

## PERMITTING DECKS

This handout is intended only as a guide and is based in part on the 2012 North Dakota state Building Code (2012 IRC), City of Williston ordinances, and good building practice. While every attempt has been made to insure the correctness of this handout, no handout can address every scenario. Responsibility for compliance with applicable codes and ordinances falls on the owner or contractor. For specific questions regarding code requirements, refer to the applicable codes or contact your local Building Department.

The following are examples of information that should be included on plans submitted for building permits for residential decks. It is the responsibility of the homeowner or person preparing the plans to show in detail how they will build their deck. Some designs may require more detail than others.

Your deck plans should clearly depict how you will build your deck. We will review your plans before we issue a building permit to identify code violations in the submission. The more detailed your plans, the more likely you'll avoid corrections in the field.

When you receive your permit, you will be given one set of plans stamped "SITE COPY". Once your plans are reviewed, you should not change your design without approval by the City of Williston Building Department. ***You should read through the reviewed plans to determine if the plan reviewer noted any corrections to your plan.*** If you have any questions regarding any of the corrections, you should contact us before proceeding.

### **Building permits:**

Building permits are required for the following type of decks: freestanding decks & attached decks, regardless of size, height. Decks part of required egress path. Freestanding decks do not require footings to below frost depth.

Building permits are not required for patios made of concrete or pavers on grade.

Building permits can be obtained from the Building Department by filling out an application and submitting your building plans.

### **Permit Expiration:**

If you suspend work on your permit for more than **180** days after permit issuance or your last inspection, your permit will expire. If unforeseen circumstances delay construction, contact the Building Department to request extension **before** your permit expires.

### **Plans:**

The Building Department has provided this handout with illustrations with the intent to show what is required on a set of deck plans. It is very critical that your plans depict accurately how your deck will be constructed. Plans must be neat and be scaleable with key. Plans are reviewed for code compliance and a copy is returned to the applicant with notes to identify required corrections. The city only maintains plans for one year after completion of a residential deck. You may wish to retain a copy of your plans, permit and inspection record (orange card) for any future needs.

### **Inspections:**

1. Call 24 hrs in advance to schedule.
2. Have address, permit, and inspection record (orange card) posted on site. (notify special request at time with permit tech.)
3. Footing Inspection (excavation complete, loose materials & water removed)
4. Framing Inspection (support framing to verify attachments.)
5. Final Inspection (Verify size type of members & attachments.)
6. If corrections are noted, a **Notice of Corrections** will be left with the inspection card on site. If re-inspection is required it will be noted on notice of corrections.
7. Please do not hesitate to call the Building Department (701) 577-8115, if you have any questions. If necessary, we will be happy to meet with you on site to help address any concerns or problems.

## CHECKLIST FOR DECK PLANS

### Site Plan:

- Street Address or legal Description
- North Arrow
- Location/Size of all existing structures, setbacks, & easements
- All lot lines and pin locations
- Location of purposed new deck
- Dimensions showing distance from lot lines

### Construction Drawings:

- (2) sets of scalable drawings
- Scale indicated on the plan

### Elevation Plan:

- Show side and front view of deck in relation to grade and dwelling
- Include railing height & design details

### Framing Plan:

- Floor joist size and spacing including species and grade
- Orientation of floor joists
- Cantilever of joists and beams. (Bearing locations)
- Size and location of all beams including species and grade
- Size and location of ledger board including species and grade
- Size and location of columns including species and grade.
- Location of stairs
- Changes in elevation of deck floor or landings

### Footings:

- Footing depth and design
- Footing size

### Section(s):

- Section view(s) from bottom of footing to top of guard showing railing details, floor framing orientation; joist/beam orientation and bearing, column locations, connections, footing design, size, depth, and height of deck floor above grade.

