

Deck Construction
Including details and plan requirements



Deck Requirements and checklist

Framing Plan & Pier Layout

Footer Details

Tributary load chart and width examples

Post & Beam connections

Ledger connection detail

Post and beam connection

Carriage bolt chart

Stairway requirements

Handrail Details

Residential Deck Requirements

Application Procedures: (These guidelines do not cover a deck supporting a hot tub or any other structure.)

Submit two copies of your Plot plan (survey) showing location of all existing structures on the lot and the location of the deck drawn to scale. Show total lot square footage and square footage of all structures. Show distances to lot lines from deck.

Submit two copies of deck plans, showing how deck is to be built. Plans to include the following: (Drawn to scale and dimensioned, show scale on plans)

1. ___ Deck elevation above grade and at door threshold.
2. ___ Post and footing location and sizes.
3. ___ Post and beam connection detail.
4. ___ Ledger connection detail.
5. ___ Joist layout, show joist size and spacing.
6. ___ Beam layout, show beam size and spacing.
7. ___ Deck floor material.
8. ___ Joist hanger size, type and model number.
9. ___ Stairway detail.
10. ___ Handrail and guardrail details.
11. ___ Show type of lumber to be used.
12. ___ If using composite or vinyl decking or guardrail materials submit all engineering information and installation instructions.

A permit is issued after plans are reviewed and approved.

Inspection Procedure: (Call 836-5301 to schedule inspections. Call at least one day ahead.)

Call for a *footing inspection* after all holes have been dug and before any concrete has been placed. Holes must be clear of any debris and water.

Call for a *framing inspection* when all rough framing is in place and before any flooring is installed.

Call for a *final inspection* when deck is completed. All guardrails, handrails and stairways must be in place.

CHECKLIST FOR OPEN DECKS

- √ 2 copies of a site or plot plan of your home indicating placement of the deck and side and rear yard measurements.
- √ 2 copies of deck details (Note: The inspector should be able to go out and build the deck from these plans.)
- √ 1 completed and signed BIA (residential building application) form (\$46.46 fee)
 - a. include deck size
 - b. include approximate cost of construction
 - c. include all information on BIA form along with parcel number, address, lot number
- √ 1 copy of zoning compliance form *(\$5. fee).



BUILDING OFFICIALS ANNOUNCE CHANGE IN PRESSURE TREATED LUMBER MATERIALS

New preservative-treated lumber requires new fasteners, bolts and anchors for most building applications including decks.

The Village of Groveport is warning residents and the building industry to be aware of the lumber, anchors and fasteners used on their construction projects. The preservative-treated lumber used for the last 60 years (CCA) has been deemed unusable because it contains arsenic, and it has been replaced with new types of preservative-treated lumber that may contain chemicals that have a serious corrosive effect on anchors, fasteners and connectors commonly used with treated lumber.

Production of the CCA preservative-treated lumber has stopped and these new types of preservative-treated lumber are currently being sold at home improvement stores and lumberyards.

Make sure the fasteners which are used on a project are compatible with the type of lumber and connectors they are being used with.

Only fasteners, anchors and connectors made of hot dipped galvanized (G185 minimum) or stainless steel can be used with some of these new lumber types. Dissimilar metals in contact with each other will corrode and possibly lead to failure; therefore, all fasteners must match connectors, galvanized with galvanized or stainless with stainless.

If there are any questions about the materials you are planning to use, please contact the Village of Groveport Building and Zoning Department at 836-5301.