DECK CONSTRUCTION REQUIREMENTS

Any deviation or alternative methods to these requirements require approval by the Building Department prior to construction and may require additional plan submissions or engineering.

This handout is intended only as a guide and is based in part on the 2015 Minnesota Residential Code, City ordinances, and good building practice. While every attempt has been made to insure the correctness of this handout, no guarantees are made to its accuracy or completeness. Responsibility for compliance with applicable codes and ordinances falls on the owner or contractor. For specific questions regarding code requirements, refer to the applicable codes or contact your local Building Department.

DECK BUILDING PERMITS

Building permits are required for decks with the following exception: freestanding decks, regardless of size, if they are not more than 30 inches above adjacent grade. Freestanding decks do not require footings that extend below the frost depth.

Building permits are not required for patios made of concrete or pavers on grade.

Building permits can be obtained from the Building Department by filling out all application documents and submitting your construction documents.

PLANS

The Building Department has a handout illustrating what needs to be included on deck plans. It is very important that your plans depict exactly how your deck will be built. Plans must be neat and be of a scale of at least ¾” = 1’. Computer generated plans from home stores are acceptable provided all additional required information is included. Also include any composite decking/rail system “Acceptance Reports” (see pages 4 and 19). Reports can be found on the manufacturers’ website, or:

- http://www.icc-es.org/Evaluation_Reports/ or,
- http://www.10klakes.org/Uniformity/2013/PLASTICD.pdf

*Pay close attention to stair stringer spacing for composite stair treads.

PLEASE REVIEW THE PLANS WHEN THEY ARE RETURNED TO YOU SO THAT YOU WILL BE AWARE OF ANY CORRECTIONS NEEDED.

INSPECTIONS

1. Call in advance
2. Have address, permit number, and type of inspection (ex. footing) ready
3. Footing Inspection - Holes dug, loose material/water removed. Have plans and permit card on-site.
4. Framing Inspection—Required if any portion of structural framing will be covered prior to Final Inspection, or, if permit holder requests framing inspection prior to installing decking.
5. Final Inspection - All work complete and all stairs, handrails, and guards in place. Have plans and permit card on-site. Have installation instructions for composite decking/railing on site.
6. If work is approved, the inspector will sign the record card and you may proceed with the next step
7. If corrections are noted, a correction notice will be left on the site. If a re-inspection is required it will be noted on the notice.

Please do not hesitate to call the Building Department at xxx-xxx-xxxx if you have questions.
If necessary, we will be happy to meet with you on the site to help resolve any concerns or problems.