



DELAWARE COUNTY BUILDING SAFETY

Guide to Deck Permits

Application Requirements

- Completion of an application form furnished by the building department.
- Two (2) sets of plans of sufficient clarity to indicate how the proposed deck will be constructed (see plan requirements).

Plan Requirements

Post Hole Layout – The post layout shall include dimensions between each post hole and the distance between post holes and the existing dwelling.

Post Hole Section – see sheet #2 for a typical post hole detail. The post hole shall be 36 inches deep and be sized according to Table 507.3.1 of the 2019 Residential Code of Ohio. The post shall bear on top of a minimum of 8 inches of concrete; the remaining portion of the post hole may be filled with gravel or dirt. If the applicant desires, they may fill the entire post hole with concrete, however the post shall bear on top of the concrete in an approved anchoring device/bracket. *See figure 507.3.*

Framing Plan – the framing plan shall include: ledger size; bolting type and method; floor joist size; span; spacing; beam(s) size and attachment method to posts; and overall deck dimensions.

Framing Sections – The framing sections shall include connections of the beam(s) to the posts. Sheet #2 shows a typical beam connection to a post. If the applicant intends on supporting one end of the floor joists using the existing dwelling, then refer to sheet #3 showing a typical ledger board section with anchorage requirements.

Deck Elevation – The deck elevation shall show the height of the deck floor surface from the adjacent grade. If the deck is 30 inches or greater from the adjacent grade, a guardrail system shall be shown on the plans. Guardrails shall be 36 inches high and shall have balusters, a cable system, or horizontal rails that will not allow the passage of a 4 inch sphere.

Stair Details – see sheet #4 for a typical stair detail. Stair risers shall have riser heights that do not exceed 8 ¼ inches. Additionally, riser heights on stairs shall not vary more than 3/8 of an inch in a stair run. Stair treads shall be a minimum of 9 inches. Note: four or more risers will require a continuous graspable handrail with the ends returned to the posts, and mounted between 34 & 38 inches above the stair nosing, and a graspable width of 1 1/4 inch minimum to 2 3/4 inch maximum (2019 Residential Code of Ohio Sections 311.7.8). Plans shall show the stair stringer attachment and support at the deck, and support at grade level; also, must list stringer lumber size.

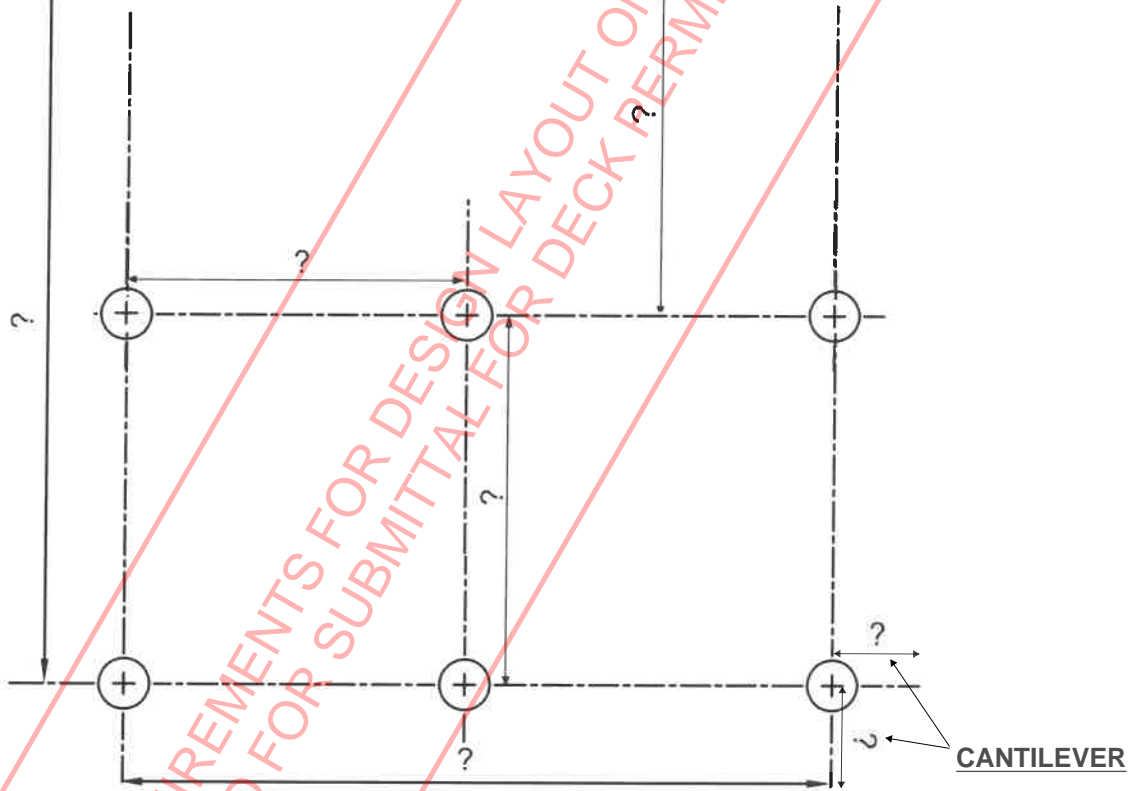
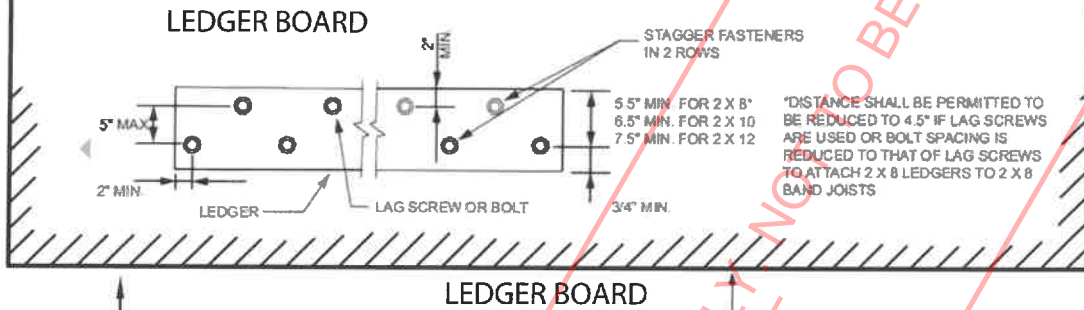
Inspections

