

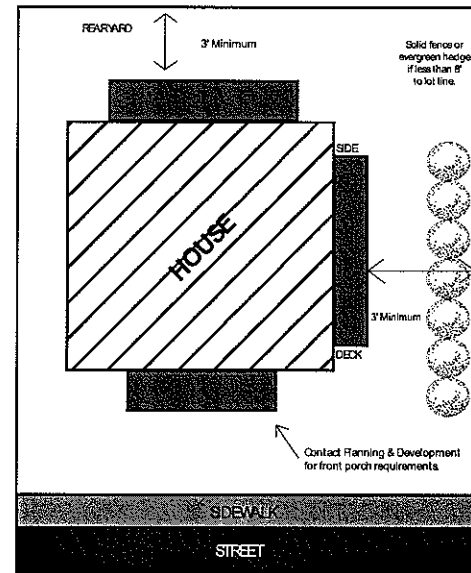
## Requirements for the Construction of Decks

(Permits are valid for 6 months)

The following outlines general requirements and recommendations for decks.  
For additional information, please call the Planning and Development Department at 296-2441.

1. Before beginning construction of a patio deck, a permit must be obtained from the Planning and Development Department. In order for a permit to be issued, the following information must be submitted:

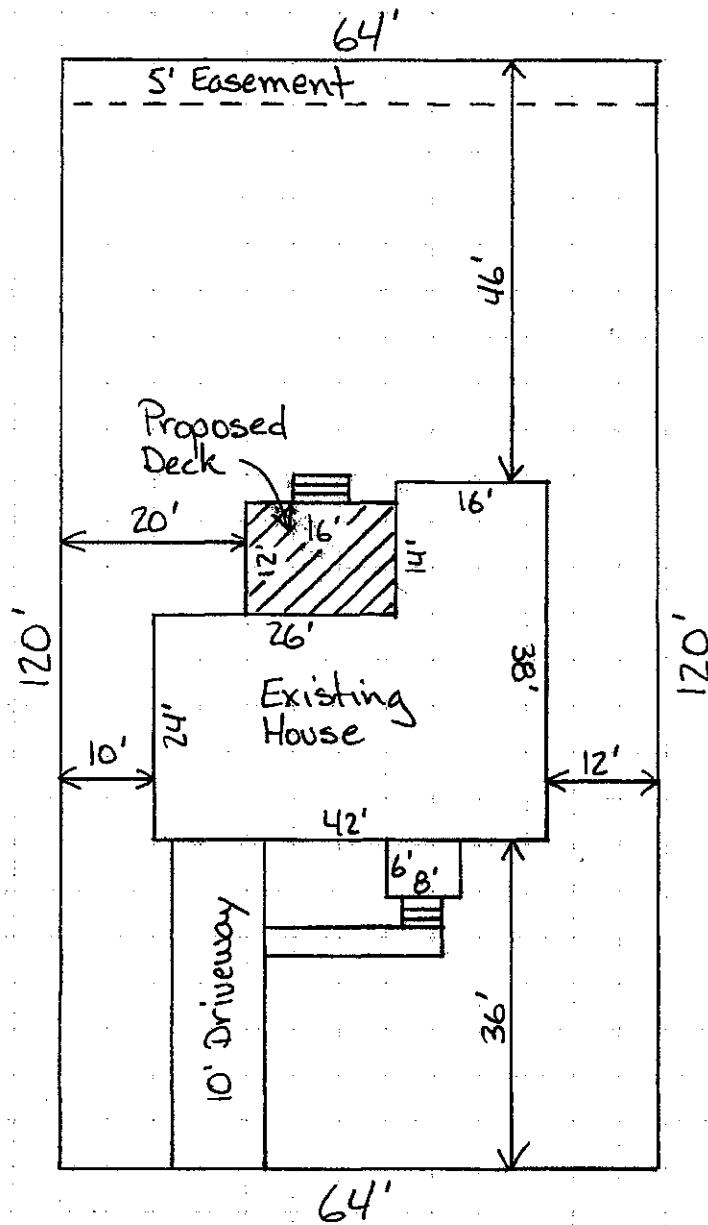
- a. A completed permit application.
  - b. Two sets of site plans showing lot measurements, placement of existing structures, the lengths and widths and placement of the deck, along with measurements. All structures' distances from the lot lines must be shown. (See example at right).
  - c. Two sets of construction drawings consisting of a framing plan and wall section. Drawings shall show footings, framing, railings, stairs and method of anchoring deck frame to the house as well as to the posts.
  - d. All plans are to be drawn to scale. Plans shall also have the name, address, and telephone number of the plan preparer on each sheet.
2. Deck materials may be either pressure-treated wood or equivalent protection. Fasteners and hangers must be hot dipped galvanized, stainless steel, or approved for use with treated lumber.



