

Obtaining a Permit

Two copies of plans with the below information is necessary for obtaining a deck permit.

- ◆ Provide a scaled copy of your Plot Plan or Survey with the deck indicated. Show all easements and set backs. For setbacks: decks must be a minimum ten-feet from the rear property line and six-feet from side property lines. No portion of the deck shall extend into an easement. This includes stairs and cantilevers.

Construction Plans

General

- ◆ Deck size and elevation
- ◆ Joist spans (length of joist to beams or supports)
- ◆ Joist spacing (distance between joist)
- ◆ Pier/footing depth and size
- ◆ Post size
- ◆ Post length
- ◆ Method of post to pier attachment
- ◆ Guard rail detail, minimum height 36"

Deck Attachment to House:

- ◆ Lag bolt diameter and length
- ◆ Lag bolt spacing
- ◆ Plus 2 Deck Lateral Load Connections. (502.2.2.3 IRC 2009)

A Stair Detail:

- ◆ Tread and rise measurement
- ◆ Guard rail height and respective spacing
- ◆ Spindle spacing
- ◆ Hand rail height and diameter

Inspections:

The city conducts a Final Inspection of all decks upon completion. Other inspections maybe required. Check your approved plans from the city for a list of required inspection for your project.

Call (636) 528-1254 , 24 hours in advance to schedule an inspection

The City of Troy Building Department supports and encourages every resident's decision to improve their home. Approval of plans and inspection of work being done helps ensure your home improvement project meets minimum code requirements while improving your property.

We look forward to helping you.

The City of Troy Building Department.

City permit approval does not constitute subdivision approval. The city recommends you contact trustees in your subdivision for any subdivision requirements.

This is a general guide for the construction of a deck within the City of Troy, MO. All code requirements are too extensive to list within this guide. The City of Troy Building Department may be contacted about the information in this guide at:

City of Troy Building Department
800 Cap-au-Gris
Troy, Missouri 63379
636-528-1254 or 636-462-1613 fax



Deck Guide

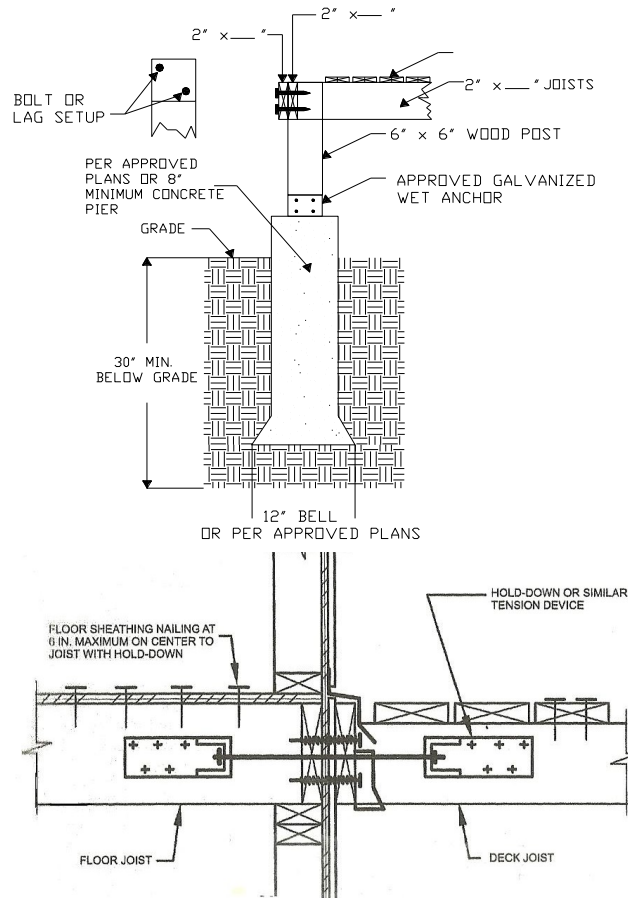
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Visit us at
www.cityoftroymissouri.com

