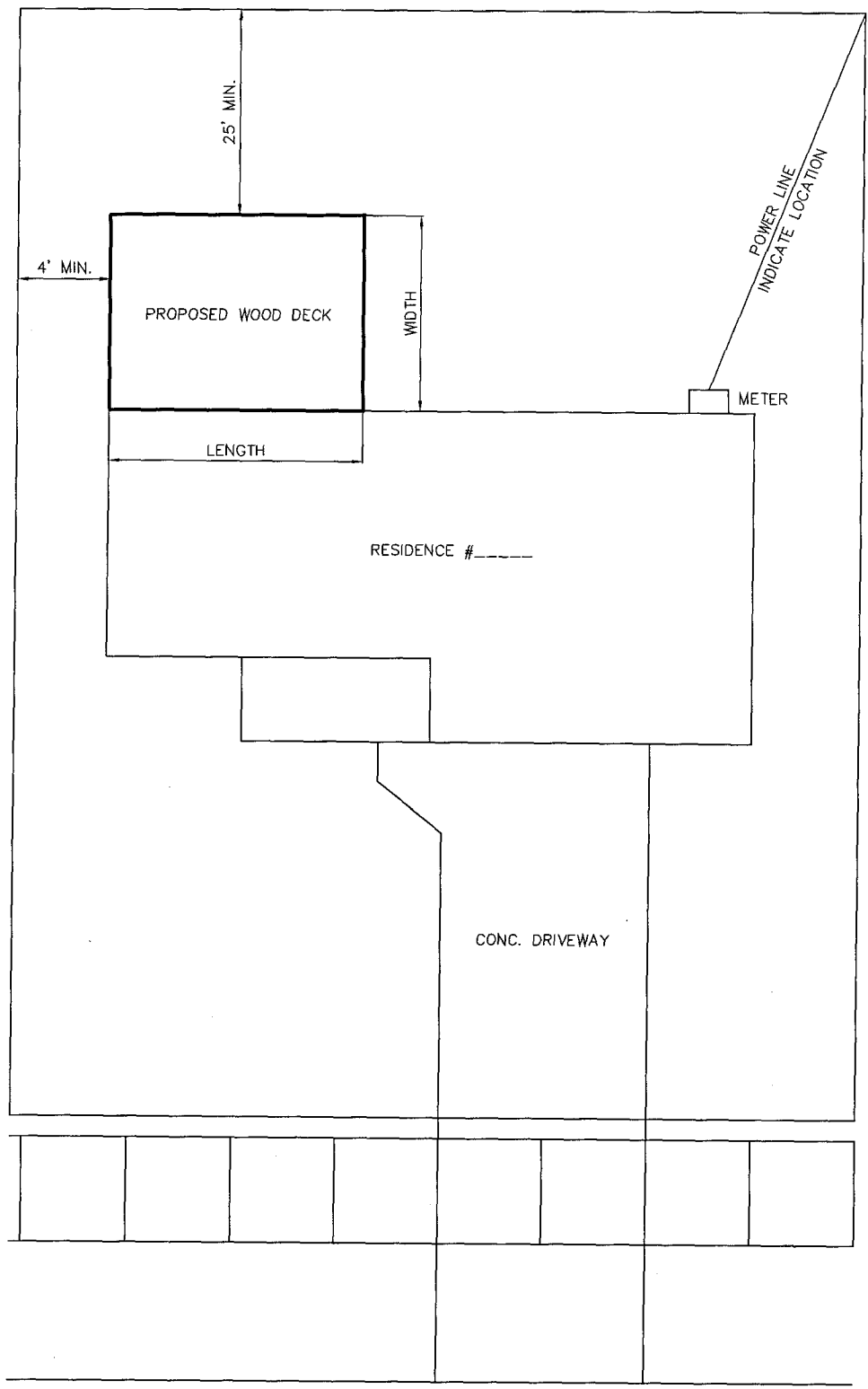
PROVIDE DETAILS OF ALL CALLED OUT ITEMS:



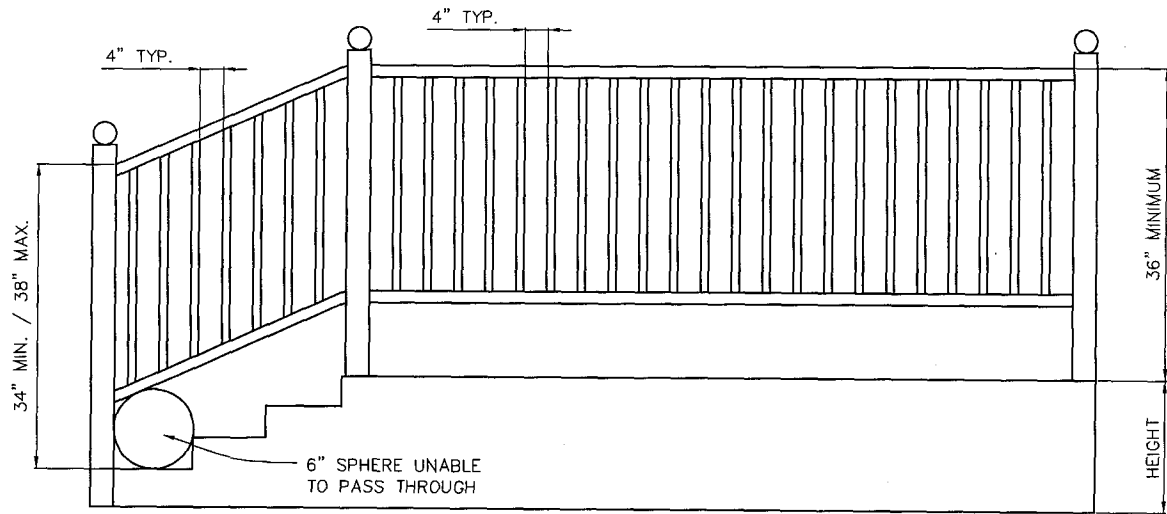
TYPICAL DECK FRAMING PLAN
NOT TO SCALE



TYPICAL DETAIL OF DECK
NOT TO SCALE

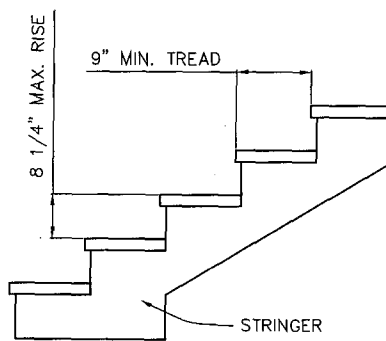


SAMPLE PLOT PLAN
NOT TO SCALE



HANDRAILS, GUARDRAILS & STAIRS
NOT TO SCALE

NOTE:
STAIRS WHICH DISCHARGE ONTO GRASS
SHALL BE SECURED TO 4" X 4" POSTS,
42" BELOW GRADE AT THE BASE OF THE
STRINGERS.



STAIR DESIGN DETAIL
NOT TO SCALE