

Obtaining a Permit

A copy of the plans with the below information is necessary for obtaining a deck permit.

- Provide a copy of your Plot plan or Survey with the deck indicated. Show all easements and setbacks. For setbacks: Decks must be a minimum eight feet from the rear property line and eight feet from side property lines. No portion of the deck shall extend into an easement. This includes stairs and cantilevers.

Construction Plans

General

- Deck size and elevation
- Joist spans (length of joist to beams or supports)
- Joist spacing (distance between joist)
- Pier/footing depth and size
- Post size
- Post length
- Method of post to pier attachment
- Guard rail detail, minimum height 36"

Deck Attachment to House:

- Lag bolt diameter and length
- Lag bolt spacing
- Plus 2 Deck Lateral Load Connections. (502.2.2.3 IRC 2009)

Important Framing Requirements: All beams, girders, and trimmer joists used to frame around bays or cantilevers or other construction methods **MUST** bear on the existing house wall and **MAY NOT** be supported on the deck ledger with hangers or fasteners. Alternatively, they may be attached directly to the house band board with approved hangers, supported by posts and piers, or deck joists at cantilevers may be independently run inside and rest on the existing wall plate or be constructed as a freestanding deck by post and beam construction. All decks will be required to be laterally braced with approved hold down tension devices at a minimum of two locations or diagonal bracing. Decks attached to homes with I-Joists must be laterally braced at each end and at 10' O.C with approved tension devices. Opposing lateral bracing can

be achieved by installing decking at a 45 degrees or installing diagonal (X or K) bracing at each post.

A Stair Detail:

- Tread and rise measurement
- Guard rail height and respective spacing
- Spindle spacing
- Hand rail height and diameter

Inspections:

The city conducts a pier and a Final Inspection of all decks upon completion. Other inspections maybe required. Check your approved plans from the city for a list of required inspection for your project.

Call (636) 668-8100 ext. 300, 24 hours in advance to schedule an inspection.

If you plan to use a contractor for your project, they must be licensed with the city. Contact City Hall for more information.

The City of Winfield supports and encourages every resident's decision to improve their home. Approval of plans and inspection of work being done helps ensure your home improvement project meets minimum code requirements while improving your property.

We look forward to helping you.

Building Department.

City permit approval does not constitute subdivision approval. The city recommends you contact trustees in your subdivision for any subdivision requirements.

This is a general guide for the construction of a deck within the City of Winfield, MO. All code requirements are too extensive to list within this guide. The City of Winfield Building Department may be contacted about the information in this guide at:

City of Winfield
51 Harry's Way
Winfield, Missouri 63389
636-668-8100 ext. 300

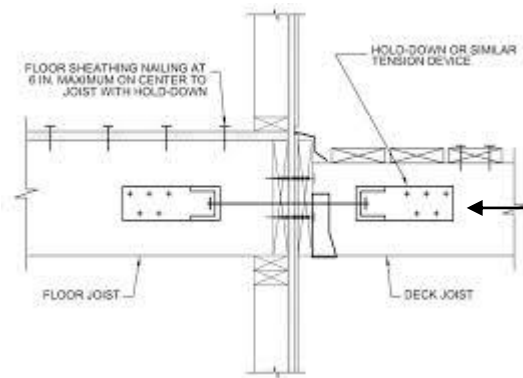


Deck Guide

City of Winfield, Missouri
51 Harry's Way
Winfield, MO 63389
(636) 668-8100

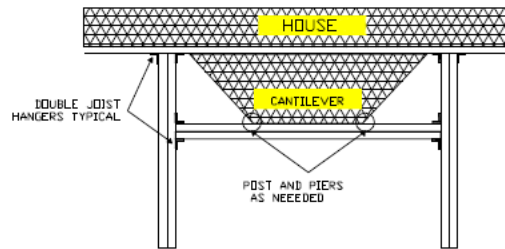
Construction Guidelines

- All load bearing posts must be anchored to footings with stirrup, bolt, or other approved fastener.
- All wood that comes in contact with the ground must be termite and decay resistant. Examples: Redwood, or pressure treated.
- Joist hangers are required at band board and ledger connections.
- Attached band boards to houses with 1/2" lag bolts 16" on center staggered 2" from top and bottom. Along with two Deck Lateral Load Connections.
- Guard rails are required when deck surface to grade exceeds 30"
- Stairs shall have a minimum 9" treads and maximum 8 1/4" risers with a 4" maximum openings.
- Stairs with four (4) or more risers require a graspable handrail. Graspable handrails shall start at the nose of the first tread and be continuous to the nose of the last tread. Handrail diameter depends on handrail type, but shall be installed between 34" to 38" vertically above the nosing of the treads.
- All overhead electrical wires must be at least 12' above the deck floor.
- Guardrail minimum height 36"
- Deck cantilever depends on type of construction.

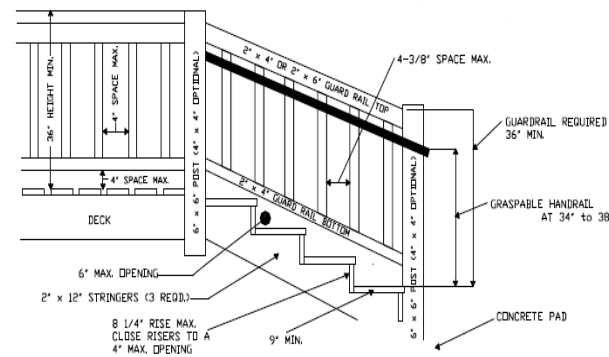


CANTILEVER DETAIL

DECK SUPPORT AROUND A CANTILEVER REQUIRES EITHER AN "H-FRAME" or "POST AND PIERS" AS ILLUSTRATED HERE.



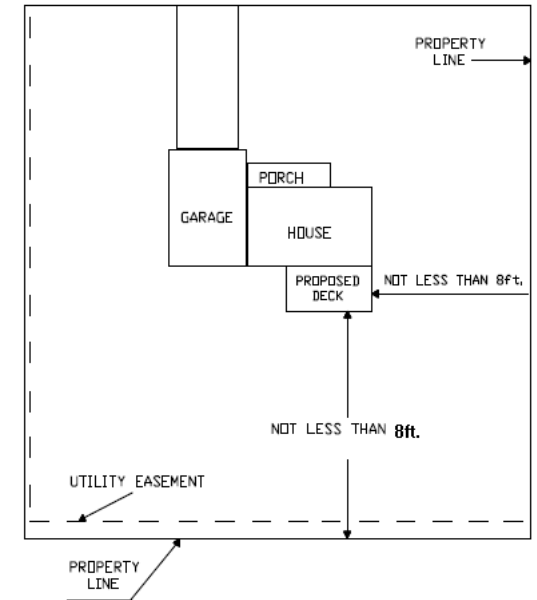
STAIR DETAIL



Lateral Tension Device

R502.2.2.3 Deck lateral load connection. The lateral load connection required by [Section R502.2.2](#) shall be permitted to be in accordance with Figure R502.2.2.3. Hold-down tension devices shall be installed in not less than two locations per deck, and each device shall have an allowable stress design capacity of not less than 1500 pounds (6672 N).

SITE PLAN EXAMPLE



PIER DETAIL

