



**CITY OF BELLEVILLE**  
**DEPARTMENT OF BUILDING AND PLANNING**  
**6 MAIN STREET ♦ BELLEVILLE, MICHIGAN 48111**  
**Phone (734) 697-9323 ♦ Fax (734)697-6837**  
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## **RESIDENTIAL DECK REQUIREMENT**

### **Submit the Following:**

- **Application for Building Permit**
- **Two (2) complete sets of plans** drawn in detail to show how the deck is to be built. Please give specific dimensions on your plans. We do not scale drawings. **Insufficient or illegible** drawings may cause rejection and unwanted delays.
- **Two (2) site plans** indicating the location of the deck (size and shape), distance from property lines and easements.
- **Homeowner Association or Manufactured Home Community approval**

### **The drawings shall include the following information.**

#### **A. Plot Plan**

- Size and location of all new construction and all existing structures on the site; show distances from lot lines and easements

#### **B. Building Plans - at a minimum - will include:**

- Deck Framing Plan
- Elevation
- Cross Section

### **With the following information shown:**

1. Foundation — Show depth of foundation and diameter of post holes. Posts are to be a minimum of 42" deep on virgin undisturbed soil, if soil is not virgin undisturbed soil holes must be the depth of the building foundation if a foundation exists on existing building.
2. Joist size and spacing i.e., 2 x 6-16" oc.; 2 x 8- 24" oc; etc.

3. Spacing of posts must provide adequate structural support. Joists spacing and bearing lengths must provide adequate support. **Post locations, joist locations, joist sizes, and spans of all members must be shown on the submitted drawings.**
4. Clear span of joist (distance between supports) on most decks the approved distance is 8' oc.
5. Setbacks- Decks cannot encroach upon any easement, right of way or required setback.
6. Framing Fasteners- All nails, bolts, brackets, and fasteners shall be of zinc, zinc coated, stainless steel, or other approved corrosion-resistant material.
7. Handrails and Guards size and height.
8. Stairway information - Rise, run, and graspable hand rail/guard rail.

**NOTE: Ledgers attached to the ends of pre-manufactured open webs joists, brick veneer, chimneys, cantilever overhangs and bay windows and ALL HOMES IN VICTORIA COMMONS is prohibited. In such cases decks shall be free standing, Approved ledger attachment shall be thru-bolted with nuts and washers and must be accessible from inside the house.**

- C. **Required Inspections** (some decks may require additional inspections)
- Post holes
  - Final
  - Ledger (if approved by building official)

**The information provided is intended as a guide. It is not proposed as "all inclusive" All plans and construction are subject to approval and field inspection.**