



City of St. Peters



Department of Building and Code Enforcement

RESIDENTIAL DECK GUIDE

St. Peters Deck Guide

(revised 10-30-13)

The city of St. Peters Building Department has compiled the following information to assist residents planning to build a deck. A building permit is required before constructing your deck. This ensures that proper construction techniques are used and the resident can safely enjoy the deck.

To obtain a permit for your deck, please bring the following items with you to City Hall:

1. Two (2) copies of the plans for your deck. (These drawings can be very simple, but must show the size of the deck, how it is attached to the house, joist size, spacing and span and type of lumber to be used. Also include pier/footing depth and width, post size, elevation, and a stair detail showing stringer size, tread and rise measurement, guard height, spindle spacing and hand rail size.)
2. A site plan showing the location of your home on your lot and the proposed deck addition. Show all dimensions and distances to property lines. **(Note: use a copy of your spot survey you received with the purchase of your home.)**

When you arrive at City Hall you will need to fill out a permit application. Please fill out completely, including your lot number on this form. The review process will take 7 to 10 working days. You will then be called to pick up your building permit. The fee for a permit is based on the cost of construction with the minimum permit costing \$25.00.

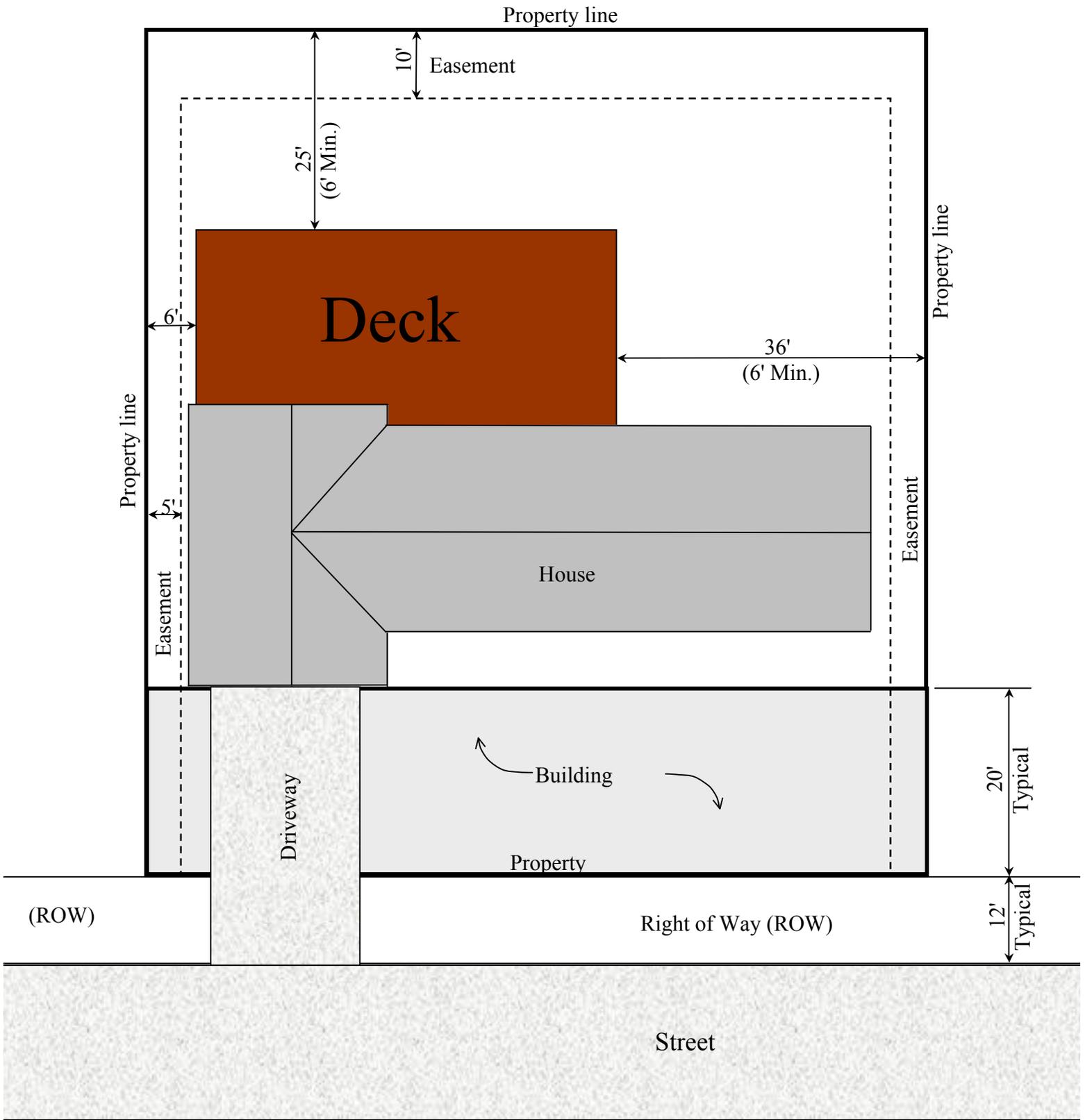
INSPECTIONS

- The *Footing Inspection* will be performed when the piers have been excavated, prior to pouring concrete. The inspector will measure these footings to see that they are the proper depth and width. The location of your deck will also be verified to ensure compliance of the property line restrictions.
- The *Final Inspection* will be performed when all necessary work has been completed. (If your deck will be so low to the ground that inspecting the structure or making any required corrections would be difficult, it will be necessary to also call for a *Rough Framing Inspection* before installing the decking boards.)

To schedule an inspection, please call our office a minimum of 24 hours in advance for scheduling purposes. In the event of rain please call to cancel if not ready. To talk to an inspector regarding your permit or to schedule an inspection, please call (636) 477-6600, extension 1670.

