



Community Development Department
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Building Division
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RESIDENTIAL DECKS

1. ALL **NEW** DECKS REQUIRE PLANNING REVIEW FOR LOCATION ON THE PROPERTY.
2. All decks attached to a house require a building permit. Decks exempt from a building permit, include those not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling, and do not serve an exit door.
3. We recommend use of the American Wood Council Deck Construction Guide for designing and planning a safe and code compliant deck or repair. See <http://awc.org/codes-standards/publications/dca6> and utilize the most recent version.
4. Please note that **deck repairs** require a permit where including structural alterations, such as replacement of floor decking, floor joists, floor support beams or girders, stair components, guards, and connection to a building. These alterations are required to comply with the current Building Code. The permit application will include plan review.
5. Guardrails are required if deck is more than 30" above grade within 3 feet horizontally of the edge of the deck. The minimum guardrail height shall be 42", with no openings greater than 4" [CRC R312].
6. Provide connection details for exterior decking, floor framing, floor support girders and footings, guardrail connections, lateral bracing, and positive seismic attachment. Show a section with flashing, support structure, and anchorage.
7. Use concrete footings with wet anchors for posts over 30" in height. Footings should be a minimum of 12" deep and sized to support the loads proposed.
8. Exterior deck support posts shall be braced in for lateral stability.
9. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. For decks with cantilevered framing members, connections to exterior walls or other framing members shall be designed and constructed to resist uplift resulting from the full live load specified in Table R301.5 acting on the cantilevered portion of the deck.
10. Wood materials used shall be of natural resistance to decay or pressure treated lumber. Redwood shall not be in direct contact with the earth or concrete. Pressure treated lumber in direct contact with the earth or concrete shall be approved pressure-preservative-treated wood suitable for ground contact use.
11. Fasteners, including nuts and washers, for preservative-treated wood shall be of hot-dipped, zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Coating types and weights for connectors in contact with preservative-treated wood shall be in accordance with the connector manufacturer's recommendations. In the absence of manufacturer's recommendations, a minimum of ASTM A653 type G185 zinc-coated galvanized steel, or equivalent, shall be used. The coating weights for zinc-coated fasteners shall be in accordance with ASTM A153. Stainless steel driven fasteners shall be in accordance with the material requirements of ASTM F1667. [CRC R317.3]