### Details:

- Flashing at the ledger
- Joist bearing/hanger
- Ledger connection
- Fasteners/connectors consistent with lumber & decking used
- Column/Beam connection
- Column/Footing connection
- Type of decking and orientation
- Stair stringer connection
- Lateral bracing (if required)

### Stairs:

- Width of stairs
- Rise/Run with tolerance shown
- Type and size of tread consistent with stringer spacing (Caution for deck use)
- Connection method for treads to stringer
- Handrails shown for stairs with 4 or more risers
- Landing at bottom of stairs

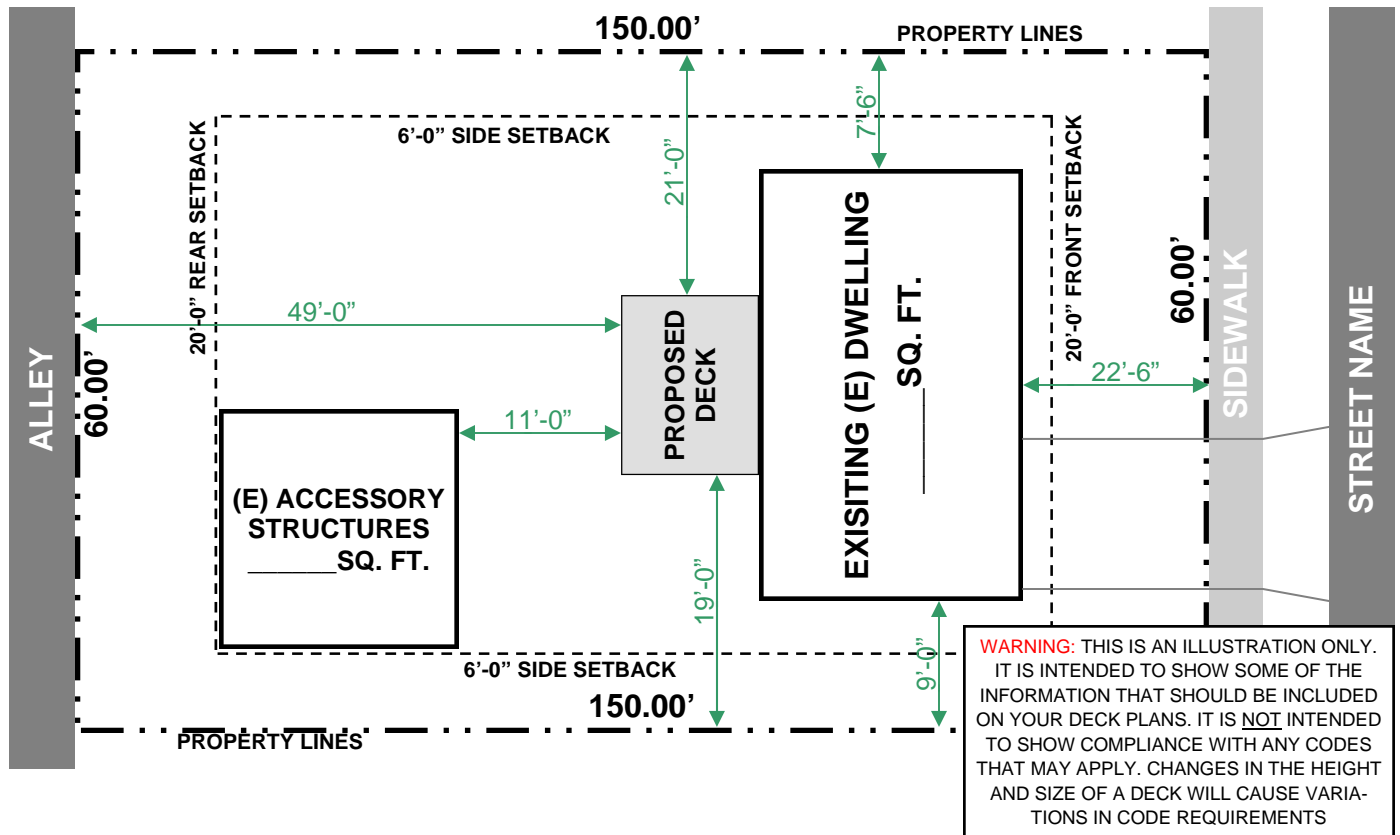
### Guards:

- Guard height and opening dimensions
- Guard design/materials
- Guard attachment

