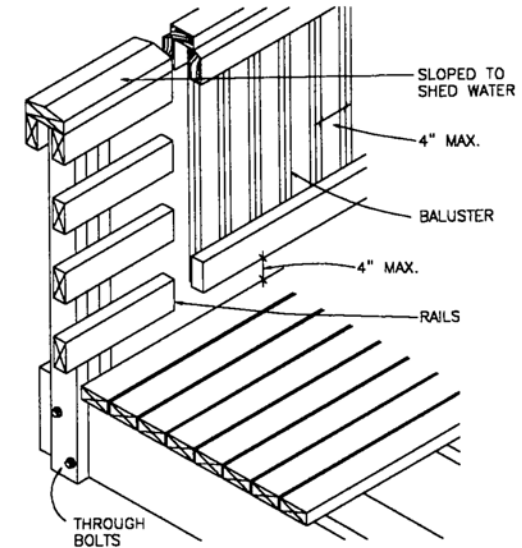
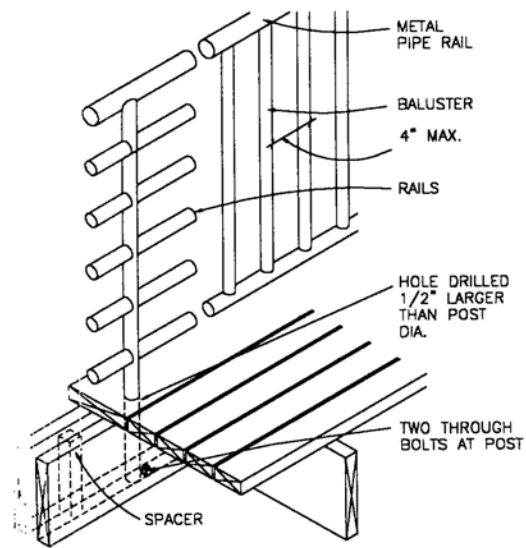
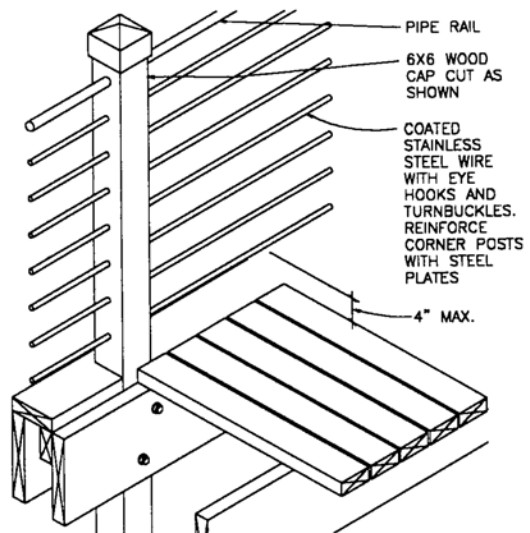
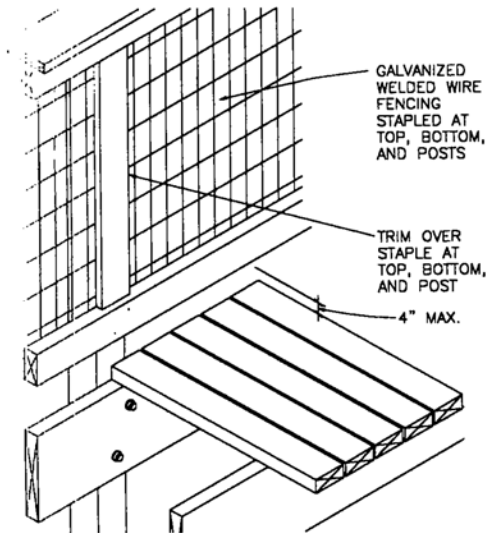


Patio Deck Construction



Requirements for Construction of Patio Decks

Patio decks are becoming the most common improvement that the property owner themselves are attempting to encounter. Patio decks should be designed to accommodate the family needs and be constructed of lasting materials and be safe and sound.

9. Before constructing a patio deck, a Building Permit must first be obtained from the Building Department. At the time of application for the permit a plot plan, showing lot measurements, length and width of house, and the actual size of deck, including steps, must be submitted. A drawing, as illustrated on the previous page, must also be provided which will show the method of construction for the proposed deck.
2. Lumber to be used may be pressure treated (treated against dry rot) or untreated structural lumber, which then must be painted or stained to withstand the weather.
3. The majority of decks are elevated or raised above grade for easy entrance into the dwelling. The decks are supported on 4x4 posts that are cemented in place. Posts shall extend a minimum 38 inches below grade, and if the lumber is untreated, the portion below grade shall be treated with a preservative.
4. As illustrated, the property owner's drawing shall detail the method of anchoring the deck frame to the house, as well as anchoring to the posts. The use of steel joist hangers is permitted and is the most common method used to attach the floor joist to the house.
10. Floor joist shall be of sufficient size to carry the live load. For determining correct sizes of floor joist, refer to Architectural Geographic Standards available at the Public Library, graphics by Ramsey Sleeper. Maximum spacing for joists is 24 inches on center. Center bridging may be required if spans exceed 15 feet.
11. The most commonly use flooring is 2x4's or 2x6's. Galvanized nails or screws are recommended for nailing the deck and floor together.
12. Patio decks that are elevated 24 inches or more above grade shall have railings installed around the perimeter of the deck. Railings are to extend 36 inches above the deck flooring. Railings may be of 2x4's or 2x6's construction, and shall be rigid and securely fastened to the house. Corners for railings are commonly 4x4's. Balusters for the handrail shall have a maximum spacing of four (4) inches.

(Continued)

Requirements for Construction of Patio Decks

13. Steps for decks may be of the open or closed stringer type. Steps shall be at least as wide as the walkway leading to the deck. Risers shall all be equal and shall not be greater than eight (8) inches. Stair treads shall not be less than 11 inches. All stair flights which have more than three (3) risers or which are 24 inches above grade shall have at least one durable handrail installed.

Post and Beam Connections for a Patio Deck