3. Decks should be supported by a minimum of 4x4 posts placed on concrete. The post footing must extend at least 32 inches below grade with a diameter to adequately distribute the load of the deck.
4. Steel joist hangers and ledger boards with anchors into the structure are the most widely used method to attach the floor joists to the house.
5. Floor systems are required to carry a minimum of 40 psf live load. Sizing can be determined by architects, engineers, Architectural Graphic Standards, OBOA, or by contacting lumber yards. Maximum spacing for all joists is 24" on center, but typically are spaced 16" on center.
6. Railings are required around the perimeter of the deck if the deck is elevated 30 inches or more above grade. Railings must be at least 36 inches above flooring. A maximum of four inches space is allowed between vertical guards.
7. Steps must be 36" minimum width. Risers may not be more than 8-1/4" and must be equal. Treads must be at least 9 inches. A durable handrail is required for stairs with four or more risers.
8. Decks may be located no closer than 3' to side and rear lot lines, and may not be built in an easement.
9. Any deck closer than 8' to the side or rear lot line must be screened from the neighbor's property by a 4' high solid fence or evergreen hedge.
10. Contact the Planning and Development Department at 296-2441 for special requirements of decks on corner lots, or for decks in the front yard.

When deck construction is complete, please call 296-2441 to schedule a final inspection

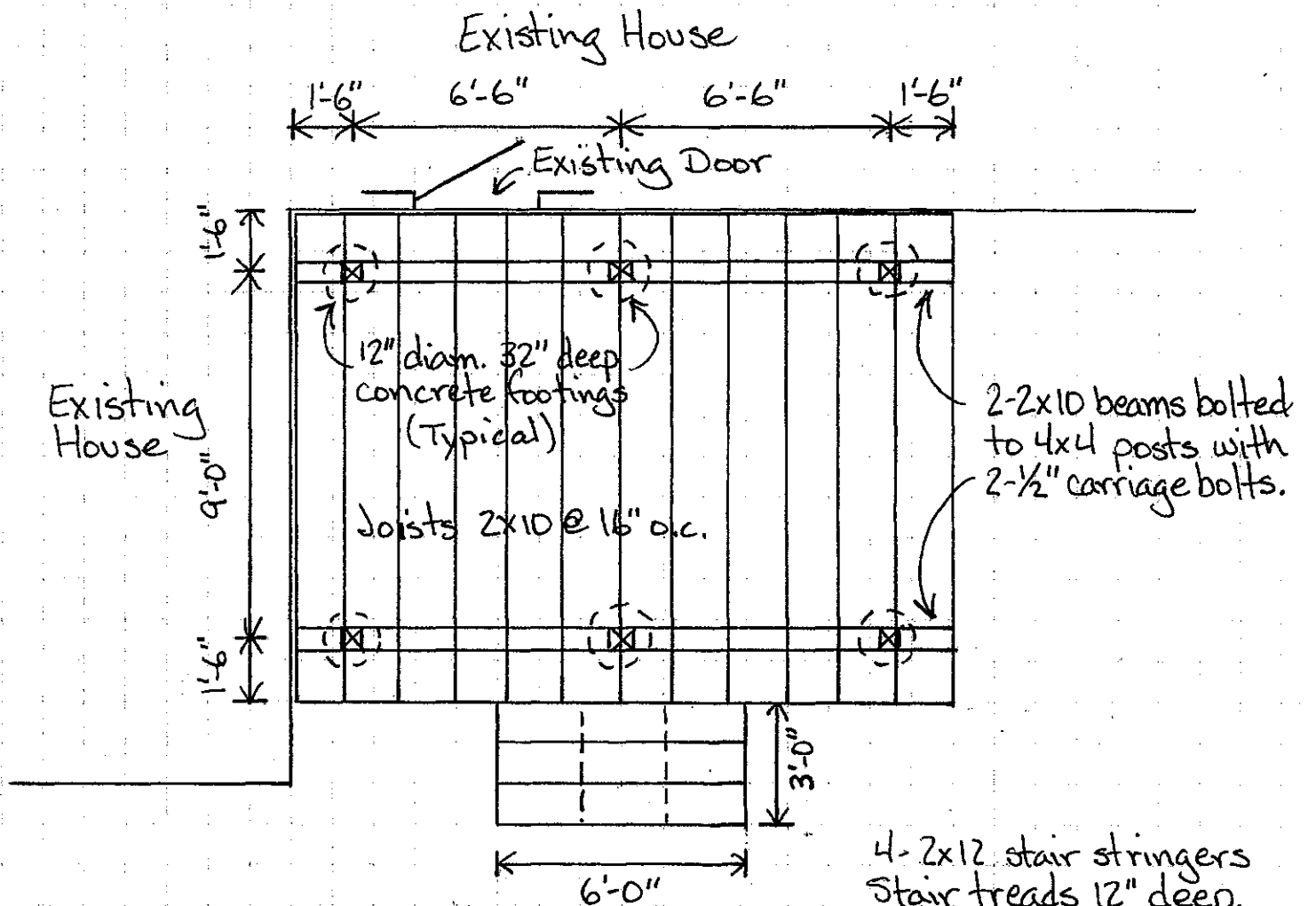
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1234 S. Main St.

