

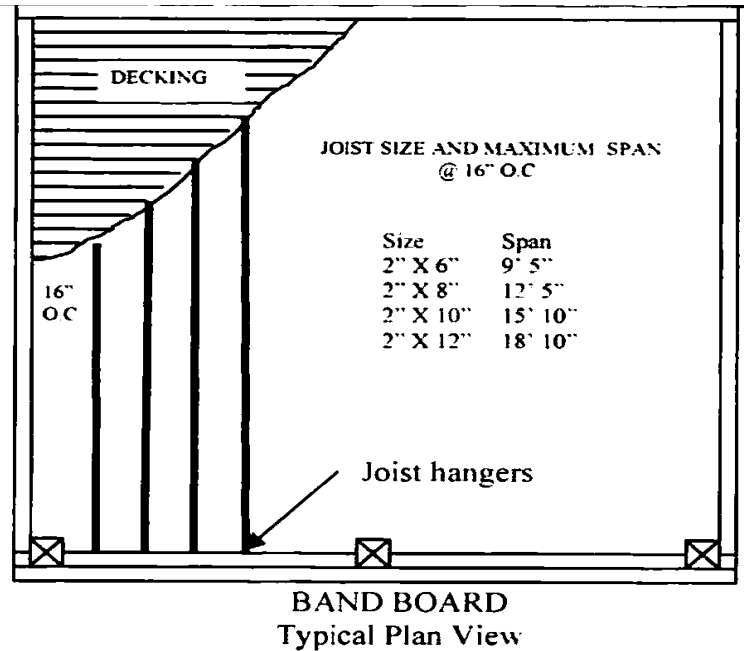
## Building Department Construction Requirements

### Residential Decks

<b>General Application Process</b>	<p>Applications for permits can be located on the City’s website (<a href="http://dardenneprairie.org">dardenneprairie.org</a>) or at City Hall. Completed applications, with the required paperwork attached, should be submitted to the Permit Clerk at City Hall or faxed to 636-625-0077. If the Building Inspector approves the plans, the applicant will be notified that approval was given and may then pick up the permit at City Hall. The permit fee is due at the time the permit is picked up. All construction in the City must be accomplished in accordance with the 2003 International Residential Building Code, which dictates the design standards. It is the applicant’s responsibility to ensure all construction is in compliance with the adopted code, as well as the standards set out below.</p> <p>City permit approval does not constitute subdivision approval. Please contact your Subdivision HOA or trustees for any subdivision requirements.</p>
<b>Required Attachments</b>	<p>A building permit is required to ensure minimum construction requirements are met and the homeowner can safely enjoy the deck.</p> <ol style="list-style-type: none"> <li>1. Two copies of a site/plot plan which show all existing structures and the proposed location of the proposed deck.</li> <li>2. Detailed plans, including stair, rail and slat specifications, dimensions, etc</li> <li>3. Materials that will be used.</li> </ol>
<b>Permit Fee</b>	Permit Fee: \$150.00
<b>Site Restrictions</b>	Easements for various purposes are routinely platted. It is the applicant’s responsibility to ensure that the proposed construction does not encroach onto any easements. All decks must be located in compliance with the same side yard setback distance as required by the zoning district for the house.
<b>Construction Requirements</b>	<ul style="list-style-type: none"> <li>▪ All footings/piers for posts must be concrete and extend 30 inches below grade for frost protection and be a minimum of 10 inches wide and belled out to a minimum of 14 inches at the base.</li> <li>▪ All load bearing posts must be anchored to footings, with a pin, stirrup, bolt or other approved fastener.</li> <li>▪ All wood which comes into contact with the ground must be termite and decay resistant (Redwood Cedar or Pressure Treated Lumber).</li> <li>▪ Joist hangers are required at band board or ledger board connections.</li> <li>▪ Ledger boards are to be attached to the house with:             <ul style="list-style-type: none"> <li>½ inch lag bolts, 12 inches from each end and 3 foot on center, OR</li> <li>3/8 inch lag bolts, 12 inches from each end and 16 inch on center, OR</li> <li>Two (2) Simpson Strong Drive LSDS (or equivalent) ¼ inch by 5 ½ inch minimum placed 16 inches on center.</li> </ul> </li> <li>▪ Guards shall not be less than 36 inches high above the floor of the landing, balcony, porch, stairs, deck, ramp, or other walking surface and are required when grade surface to deck surface is more than 15 ½ inches with balusters spaced not more than 4 inches on center.</li> <li>▪ No guardrails shall create a “ladder effect”.</li> <li>▪ Handrails must be 34 inches to 38 inches, measured vertically above the nosing of the treads. Handrail must extend from the nose of the top tread to nose of bottom tread. Handrails are required to be graspable continuously from nose to nose. Example; 2 inches x 2 inches, 2 inches round, or 2 inches x 4 inches on edge.</li> <li>▪ Stairways with fewer than 4 risers are not required to have handrails.</li> <li>▪ Stairs shall be a maximum riser height of 8 ¼ inches, a minimum tread depth of 9 inches with ¼ inch to 1 ¼ inch nosing.</li> </ul>

