

# Residential Deck Construction Guide

## City of Wadsworth

This guide provides information on obtaining a deck permit in the City of Wadsworth. Questions should be referred to the Building and Planning Department at 330-335-2753.

**Zoning and Building Permits Are Required** from the City of Wadsworth Building and Planning Department prior to deck construction. The permits may be obtained at the same time, from the same office. Work completed prior to plan approval may not meet the requirements of Building or Zoning Codes, and may be required to be removed or re-constructed.

**Minimum Setback Information:** Complete details can be found in the zoning code, but a brief summary is provided here. Setbacks are measured from the “closest projection” of the structure to the adjacent property line. :

Zoning District*	Front Setback	Side Setbacks	Rear Setback
R-1	50'	10'	25'
R-2	50'	10'	25'
R-3	40'	10'	25'
R-4	20'	8'	25'

\*If your property is located in a Planned Unit Development subdivision, your property's setback requirements may differ from the setbacks shown on this chart.

**Complete the Residential Building/Zoning Permit Application, and the Zoning Certificate Application.** On the application, complete the top portion, cost of construction, and the setback information. Sign and date the application. Complete the “boxed” top portion of the Zoning Certificate. Forms may be obtained at the Building Department in City Hall, or online at [www.wadsworthcity.com](http://www.wadsworthcity.com). The cost of a deck building/zoning permit is a total of \$75.00.

**Obtain a Zoning Permit** by submitting a site plan and completed zoning application. Zoning approval is required prior to the issuance of a building permit.

**Prepare a Site Plan** of your property that includes the lot dimensions, the existing structures, any easements, the location of the proposed construction and setbacks from all property lines, and the dimensions of the proposed deck. The setbacks are the distances from the sides and rear property lines (and front if applicable). This drawing does not have to be to scale. (Site plans of newer homes may be available at the Building Department.)

### **Proposed decks locations involving the following require special consideration:**

- Decks not meeting the required setbacks for the zoning district require approval from the Board of Zoning Appeals.
- Deck additions to condominiums require a letter of approval from the condominium association.
- Decks encroaching into a City utility easement require prior approval from the Wadsworth Engineering Department before zoning approval is granted.

**Obtain a Building Permit** prior to construction of the deck.

**Prepare a Building Plan** showing how the proposed deck is to be constructed. The plan must include dimensions of the deck (a down-view); location and dimensions of beams & posts; direction & dimension of joists; depth and size of footers, height above grade, stair and guardrail details, and any cantilevers (such as fireplace or window bays) that the deck would abut. Include a across section.

Test : Could someone else build your deck from your plans?

**Building Plans Should Include:**

- ☐ Completed "*Your Deck Design Information*" form (See Below)
- ☐ Overall deck dimensions and post & beam layout. (Down-View)
- ☐ Height of deck above grade
- ☐ Beam size and spacing
- ☐ Post size and spacing
- ☐ Joist size and spacing
- ☐ Beam connection to posts
- ☐ Joist connections to ledger and beam
- ☐ Ledger attachment to house & flashing
- ☐ Footing size, depth and method
- ☐ Size and type of decking material (e.g., pressure treated wood, vinyl )
- ☐ Height, size, type and spacing of guardrail posts and balusters

**Submit the Zoning and Building Applications**, site plan and building plan to the Building and Planning Department on the 2<sup>nd</sup> floor of City Hall, 120 Maple Street.

**The Complete Application Should Include the Following:**

- ☐ Application for Building/Zoning Permit
- ☐ Zoning Certificate Application
- ☐ Site Plan Showing Deck Location (2 copies)
- ☐ Construction Plan Drawings (two sets)
- ☐ Letter of Approval from Condominium Association (if applicable)
- ☐ Engineering approval for easement encroachment (if applicable)

**Review Time:** Normally, deck plans will be processed and reviewed in 1-3 days. The time frame may be longer during the height of the building season.

**After Review and Approval of the Plans**, the applicant is contacted by phone and may go to City Hall to pick up the permit and plan copies. At that time he or she will be required to pay a combined zoning and building permit fee of \$75.00.

This can be paid in cash or by check. Credit card payments may be made at the Utilities counter.