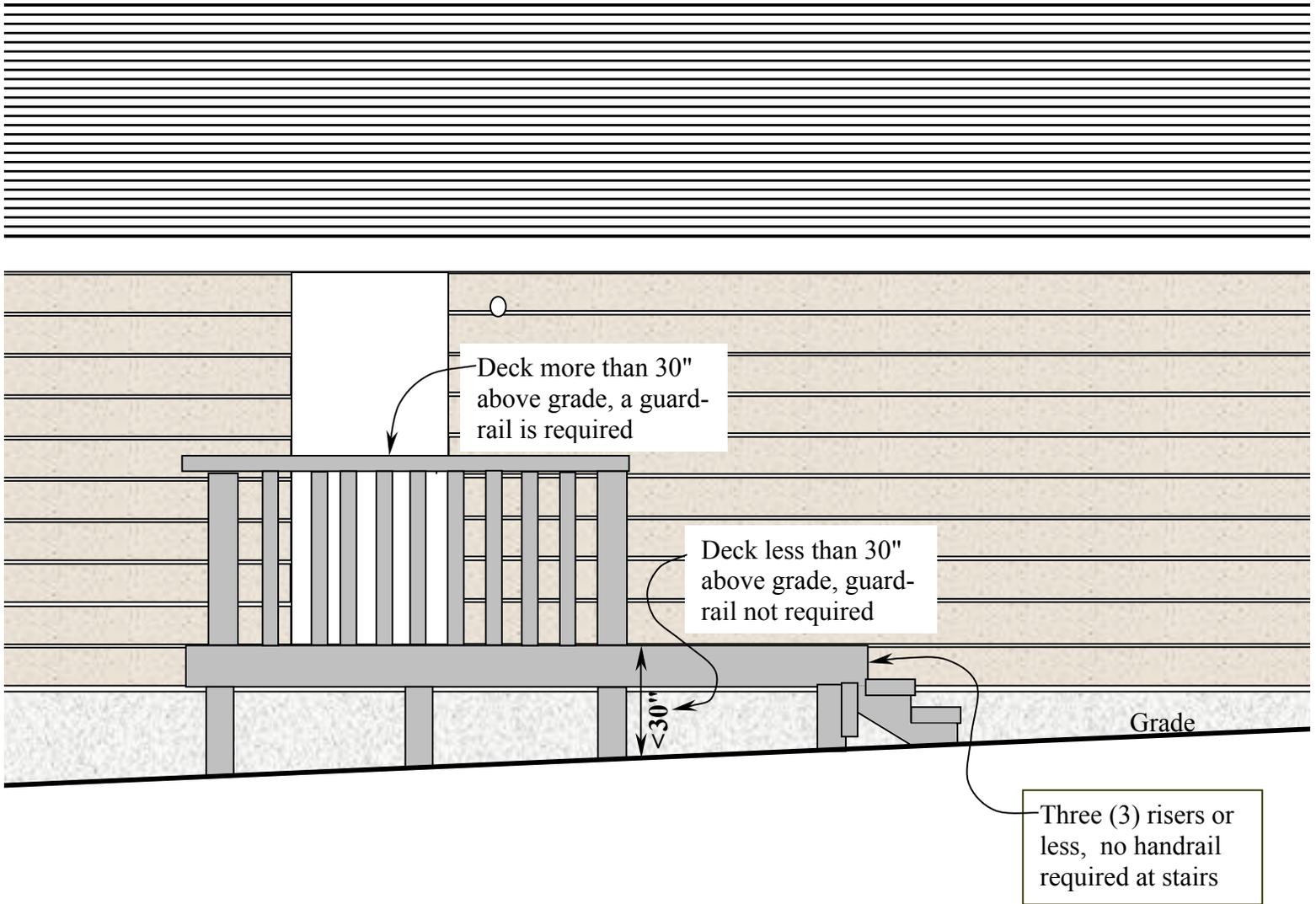
DECK CONSTRUCTION GUIDELINES

- ⌘ Check with your neighborhood association for any subdivision restrictions or required approvals.
- ⌘ All buildings including accessory buildings and paved areas (driveways, patio, deck, but excluding swimming pools) shall not cover more than fifty (50) percent of the total area of the lot.
- ⌘ All structures (pools, decks, sheds) must be located a minimum of six (6) feet from all property lines and may not be located in an easement.
- ⌘ All footings/piers for posts must be at least 30" below grade for frost protection and a minimum of 10" wide.
- ⌘ All load bearing posts must be anchored to footings with a stirrup, bolt or other approved fastener.
- ⌘ Deck joists, beams, and ledger boards shall be Pressure-Treated Southern Pine (Cedar and Redwood are not acceptable). Cedar and Redwood *can* be used for decking, railings, trim and posts (provided posts are at least 6x6).
- ⌘ Ledger boards are to be attached to the house with either 3/8" lag screws 8" from each end and at 8" on center (staggered high and low), or with 1/2" carriage bolts 8" from each end and at 16" on center. Lag screws shall be hot-dipped galvanized. [Note: Ledger attachment requirement has increased significantly from that indicated in previous editions of this deck guide.]
- ⌘ Remove siding when installing ledger boards. Provide flashing that starts under the siding and goes over the top of the ledger board and then bends down between the joists forming a drip edge.
- ⌘ Decks shall not be supported on cantilevered parts of the house.