Footing – After post holes are at frost depth. Prior to placement of concrete and the start of the framing.

Framing – After the installation of all structural framing (Post, beams, ledger, floor joists).

Final Inspection – After the completion of the project. (stairs, handrails, guardrails, decking boards, etc..)

TABLE 507.9.1.3(2)
PLACEMENT OF LAG SCREWS AND BOLTS IN
DECK LEDGERS AND BAND JOISTS

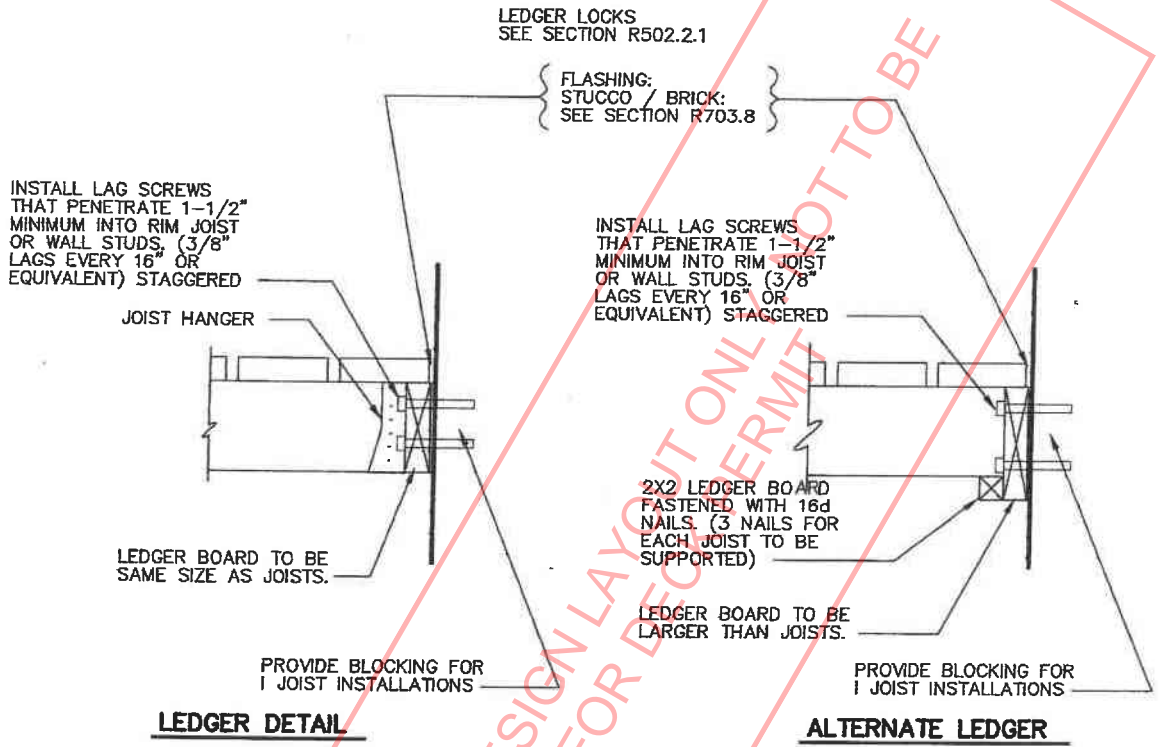


PLAN VIEW
(LAYOUT)

