

REQUIREMENTS FOR SUN DECKS

1. Fill out and sign application for a Building Permit.
2. Submit three (3) separate copies of your plot (site) plan showing existing structures with new addition and its perpendicular distances to the lot lines and from other structures on the lot, if any.
3. Sealed drawings will not be required for sun decks less than four feet (4' 0") above grade (ground) at any point. The construction will, however, be subject to Inspector approval i.e. piers, rough-in and final inspection. For decks four feet (4' 0") or more above grade, four (4) sets of sealed architectural or engineering drawings and appropriate specifications are required.
4. For all decks, plans should be submitted including the following:
 - A. Foundation or pier plan for sun deck @ 1/4" = 1' 0"
 - B. Deck plan @ 1/4" = 1' 0"
 - C. Sectional details and/or other details minimum scale @ 3/4" = 1' 0"
Sectional views through length and width minimum scale @ 3/4" = 1' 0"
Section through stairway from deck to ground level minimum scale @ 3/4" = 1' 0"
 - D. Elevation views of all three sides of deck scale 1/4" = 1' 0"

NOTE: If view from opposite side is identical, indicate this by drawing the side with all items such as stairways and a note that the opposite side is the same except for additional items.
5. Ledger boards are to be securely fastened to the principal structure.
6. All joists, headers and beams are to have adequate bearing.
7. The maximum rise for any step is 7 3/4" (4" minimum), with all steps being of equal riser height.
8. The minimum tread dimension for any step is 10 3/4" (or 10" + 3/4" nosing), with all steps being of equal tread depth.
9. A graspable handrail is required where there are 4 or more risers.
10. A guard is required for walking surfaces (including stairs) elevated more than 30" above grade or another walking surface, with the guard height no less than 36". Maximum openings in guards are not to exceed 4" (or 6" at the triangle created by the tread, riser and guard).
11. All overhead electrical wires must be at least ten (10) feet above finished floor deck.

12. All work is to be conducted, installed and completed in a workmanlike manner.
13. All adjoining public and private property shall be protected from damage caused by construction.
14. 3 inspections are required:
 - A. Footings/piers - after holes are dug for piers and prior to the placement of concrete.
 - B. Framing - after structural framing has been installed and **prior** to the installation of the decking surface and guards.
 - C. Final - after all work is complete and **prior** to use.

The preceding requirements apply to most installations; however, the Building Commissioner may determine that circumstances dictate the need for additional information on any particular project.

Nov. 2013