- ⌘ Joist hangers are required at the ledger board and header connections. Use G185 hot-dip galvanized hangers (e.g.; Simpson "ZMAX", or USP "Triple Zinc") and use hot-dip galvanized nails. Do not use roofing nails or deck screws to attach hangers.
- ⌘ Guardrails are to be a minimum of 36" in height with balusters spaced not more than 4" apart.
- ⌘ Guardrails shall be provided along all open-sided walking surfaces that are more than 30" above the grade or level below.
- ⌘ Stairs are to have a minimum 10" tread cut and maximum 7³/₄" rise. **Important: tread cut and riser dimensions shall not vary between stairs more than 3/16".**
- ⌘ Stair risers are to be closed or blocked to a maximum opening of 4" if total height of stairway is 30" or more.
- ⌘ Stairways with four or more risers are required to have handrails.
- ⌘ Handrails are required to be graspable. Examples: 2x2, 2" dia. round, 2x6 on edge. Flat handrails are not acceptable.
- ⌘ Handrails must be 34" to 38" high measured vertically above the nosing of the treads.
- ⌘ All overhead electrical wires must be at least 12 feet above the deck surface.
- ⌘ Some decks require full-height cross bracing between the posts, these include:
 - Decks with more than one row of joists (extra large decks also require special attachments to tie the deck joists to the floor joists in the house).
 - Decks with composite or vinyl decking that is not attached to the joists in substantially the same way as conventional decking and does not have approved lateral diaphragm values.