**Helpful Links:**

[Prescriptive Residential Deck Guide](#)

[Span Tables](#) (40lb. live, 10lb. dead):

[City Cross Section](#)

# DECK BUILDING INSPECTION GUIDELINES

City of Wadsworth

## **Where To Call For Building And Utility Inspections:**

**Building and Electrical Inspections, ... ..330-335-2753**  
**Wadsworth Communications/Cable Service Installation... 330-335-2888**  
**Wadsworth Electric Service Connections, Toby Blake .....330-335-2838**

## **Questions Relating To Zoning And Building Procedures Should Be Directed To:**

Jeff Kaiser, Planning Director .....330-335-2752  
Kevin Hall, Building Official .....330-335-2780  
Jennifer Stefl, Administrative Assistant.....330-335-2753

## **Other Utility Information \***

**OUPS – Call Before You Dig ..... 1-800-362-2764**  
**Dominion Gas ..... 1-800-362-7557**  
**Verizon Telephone.....1-800-483-4000**

*\*Utility locations available at City Engineering Dept..*

The City of Wadsworth Building Department is located on the second floor of City Hall, located at 120 Maple Street, Wadsworth Ohio. Business hours are Monday through Friday from 7:30 a.m. to 4:30 p.m. (Credit cards are only accepted after 8:30 a.m.).

Building inspections should be requested by 9:00 a.m. the day the inspection is needed by scheduling an inspection at (330) 335-2753 or leaving a message on voice mail, which is available 24 hours a day.

## **Following is a Schedule of Building Inspections for Deck Construction:**

- **Footer** - Deck construction holes are inspected for width, depth, and location before concrete is poured. The perimeter of the proposed construction should be clearly marked by stakes, string or paint, and the property lines should be indicated. You may also call for a pre-footer "Stake" inspection before the holes are dug if there is any question whether the proposed deck will encroach into the required setbacks or easement.  
**REQUIRED FOR ALL DECKS WHEN HOLES ARE DUG.**
- **Rough Frame** - Deck framing is inspected before flooring and railings are installed are inspected. A frame inspection *may* not be required for "Weekend Decks" that are over 3' above grade, and in compliance with approved plans and plan review. Please contact inspector. **REQUIRED WHEN DECKS ARE FRAMED, BUT BEFORE DECKING IS INSTALLED.**
- **Final Building Inspection** - **REQUIRED FOR ALL DECKS WHEN COMPLETED.**

4/28/2010

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## **ADDITIONAL BUILDING REQUIREMENTS:**

- 1) Accessible permit and visible address numbers must be posted at jobsite to receive inspections.
- 2)

<p>Footer Depth is 38" to bottom of hole. Minimum footer size is generally 12" diameter. Example: <u>14' deep x 16' wide (224 sq.ft.) deck attached to house:</u> ½ the deck (7' x 16') is bearing on the posts. Total 112 sq.ft. If deck has 3 posts, each post supports 37.3 sq. ft. From chart footers must be: 14" diameter.</p> <p>All posts within 36" of the foundation (approximate foundation overdig), must extend to the house footer depth (basement), in houses less than ten years old, to reduce settling. Decks may instead be attached to the foundation. (Decks not attached to houses are taxed the same as attached decks).</p>	Deck and Porch Footing Size		
	Diameter	Square	Max Sq. Ft. per post
	8	7x7	14
	9	8x8	17.7
	10	9x9	22
	12	11x11	31.6
	13	12x12	36.9
	14	13x13	42.8
	15	14x14	49
	16	15x15	56
	18	16x16	70.8
	20	18x18	87.2

