



Residential Decks

Buildings permits are required for any deck attached to a structure or more than 30 inches above grade. A survey/site plan is required with plan submittal, even when a permit is not, for zoning verification. A survey should indicate lot dimensions, deck location and setbacks from property lines. Three sets of building plans are required to include:

- Deck size and location of stairs.
- Size, type and spacing of floor joists.
- Size and type of decking materials.
- Size, type, location & spacing of posts, beams, headers.
- Height of structure from grade.
- Diameter and depth of footings.
- Joist hangers, flashings and fasteners.
- Guard height and spacing of intermediate rails.

An elevation plan is required to include:

- Height of structure from grade.
- Size and depth of footings.
- Guard height and spacing (if any).
- Stairway rise or run and handrails height (if any).
- Clearance of overhead wires.

Required Inspections:

- Footing, Framing and Final

Special Design Notes

Decks need to be designed for a 40 lb. per sq. ft. live load and balconies to a 60 lb. per sq. ft. live load.

Some deck designs may not be appropriate should the placement of a screen porch or three-season porch on the deck platform be a future consideration. Setbacks for porches are not the same as setbacks for decks. Verify with Building Official.

Cedar or Redwood posts need an 8 in. separation from the ground.

When locating a deck, check the location of outside gas and electric meters and hose bibs. They may need to be relocated to allow for construction of the deck.

Cantilevers (Overhanging Posts & Beams) Joists should not overhang beams by more than two feet, nor should beams overhang posts by more than one foot at the ends unless a special design is approved.

Wood Requirements - All exposed wood used in the construction of decks is required to be of approved wood of natural resistance to decay (redwood, cedar, etc.) or approved treated wood. This includes posts, beams, joists, decking, and railing. All lumber shall bear the quality mark of an approved inspection agency.

Frost Footings - are required for any deck attached to a dwelling, porch, or garage that has frost footings. Footings must be a minimum of 42" deep for frost protection.

Flashing - All connections between deck and dwelling shall be weatherproof. Any cuts in exterior finish shall be flashed. (IRC Sec. R703.8)

Live Load - All decks shall be designed to support a live load of 40 pounds per square foot. (IRC Table R301.5)

Materials: If you plan to use plastic/composite deck materials to build your deck, you must provide an Evaluation Report and the manufacturer's installation instructions at the time of permit application. This report must remain on the job site for all inspections.

Gopher State One Call
Call at least two working days before you dig. Gopher State will locate and mark underground utilities.
Phone: 811 or 651-454-0002

Schedule an Inspection
Community Development
763-569-3330

Utility Billing/ Water and Sewer Division
763-569-3390

This brochure contains general information and is intended as a guide. Other regulations and requirements may apply. City codes, handouts and additional information are available on the City website or by contacting City staff.