Deck Permit Requirements

- Completed Building Application
- Two complete sets of plans that include the following:
  - Deck Section
  - Deck Top Elevation
- Plot plan with setback dimensions and existing easements

Deck Plan Requirements:

**Deck Section Includes:**
- Height of deck above grade (Minimum to Maximum)
- Footing or Post hole details (Minimum 42” deep, 12” in diameter) *
- Post size
- Connection of post to beam details *
- Guardrail details (36” minimum height and 4” maximum spacing) *
- Handrail details (34” to 38” above nosing / graspable / ends returned to post / rail) *
- Stair details (36” minimum width / 8/14 maximum rise / 9” minimum run / open riser) *
- Ledger Attachment (lateral load detail / vertical attachment detail / flashing detail) *

**Deck Top Elevation:**
- Dimensions
- Post Locations
- Beam (Size & Span)
- Joist (Size, Span & Spacing)
- Decking direction (Diagonal decking may require 12” on center spacing)
- Y, K, X Bracing details for lateral stability if required

* NOTE:
- Proper fasteners required
- Post holes within 3 ft. of house are required to be dug to depth of house footing
  - Stair nosing shall be required if under 11” threads (1” ¼ Max)

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**Inspections Required***

* Posthole inspection with concrete at base. If applicable, a ledger inspection shall be made at time of post hole inspection
* A rough framing inspection if framing cannot be observed during final inspection
* Final inspection
**OPTION 1**

- 3-8d threaded toe nails (2 on one side, 1 on the other)
- *Option 1 shall only be used if deck is attached to house*

**OPTION 2**

- Mechanical fastener or hurricane clip

**OPTION 3**

- Top of beam and joist must be at same elevation

**see manufacturer's recommendations for additional requirements**

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**NOT ALLOWED**

- Solid sawn or multiply beam

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**NOTICE**

- (1) 3x or 4x or (2) 2x beam
- Beam must bear fully on 8x6 notch
- 6x6 min.
- Notch post to accommodate beam

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**POSTS MUST BE CENTERED ON FOOTING**

- Cut ends of posts shall be field treated with an approved preservative (such as copper naphthenate)
- Footings must bear on solid ground 42" below grade minimum
- Pre-manufactured post base with post anchor

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**Grades and Frost Depth**

- 42" minimum
- Frost depth
**Typical Ledger Attachment Details**

- **Exterior Sheathing**: Remove siding at ledger prior to installation.
- **Threshold**: Carefully flashed and caulked to prevent water intrusion.
- **Continuous Flashing**: Extending past joist hanger.
- **2x Floor Joist**: Moist EWP rim board.
- **1/2" Diameter Lag Screws or Through-Bolts**: With washers.
- **2x Ledger Board**: Must be greater than or equal to the depth of the deck joist and no greater than the depth of the band joist.

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See Table 5

- **5" max.**: Distance can be reduced to 4.5" if lag screws are used or bolt spacing is reduced to that of lag screws to attach 2x8 ledgers to 2x8 band joists (1/2" stacked washers not permitted).

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**ORION Township**

Oakland County, MI, est. March 1835
**Typical Guardrail Details**

- 4x4 post, typical
- 36" minimum
- (2) 1/2" diameter thru-bolts and washers
- 6'-0" maximum spacing
- 2x6 or 5/4 board rail cap
- 2x2 picket, typical
- 2x4 top and bottom; attach to guard post with (2) 8d common nails or (2) #8 wood screws on inside face
- Openings shall not allow the passage of a 4" diameter sphere
- Attach pickets at top and bottom with (1) #8 wood screw or (2) 8d post-frame ring shank nails with 0.135" nominal diameter

**Typical Stair Details**

- Stair guard is required for stairs with a total rise of 30" or more; see GUARD REQUIREMENTS for more information
- Stair guard height: 34" min. measured from nosing of step
- Openings for required guards on the sides of stair treads shall not allow a sphere 4-3/8" to pass through.
- Triangular opening shall not permit the passage of a 6" diameter sphere.