

Open Wood Decks, Screened-in Porches & Gazebos for Residences

1. Location

- a. All decks, screened-in porches and gazebos must conform to front, side, rear (and rear side for corner lots) zoning restrictions for the district in which the lot is located.
- b. No decks, screened-in porches, gazebos or portions thereof, may encroach upon any easement(s).
- c. No decks, screened-in porches and gazebos may block or impede access to areaways (basement/crawl window wells), utilities, electric, gas or water meters, hose bibs, etc.
- d. Detached *accessory buildings or structures* such as free-standing gazebos and garages shall be located at least 12' from the principal structure or dwelling unit (house).

2. Standards

- a. Any open sided walking surface more than 15 ½" above grade, or any other walking surface, shall require a handrail.
- b. Guardrails and handrails shall not be less than 36" in height and shall have balusters or be of solid material such that a sphere 4" in diameter cannot pass through any opening. The triangular opening formed by the riser, tread and bottom rail at the open side of a stairway shall not allow a 6" diameter sphere to pass through.
- c. Stairs shall have a maximum rise of 7 ¾" but not less than 4". Tread depth shall be a minimum of 10" measured from leading edge to leading edge. A nosing not less than ¾" but not more than 1 ¼" shall be provided at decks and landings and stairs with solid risers where the tread depth is less than 11".

3. Construction

- a. All decks, screened-in porches and gazebos shall be designed to withstand a live load of 40 lbs/ft² (pounds per square foot) and have maximum deflection of framing members not to exceed L/360 (span length of member ÷ 360). Roof loads shall be designed to withstand a live load of 30 lbs/ft² and have a maximum deflection of L/240 (span length of member ÷ 240) for rafters. Bracing to prevent lateral movement due to wind, pedestrian and other loads shall be provided as required.
- b. Concrete piers shall be a minimum of 8" in diameter and 42" below grade and rest on solid undisturbed inorganic earth.

Required Submittals:

1. One (1) plat of survey (site plan) with house, deck, porch or gazebo and all relative structures (i.e.-pools, sheds, fences, etc.), overhead utilities, easements, etc, properly scaled, located, dimensioned and labeled.
2. Two (2) sets of construction or manufacturer diagrams indicating piers, framing, roof construction, sizes of members, spacing, how attached to existing house, location of area wells, overhead utilities, etc, including physical features of existing buildings that may be effected such as windows, doors, roofs, as applicable.

COMMON ITEMS
REQUIRED FOR
PERMIT

