



RESIDENTIAL DECK ADDITION BUILDER'S GUIDE

(NON-CRITICAL AREA PROPERTIES)

WHEN AND WHY IS A BUILDING PERMIT REQUIRED

A building permit is required prior to the construction, enlargement, alteration, repair, or relocation of a deck. The purpose of the permit is to verify compliance with the Caroline County Zoning Ordinance in regards to setbacks of structures from property lines, buffers and easements; height and use of structures; and distance from other structures. It is also to verify code compliance in construction through the use of established building code standards that exist for safety reasons.

REQUIRED INFORMATION AND DOCUMENTS

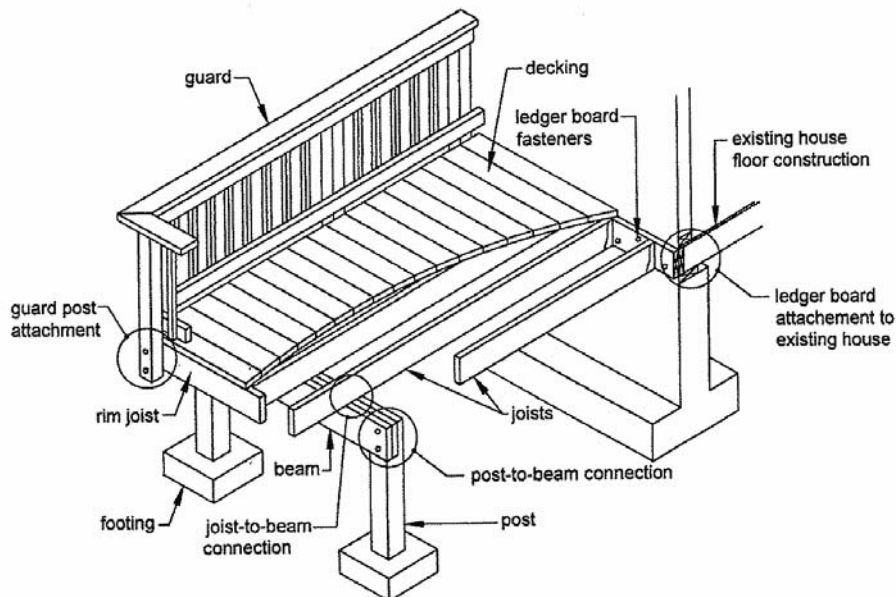
Submit two (2) copies of construction plans including the deck framing, cross section, and stairway/guardrail/handrail details along with a copy of your survey or plot plan showing the size of the deck and the location of the deck addition on the home. Please follow the attached site plan requirements checklist. Work must be performed by the owner or a licensed Maryland Home Improvement contractor (MHIC). All building permit, plan review and inspection fees are due at the time of application.

Other departments that require approval include the following:

Environmental Health Department for Water/Sewer Verification 410.479.8045
Soil Conservation District for Erosion & Sediment Control Plan 410.479.1202

Electrical work performed in conjunction with deck projects is subject to the applicable provisions of the electrical code. Electrical work is subject to field inspection at the rough and final stages. Decks shall not be used or occupied until the final inspection is performed.

TYPICAL DECK CONSTRUCTION



PLAN SPECIFICATIONS

(draw to scale or include dimension on plans)

DECK FRAMING PLAN

Ledger Board: Type, size and attachment details for ledger board.

Beams: Identify the location, size, type, number of plies, and span of structural beams.

Flashing: Install flashing where ledgers are secured to existing construction. Flashing is required at ledger connections of wood framed walls.

Floor Joists: Identify the size, type, on center spacing and direction of span of the floor joists.

Guardrails: Provide an elevation detail of the proposed guard system(s). Guards along elevated deck surfaces shall be no less than thirty-six (36") inches in height with openings not to exceed 4". Guards along stairways shall be no less than thirty-four (34") inches measured vertically from the stair nosings with openings not to exceed 4 and 3/8". IRC R312.1 & R312.2

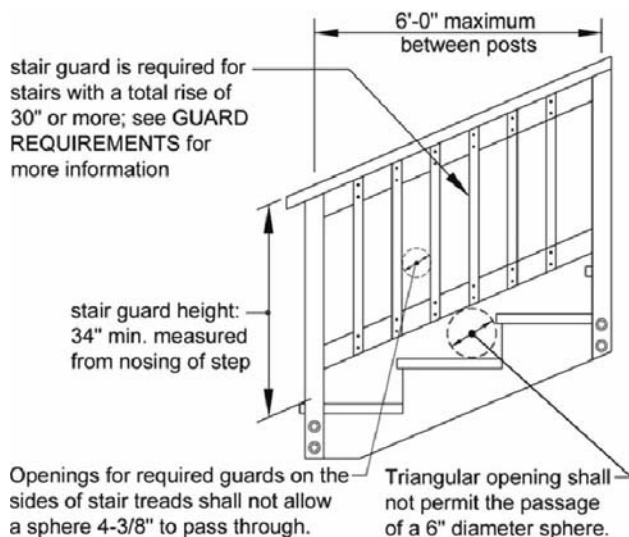
Handrails: Provide a cross sectional detail of required graspable handrail. Handrails having a minimum and maximum heights of thirty-four (34") inches and thirty-eight (38") inches respectively, measured vertically from the nosing of the treads shall be provided on at least one side of the stairways of four or more risers. Handrails shall be continuous the full length of the stairs. IRC R311.5.6 & R311.5.6.3

Floor Deck: Identify the type of decking to be installed. Typical materials include 2" x 6" or 5/4" (five quarter) lumber. Composite decking is permitted if installed per manufacturer's product specifications.

Support Posts: Identify the location of support posts on the framing plan. 4"x4" posts are permitted for decks up to 36" above grade. Decks above 36" are to be supported on 6" x 6" posts. Post-to-beam connections require two (2) 1/2" diameter hot-dipped galvanized or stainless steel thru-bolts with washers.

Footings: Illustrate footing locations on the framing plan. IRC 401.2

Stairways: Identify stairway(s) and/or deck elevation changes on the framing plan.



CROSS SECTION

Footings: Identify the footing depth below grade and footing dimensions. Footings shall bear on solid ground and be dug to a depth not less than the frost line depth of 24". No less than 8" of concrete is to be placed under all support posts.

STAIRWAY SPECIFICATIONS

Stair Width: Provide the proposed width of the stairway. Stairways shall not be less than 36" in clear width.

Stair Tread and Risers: Provide the proposed stairway riser heights and tread depths. Risers may be open, but not allow the passage of a 4 inch diameter sphere on stairs with a total rise of thirty (30") inches or more.

Stair Profile: A nosing not less than 3/4" but not more than 1 1/4" shall be provided on stairways with solid risers. IRC R311.5.3.3

Support Posts: Identify the size of support posts and the elevation of the deck above grade.

Post-to-Beam Attachment: Identify the location and size of beams and identify the method of attachment between the support posts and beams. Post to beam connections require (2) 1/2" diameter hot-dipped galvanized or stainless steel thru-bolts with washers.

Floor Framing: Identify the floor joist type size and span and on center spacing.

Floor Overhangs: Cantilevers of up to 3 feet are permitted with a backspan to cantilever ration of 2:1. IRC R502.2.1

Guardrail System: Identify guard systems. Provide attachment methods for securing guard posts to deck structure. Guards shall be designed to withstand a 200 pound load applied to the top rail at any point and in any direction. IRC R312.1 & R312.2 Guard rail posts shall not be notched.