Site Plan

(Use a copy of your spot survey and draw on it. NOT YOUR ORIGINAL)



Railing Requirements

Graspable handrails are required.
Examples: 2x6 on edge, 2x2 or
standard round style with brackets.

When there are three (3)
or fewer risers, a guardrail
and handrail are not
required for stairs

Maintain
2" clear

Handrail: 34" to 38" above nosing
7-3/4" max.
Riser

3/4" to
1 1/4"

10" min.
tread cut

6" max
ball

Blocking
required
at risers

2x12 Stringers, 3 required.
Stairs shall be at least 36" wide
as measured between railings.

36" above deck minimum

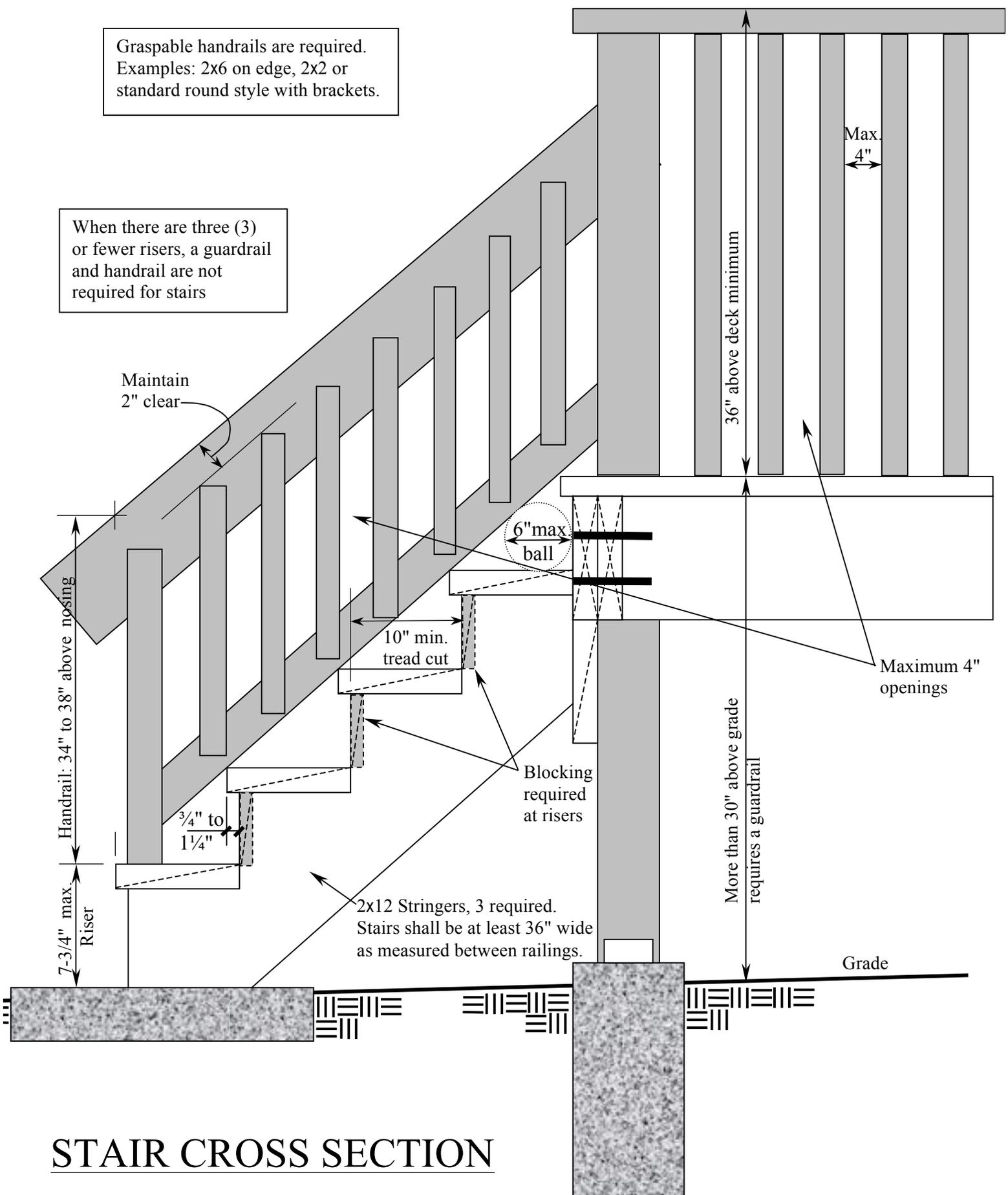
Max.
4"