Construction Guidelines

- ◆ All load bearing posts must be anchored to footings with stirrup, bolt, or other approved fastener.
- ◆ All wood that comes in contact with the ground must be termite and decay resistant. Examples: Cedar, Redwood, or pressure treated.
- ◆ Joist hangers are required at band board and ledger connections.
- ◆ Attached band boards to houses with 1/2" lag bolts 16" on center staggered 2" from top and bottom. Along with two Deck Lateral Load Connections.
- ◆ Guard rails are required when deck surface to grade exceeds 30"
- ◆ Stairs shall have a minimum 9" treads and maximum 8 1/4" risers with a 4" maximum openings.
- ◆ Stairs with four (4) or more risers require a graspable handrail. Graspable handrails shall start at the nose of the first tread and be continuous to the nose of the last tread. Handrail diameter depends on handrail type, but shall be installed between 34" to 38" vertically above the nosing of the treads.
- ◆ All overhead electrical wires must be at least 12" above the deck floor.
- ◆ Guardrail minimum height 36"
- ◆ Deck cantilever depends on type of construction.

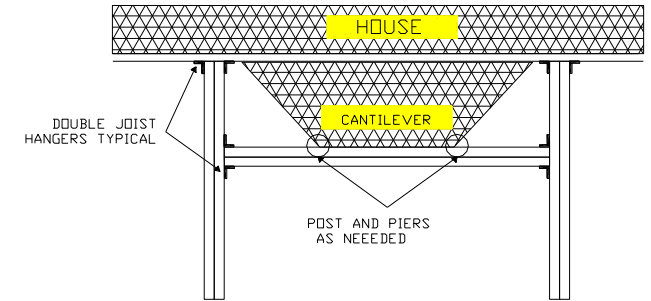
PIER DETAIL



R502.2.2.3 Deck lateral load connection. The lateral load connection required by Section R502.2.2 shall be permitted to be in accordance with Figure R502.2.2.3. Hold-down tension devices shall be installed in not less than two locations per deck, and each device shall have an allowable stress design capacity of not less than 1500 pounds (6672 N).

CANTILEVER DETAIL

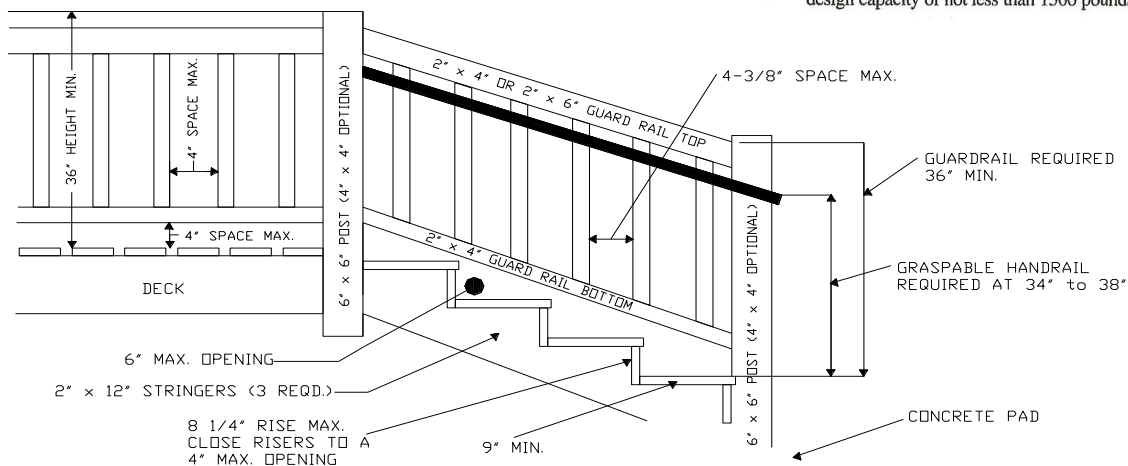
DECK SUPPORT AROUND A CANTILEVER REQUIRES EITHER AN "H-FRAME" or "POST AND PIERS" AS ILLUSTRATED HERE.



NOTE:

YOUR ACTUAL CONSTRUCTION MAY DIFFER FROM THESE ILLUSTRATIONS, BUT THE MINIMUM REQUIREMENTS MUST STILL MET.

STAIR DETAIL



SITE PLAN EXAMPLE