SHEET 1 OF 4

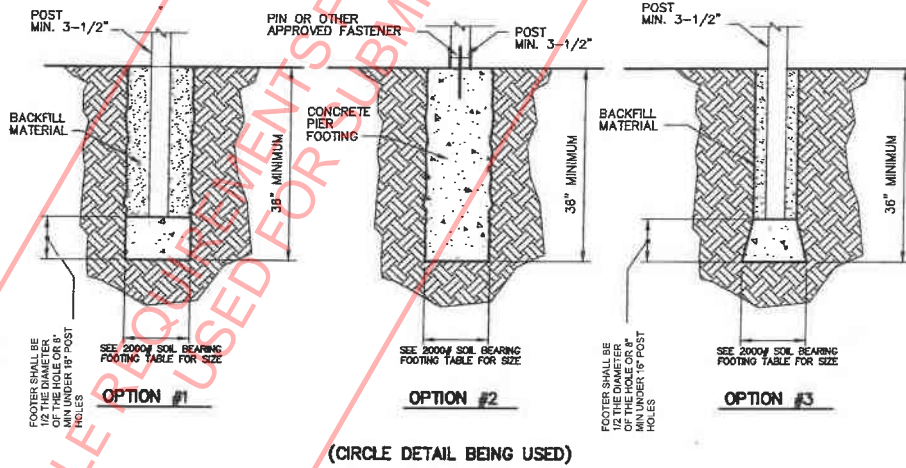
ACCEPTABLE TYPICAL HOUSE CONNECTIONS

RCO SECTION 502.2.1 AND TABLE 301.5



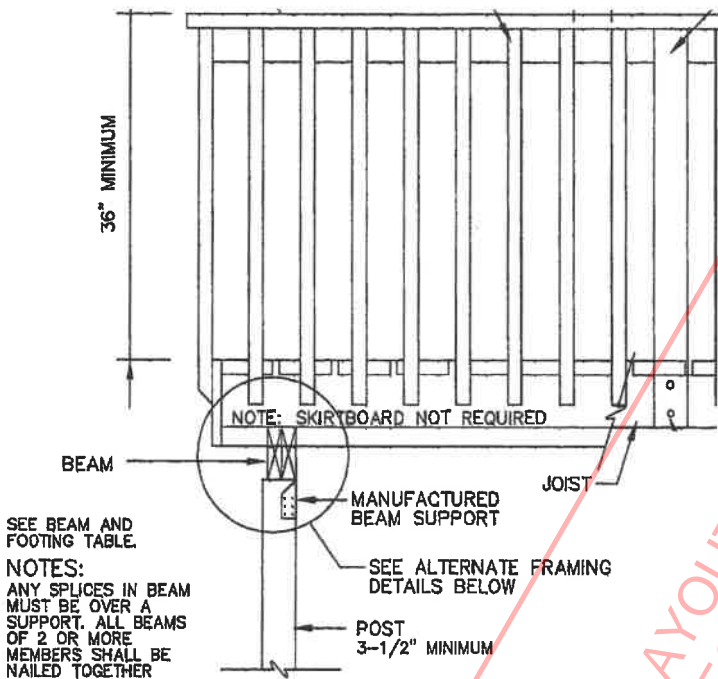
ACCEPTABLE FOOTING TYPES

RCO SECTION 403.5



POST FOOTING AND LEDGER DETAIL

SHEET 2 OF 4



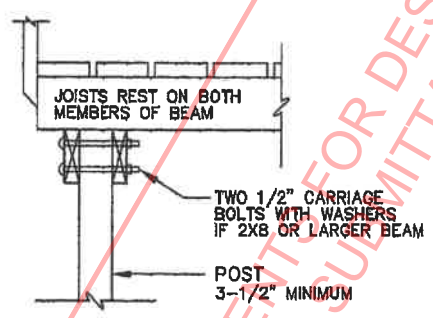
SEE BEAM AND FOOTING TABLE.

NOTES:
 ANY SPLICES IN BEAM MUST BE OVER A SUPPORT. ALL BEAMS OF 2 OR MORE MEMBERS SHALL BE NAILED TOGETHER WITH 2 ROWS OF 16D NAILS AT 16" ON CENTER.