Plot Plan  
1234 S. Main St.  
Kettering, Ohio

1" = 20'



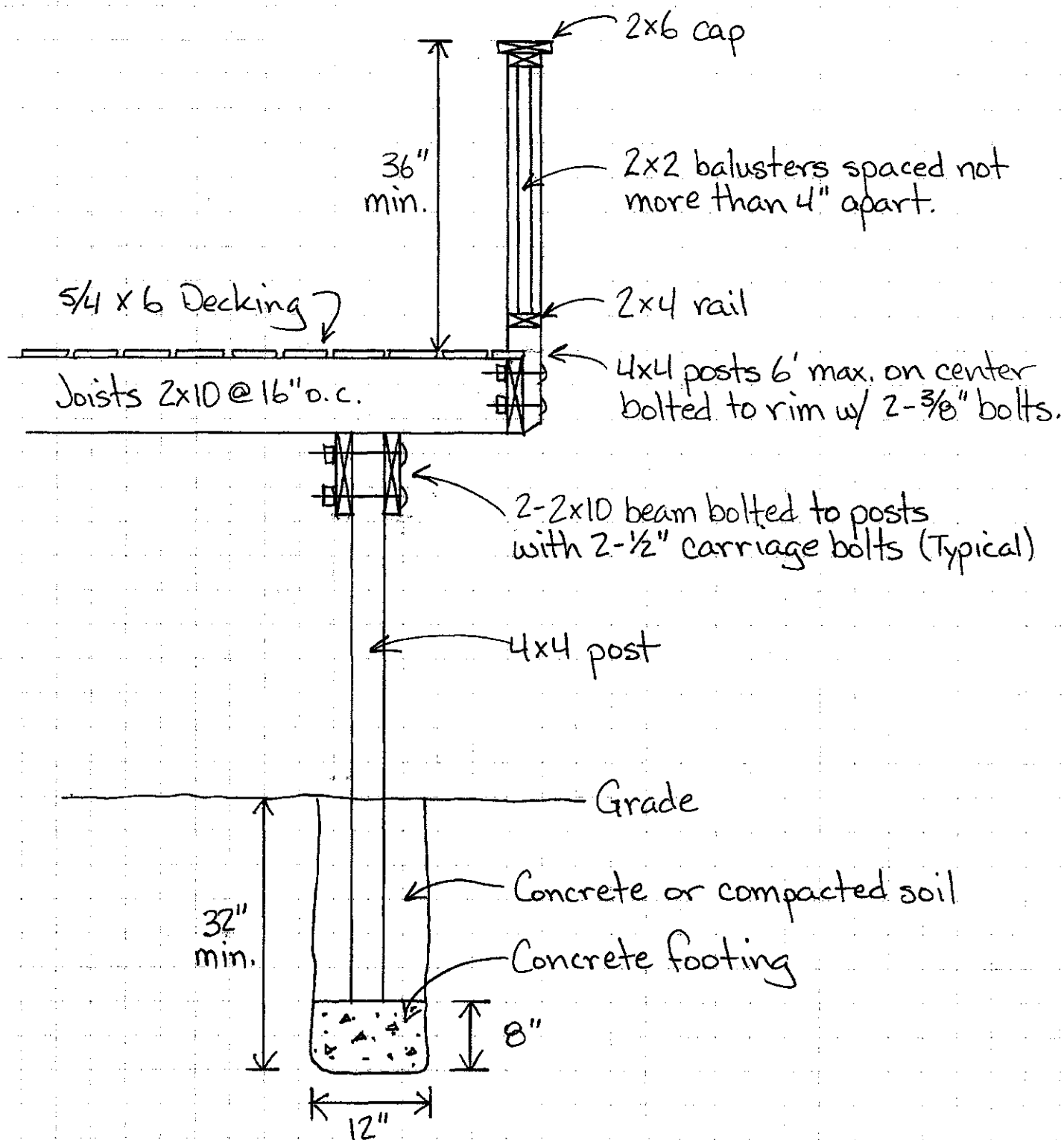
All lumber to be treated  
southern yellow pine No. 2

Deck is not attached  
to house

4-2x12 stair stringers  
Stair treads 12" deep.  
Risers not more than 8 1/4".  
All risers equal.

Deck Framing Plan  
1234 S. Main St.  
Kettering, Ohio

Pam Hayslip 555-1234  
1/4" = 1'-0"



All lumber to be treated  
southern yellow pine No. 2

Deck Section  
1234 S. Main St.  
Kettering, Ohio  
Pam Hayslip 555-1234

3/4" = 1'-0"