**Construction Requirements**  
*(continued)*

- Unsupported stair stringers to have metal stringer straps and use (3) 2x12 stringers, minimum.
- All electrical work must be performed in accordance with the 2002 National Electrical Code.
- Structures to be designed for 40 lbs/sq ft live load (30psf if access is from bedroom only).
- Decks should not bear on cantilevered bays or fireplace chases.
- All hardware ie: joist hangers, nails screws, washers, staples, and bolts must be A.C.Q. lumber compatible. Exception: ½ inch diameter or larger anchor bolts



**Required Inspections**

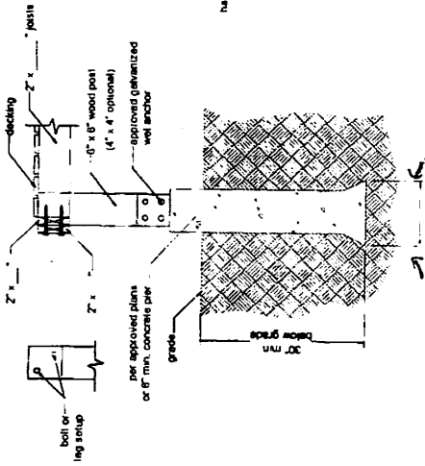
1. Pier Inspection- this inspection will be performed when the piers have been excavated. The inspector will measure the piers for proper depth, size, and location on the lot. This inspection needs to be done when the holes are dug, before they are filled.
2. Final inspections are needed when the deck is completely installed. While many contractors will arrange for the inspections, it is ultimately the property owner's responsibility.  
Call 636-561-1718 extension 0 for inspection appointments.

*Many types of professionals are available to assist with design/planning services. You may want help drafting the final working drawings or a professional critique of your own final plan before you begin construction. This brochure is not all inclusive of regulations, covenants, conditions or restrictions which may affect your project. To obtain further information, please contact the Building Inspector at 636-561-1718 x8.*

### Construction Guidelines

- All load bearing posts must be anchored to footings with stirrup, bolt, or other approved fastener.
- All wood that comes in contact with the ground must be termite and decay resistant. Examples: Cedar, Redwood, or pressure treated.
- Joist hangers are required to be secured with an approved fastener at band board and ledger connections.
- Attach band boards to houses with approved fastener 16" on center staggered 2" from top and bottom.
- Guard rails are required when deck surface to grade exceeds 30".
- Stairs shall have minimum 9" treads and maximum 8 1/4" risers with 4" maximum openings.
- Stairs with four (4) or more risers require a graspable handrail. Graspable handrails shall start at the nose of the first tread and be continuous to the nose of the last tread. Handrail diameter depends on handrail type, but shall be installed between 34" to 38" vertically above the nosing of the treads.
- All overhead electrical wires must be at least 12' above the deck floor.
- Guardrail minimum height 36"

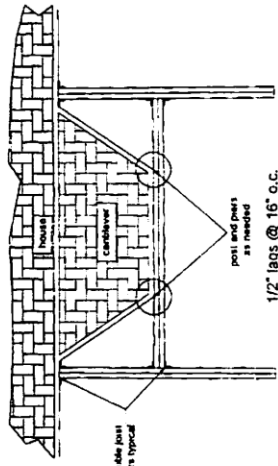
### Pier Detail



14-16 INCHES BELL  
OR PER APPROVED PLAN

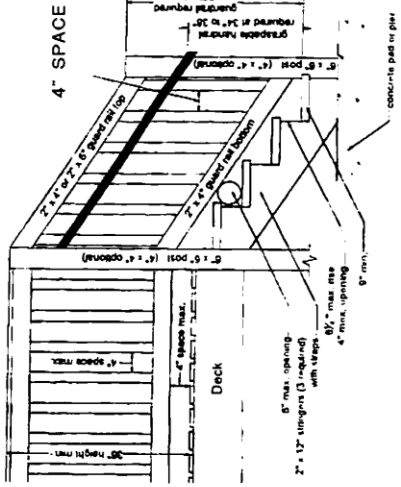
### Cantilever Detail

Deck is attached to, but not supported by, the cantilever. Deck support around a cantilever requires either an "H-frame" or "Post and Piers" as illustrated here.

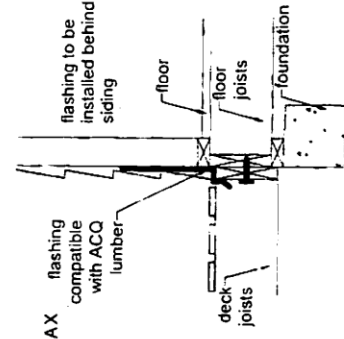


**Note:**  
Your actual construction may differ from these illustrations, but the minimum requirements must still be met.

### Stair Detail



### Flashing Detail



### Site Plan Example