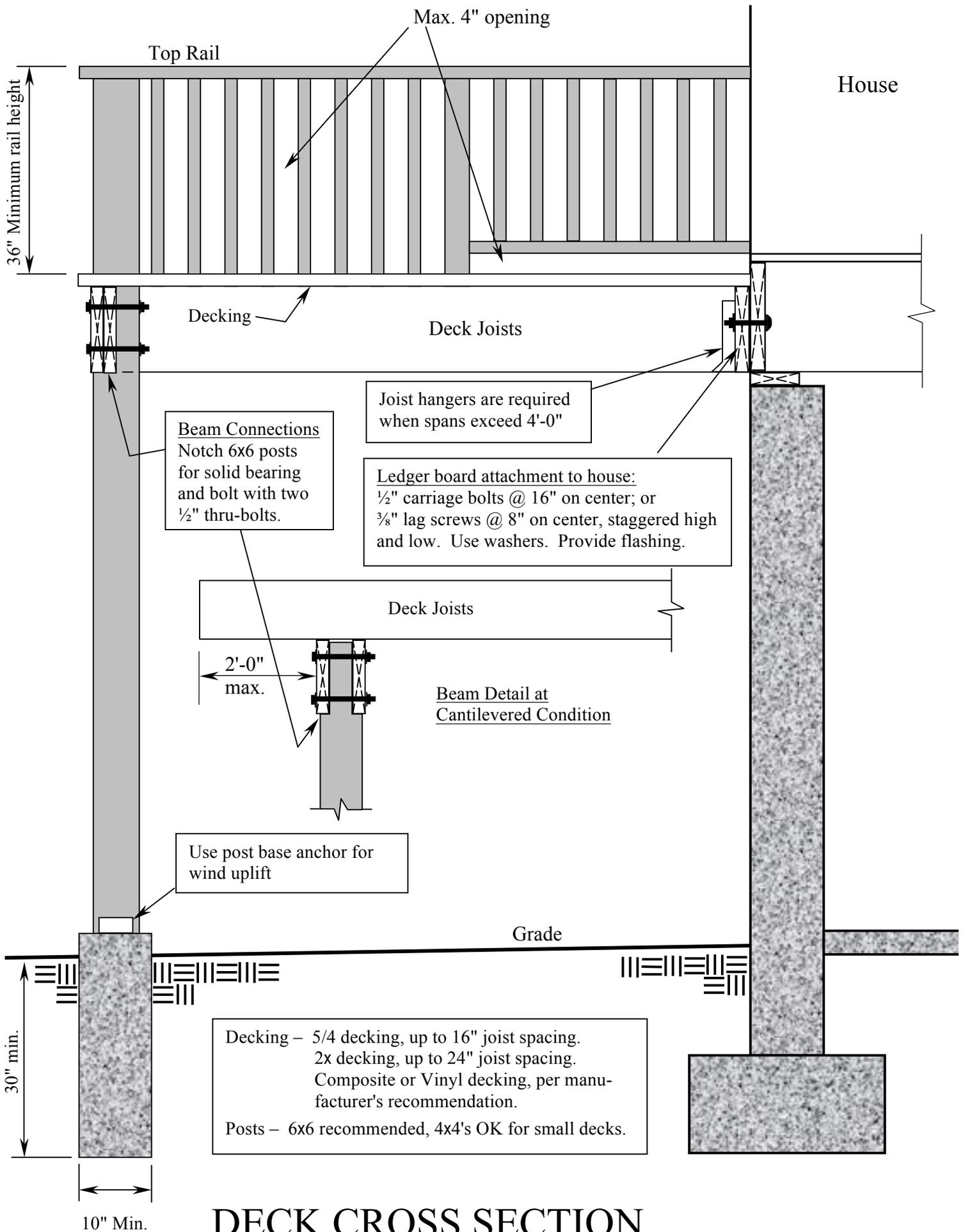
Maximum 4"
openings

More than 30" above grade
requires a guardrail

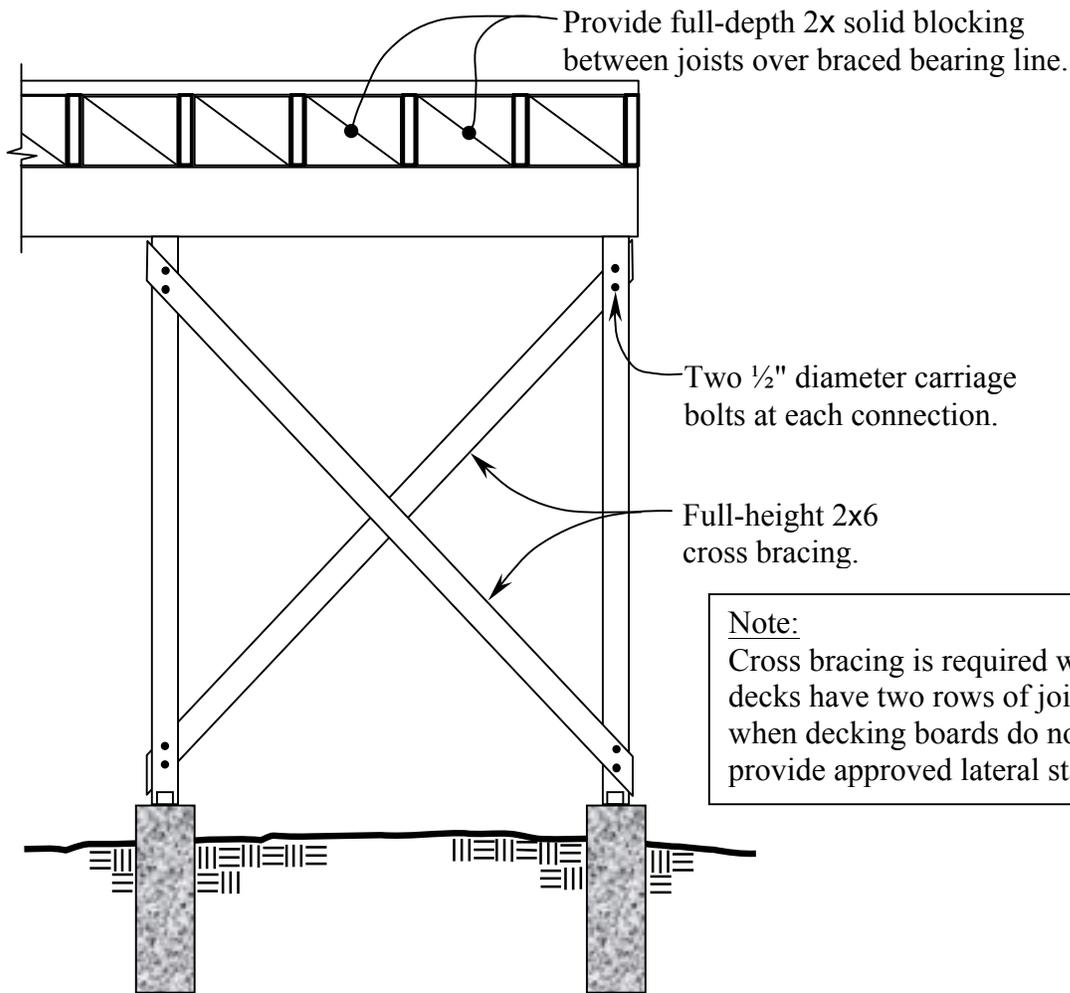
Grade

STAIR CROSS SECTION



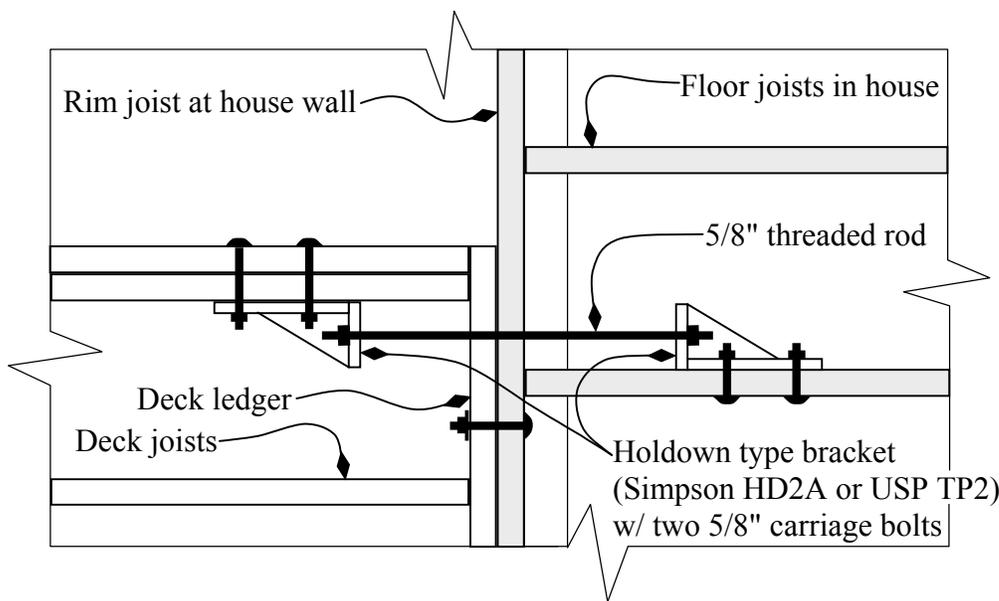


DECK CROSS SECTION

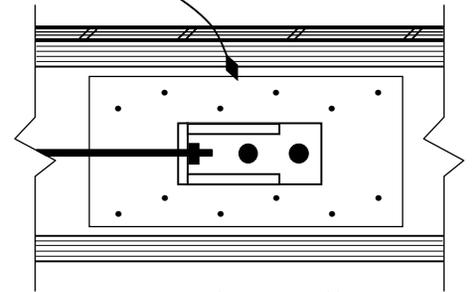


Note:
 Cross bracing is required when decks have two rows of joists or when decking boards do not provide approved lateral stability.

Cross Bracing Detail



Provide 1x blocking on each side of plywood web, nail blocks with 12-8d nails and bolt through both blocks.



Connection Detail to Side of I-Joists

Note:
 Deck ties are required at extra large decks and at decks attached to I-joist construction. Locate ties at each end of deck and at 12'o.c.

Deck Tie, Plan View