- 3) Beams must bear on post tops with mounting brackets; bear on notched posts with thru bolts; or be attached to post sides with Simpson DJT14 Deck Tie with 5/8" bolts; or 3, ½" staggered thru-bolts, or 6, ½" lags or equivalent- (i.e. "Ledgerlok") connectors, for a maximum of 30sq. ft. of tributary load. Post-frame designs supporting room above require full bearing on post. Heated living space above requires an engineered design. Beams and joists in contact with soil must be rated "ground contact"- usually available in 4x or 6x lumber. Posts 8'-10' must be 4x6 min.
- 4) Decks supported by 24" 2x10 cantilevers from bay windows and fireplaces, must have a support beam no farther than 29" from cantilever. Otherwise use double header with double joists; or install support beam.
- 5) Ledgers attached to house require ½" thru bolts; ½" lags threaded into joists 2", or approved fasteners such as "Ledgerlocks". Spacing to be 1 bolt 16" on center for up to 9' joist, and 2@16" for joist 9'-16'. Siding is to be removed and a flashing material non-reactive with ACQ lumber shall first be installed under upper siding over the ledger or to a point below the sill plate. **NO ALUMINUM FLASHING.** Fill cells of concrete block with concrete/mortar prior to installing ½" dia. approved epoxy anchors with washers. Ledger boards cannot be supported by face-brick.
- 6) Joist spans 16" o.c.: Treated #2 Southern Pine (2x6 – 9'-5"). (2x8 -12'-5"). (2x10 – 15'-10"). (2x12 -18' 10").
- 7) Joists shall be attached on top of beams with 3-8-d nails, or mechanical fastener. Joists attached flush with ledgers or beams shall have full height u-shaped, galvanized hangers, fully nailed.
- 8) Decks must be adequately braced to resist horizontal forces. Diagonal bracing may be required.
- 9) Stair treads minimum 9" from nosing to nosing with ¾" - 1 ¼" nosing. Riser max 8 ¼". A handrail with a perimeter of not more than 6-1/4" or diameter between 1-1/4 and 2" (i.e. a 2x2), is required on 1 side where 4 or more risers exist. 36" guardrails, and solid risers are required on stairs and landings that are 30" above grade. Maximum rise of a flight of stairs is 12'. Stairs must be supported at ground by posts or concrete/masonry pad.
- 10) All nails, bolts, screws, or hangers in contact with ACQ or CAB treated lumber must be hot dipped galvanized, stainless steel, or have a zinc 185 coating. This includes foundation anchor bolts, and framing/siding nails. In no case can aluminum be in contact with ACQ. Hanger fasteners must have similar coatings.
- 11) Furnace or hot water heater vents must be 12" above deck surface or grade, and 12" below deck framing if under deck is open on two sides, and if permitted by appliance manufacturer. Maintain 12" to windows/doors.
- 12) Deck floor surface, stairways or ramps must be 10 feet below overhead service. Meters must be accessible and have 3" clearance to railings and deck framing. AC units must maintain clearance by manufacturer.

## YOUR DECK DESIGN INFORMATION

**NAME** \_\_\_\_\_ **DATE** \_\_\_\_\_

**JOB ADDRESS** \_\_\_\_\_

Footer Size (Diameter) ☐ 12" ☐ 14" ☐ 16" ☐ 18" Other \_\_\_\_\_

Depth ☐ 38" Other \_\_\_\_\_

Post Size & Height \_\_\_\_\_" x \_\_\_\_\_" (Diameter) x \_\_\_\_\_' (Height)

Height of Deck Above Grade \_\_\_\_\_ Feet \_\_\_\_\_ Inches

Beam Size 2- Pieces 2" x \_\_\_\_\_in. / 1-Piece 2" x \_\_\_\_\_in.

Joist Size 2" x \_\_\_\_\_" at \_\_\_\_\_" on center.

Joist Span Between Beams \_\_\_\_\_ft. - \_\_\_\_\_inches

Joist Distance Past Beam (Cantilever) \_\_\_\_\_ft. - \_\_\_\_\_inches

Distance Between Posts \_\_\_\_\_ft. - \_\_\_\_\_inches

Are Beams in Contact With Ground? ☐ Yes ☐ No

Do House Walls Extend Past Foundation (Cantilever)? ☐ Yes ☐ No

Does a Chimney or Bay Window Extend Past Foundation ☐ Yes ☐ No

Is Deck Attached to House? ☐ Yes ☐ No

Is Deck Attached to ☐ Concrete? Or ☐ Block? ☐ Yes ☐ No

Is Siding to be Removed? ☐ Yes ☐ No

Are Posts Within 3ft. of Foundation? ☐ Yes ☐ No

Are Balusters Planned for Deck and Stairs? ☐ Yes ☐ No

Are All Fasteners Compatible with Lumber? ☐ Yes ☐ No

Will Power Lines Be Above Deck? ☐ Yes ☐ No

Will Deck Cover Furnace/HW Vents? ☐ Yes ☐ No

**SHOW DECK DIMENSIONS & LOCATION OF POSTS & BEAMS BELOW –**

**OR ATTACH DRAWING**

(Scale Dimensions: 1 SQUARE = 1 FOOT)

----- **HOUSE** -----