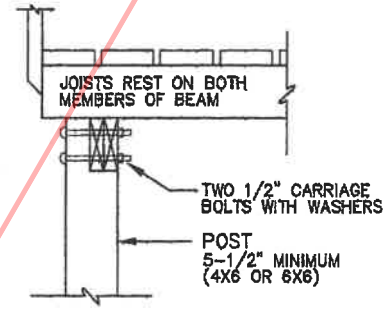
NOTE: SKIRTBOARD NOT REQUIRED

SEE ALTERNATE FRAMING DETAILS BELOW

POST 3-1/2" MINIMUM



ALTERNATE BEAM
(GOOD)



ALTERNATE BEAM
(BETTER)

ACCEPTABLE POST AND BEAM CONNECTIONS

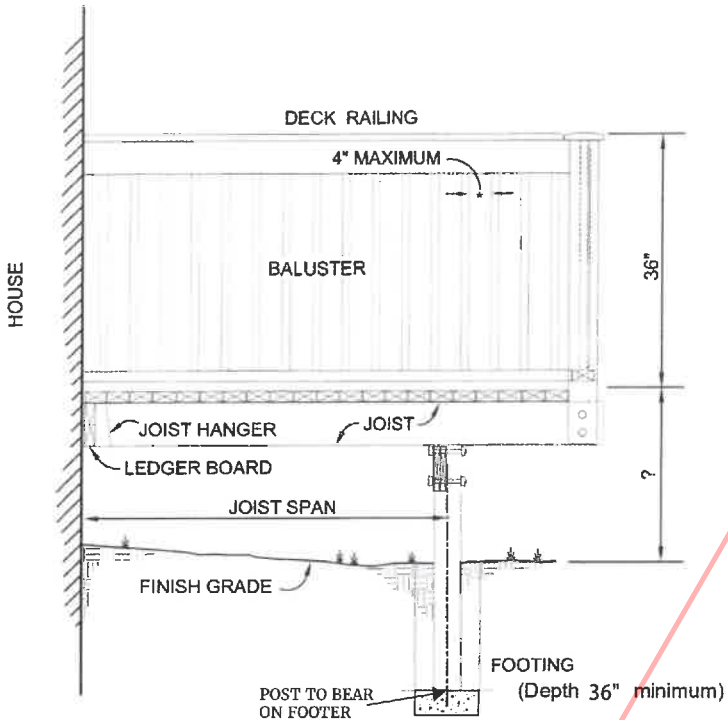
BEAMS & SIZES: 2X? - 2 PLY OR 3PLY (SHOW DIRECTION AND LOCATION OF BEAMS ON PLAN)

JOISTS: 2X? - 12" O.C. OR 16" O.C. (SHOW ANY DOUBLE JOIST LOCATIONS ON PLAN)

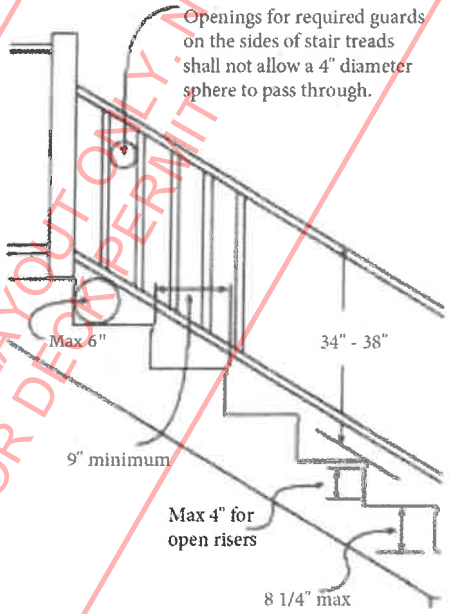


FRAMING SECTION

SHEET 3 OF 4



- ITEMS TO BE LIST ON DRAWINGS:
- 1- POST HOLES SIZES AND SPACING
 - 2- BEAM SIZE 2X?
 - 3- JOISTS SIZES 2X? O.C. 12" OR 16"
 - 4- DECK HEIGHT OFF GROUND



EXAMPLE REQUIREMENTS FOR DESIGN LAYOUT ONLY. NOT TO BE USED FOR SUBMITTAL FOR DESIGN PERMIT.

RISE
8 1/4" MAX

RUN
9" MIN

DECK

FOOTING
(Depth 36" minimum)

Max 6"

34" - 38"

9" minimum

Max 4" for
open risers

8 1/4" max



Section View
& Stair Detail

SHEET 4 OF 4