**Date:** \_\_\_\_\_

**Job Address:** \_\_\_\_\_

## TYPICAL SITE PLAN



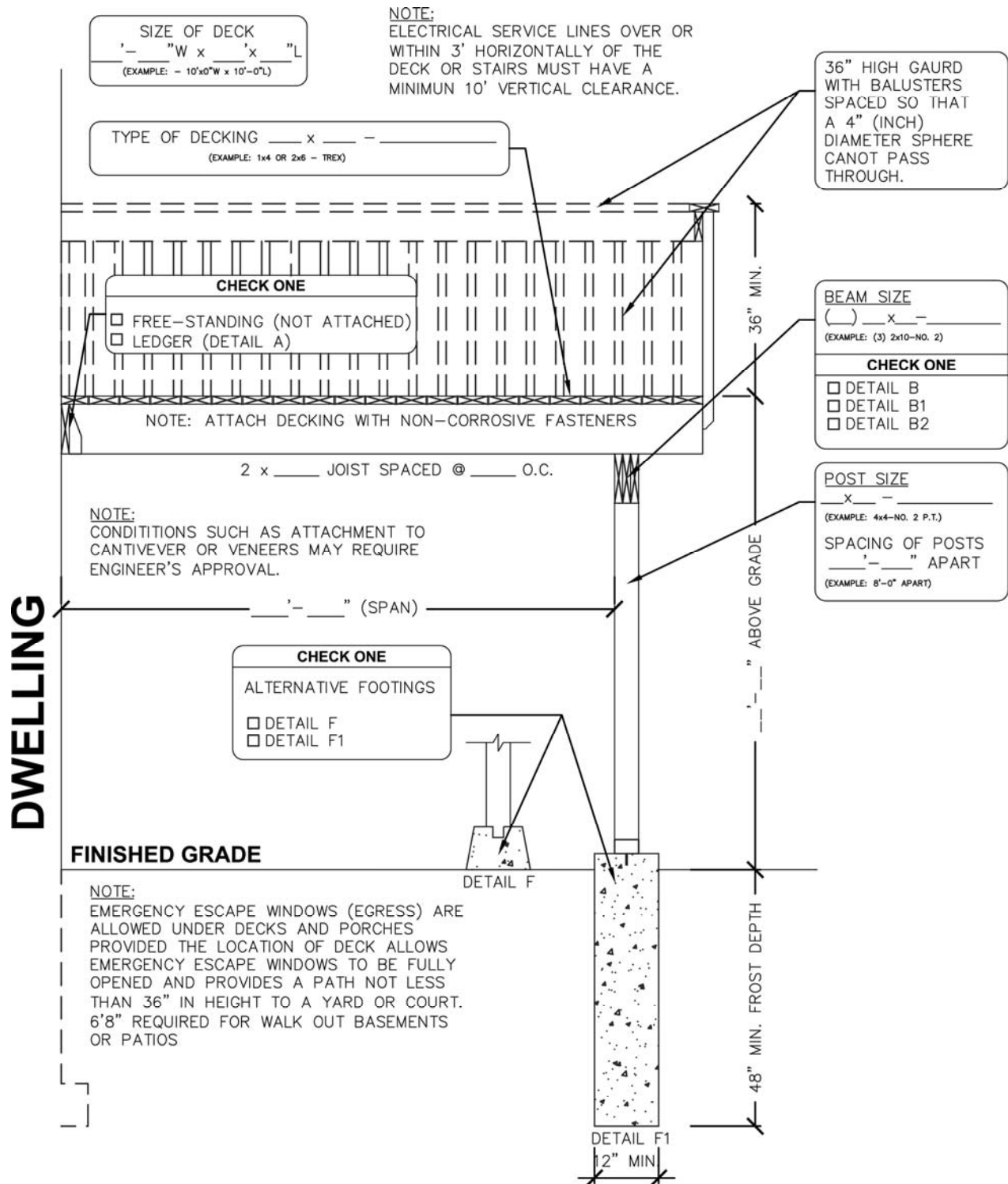
### City of Williston Ordinance - Section 25F(NOTE 3)

#### F. Additional Yard Regulations

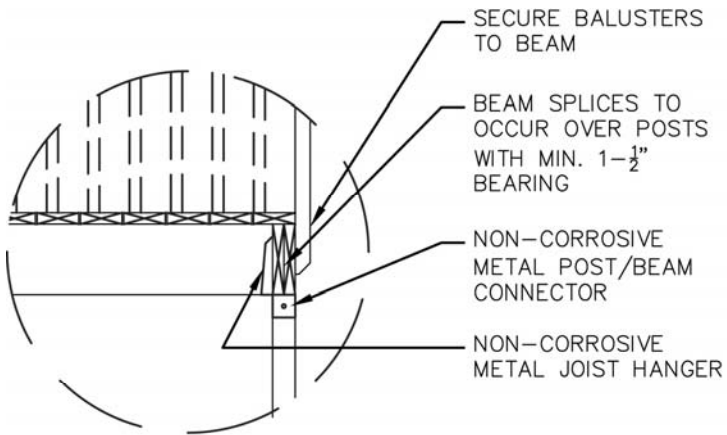
3. Any uncovered, open deck shall have the same rear setback requirements as provided for accessory building under section 25.B. of the this ordinance whether or not such deck is attached to main building; all other setback are as follows:

Open decks may only project up to four feet into any required side or rear yard (setback), however, must not be closer than four feet to the lot line and up to six feet into a required front yard. Front yard decks shall not be higher than the first floor entrance to the building. Enclosed decks are considered part of the principal structure for determining setback requirements, including setbacks required for accessory buildings.

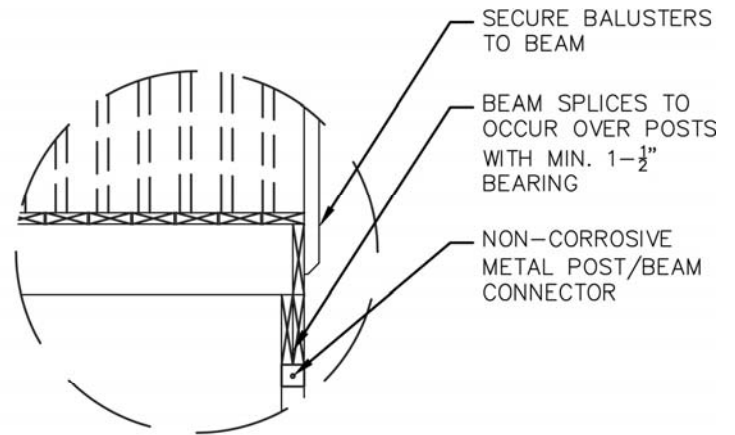
## TYPICAL SECTION PLAN



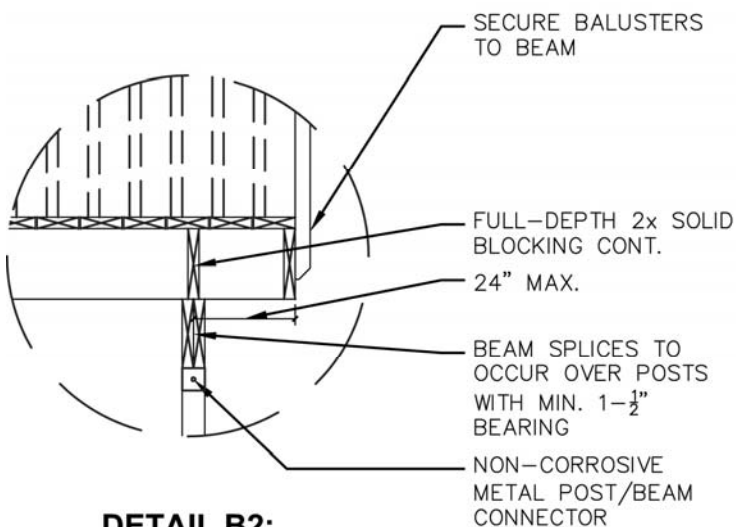
**TYPICAL SECTION DETAILS**



**DETAIL B:**



**DETAIL B1:**



**DETAIL B2:**

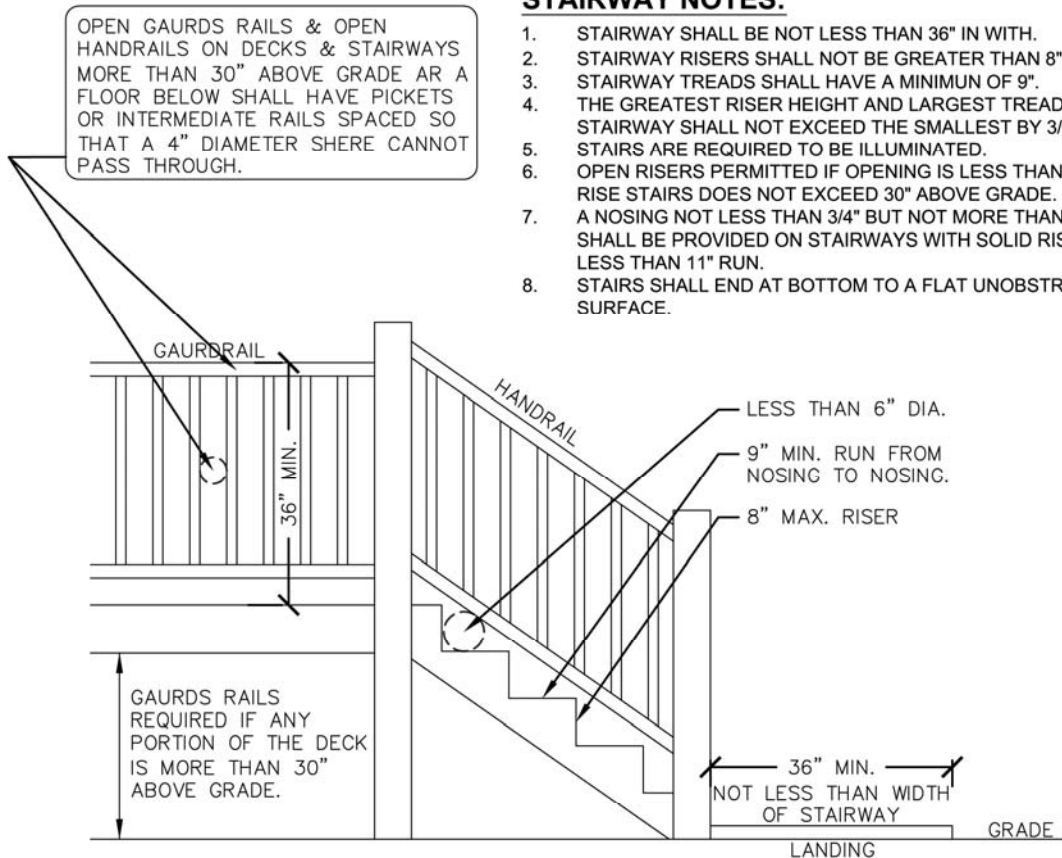


## TYPICAL STAIRS & HANDRAILS PLAN

OPEN GAURDS RAILS & OPEN HANDRAILS ON DECKS & STAIRWAYS MORE THAN 30" ABOVE GRADE OR A FLOOR BELOW SHALL HAVE PICKETS OR INTERMEDIATE RAILS SPACED SO THAT A 4" DIAMETER SHERE CANNOT PASS THROUGH.

### STAIRWAY NOTES:

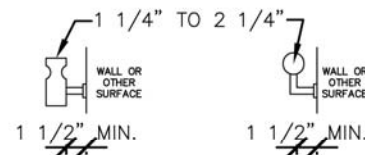
1. STAIRWAY SHALL BE NOT LESS THAN 36" IN WITH.
2. STAIRWAY RISERS SHALL NOT BE GREATER THAN 8".
3. STAIRWAY TREADS SHALL HAVE A MINIMUM OF 9".
4. THE GREATEST RISER HEIGHT AND LARGEST TREAD RUN IN A STAIRWAY SHALL NOT EXCEED THE SMALLEST BY 3/8".
5. STAIRS ARE REQUIRED TO BE ILLUMINATED.
6. OPEN RISERS PERMITTED IF OPENING IS LESS THAN 4" OR IF RISE STAIRS DOES NOT EXCEED 30" ABOVE GRADE.
7. A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS, AND LESS THAN 11" RUN.
8. STAIRS SHALL END AT BOTTOM TO A FLAT UNOBSTRUCTED SURFACE.



### HANDRAIL NOTES:

1. HANDRAIL SHALL BE CONTINUOUS ON AT LEAST ONE SIDE OF THE STAIRS WITH 4 OR MORE RISER.
2. HANDRAILS SHALL BE PLACED NOT LESS THAN 34" NOR MORE THAN 37" ABOVE STAIR NOSING.
3. THE HAND GRID PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2 1/4" IN CIRCULAR CROSS SECTION.
4. HANDRAILS SHALL BE PLACED NOT LESS THAN 1 1/2" FROM ANY ALL OR SURFACE.
5. HANDRAILS TO RETURN TO WALL, POST OR SAFETY TERMINAL. (PER 311.7.7.2 IRC)

### ACCEPTABLE HANDRAIL DETAILS



### UNACCEPTABLE HANDRAIL

