


DECK BUILDING REQUIREMENTS

SUBMITTALS FOR PERMIT APPROVAL




- ✓ Single Family Building Application completed and signed.
- ✓ 2 copies of a Certificate of Survey
- ✓ 2 copies of proposed design plans

Proposed Plans
drawn to scale and include the following:

1. A floor plan including the following:
 - a. Proposed deck size
 - b. Size and spacing of floor joists & beams
 - c. Size of decking and name of listed composite material (if used)
 - d. Species and grade of lumber to be used
2. Elevations indicating the following:
 - a. Height of structure from established grade
 - b. Diameter and depth of footings
 - c. Guardrail height (if any)
 - d. Spacing of intermediate rails (if any)
 - e. Stairs (location and size)

Attached are examples of drawings which are intended as a GUIDE ONLY.

CERTIFICATE OF SURVEY



The survey is to be drawn to scale indicating the lot dimensions, the location and ground coverage area of existing structure(s), and the location and area of the proposed structure. Indicate the setbacks from property lines and other buildings on the lot.

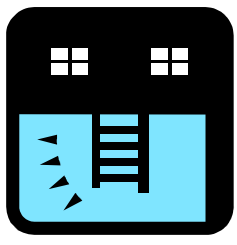
A Certificate of Survey for the property may be on file at City Hall. **If the survey is pre 1995 you must provide a new survey with the permit application.**

DECKS

REQUIRED INSPECTIONS

FOOTINGS: after holes are dug, but **PRIOR TO POURING CONCRETE**
NOTE: IF LESS THAN 24" TO GRADE AN UNDER FLOOR FRAMING INSPECTION IS REQUIRED

FINAL: when the structure is complete
 Call 952-895-4444 Between 8:00 and 4:30 to schedule inspection
 24 HR notice please



BURNSVILLE

100 Civic Center Parkway
 Burnsville, MN 55337-3817

Phone: (952) 895-4444
 Fax: (952) 895-4437

"Listen Respectfully, Think Ahead, Act Responsibly"

GENERAL BUILDING AND ZONING CODE REQUIREMENTS

- ▶ Footings shall be designed and constructed below frost depth (42" minimum ground cover required from bottom of footing to grade or side slope).
- ▶ Approved wood of natural resistance to decay or treated wood shall be used. Other man-made products (composite plastics) must be pre-approved by the City before use.
- ▶ Only joist hanger nails may be used in joist hangers with all holes filled. (Roofing nails are prohibited)
- ▶ Guardrails shall be provided a minimum thirty-six (36) inches above the finished deck boards for decks more than thirty (30) inches above grade. Open guardrails and stair railings shall have horizontal, vertical or diagonal rails such that a sphere four (4) inches in diameter cannot pass through. Open sides of stairs with a total rise of more than thirty (30) inches above the floor or grade below shall be protected by guardrail not less than thirty-four (34) inches in height measured vertically from the nosing of the treads.
- ▶ Open risers on stairs are permitted, provided that the opening between treads does not permit the passage of a four (4) inch diameter sphere. The opening is not limited for stairs with a total rise of thirty (30) inches or less.
- ▶ The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere six (6) inches in diameter cannot pass through.
- ▶ Floor joists and stair stringers spaced at twenty-four (24) inches on center require a minimum two (2) inch nominal decking. Floor joists or stair stringers spaced at sixteen (16) inches on center may use 5/4 inch minimum decking. (5/4 inch decking may be installed diagonally across sixteen (16) inch on center joists.) Stair stringers must be a minimum of 2 x 12.
- ▶ Decks shall be capable of supporting a forty (40) pound per square foot live load and ten (10) pound per square foot dead load for a total load of fifty (50) psf.
- ▶ Metal flashing is required at the deck ledger attached to the house. Seal bottom and sides of ledger.
- ▶ Splices in beam members shall occur over posts.
- ▶ Connection between posts and footings (foundation anchor strap or an approved post holder).
- ▶ Provide connection between posts and beams (bolted shoulder cut post or approved bracket. Strapping is not approved).
- ▶ Stair stringers shall be attached to the deck rim with approved galvanized strapping.

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GENERAL BUILDING AND ZONING CODE REQUIREMENTS

- ▶ A special design is required for decks attached to house cantilevers
- ▶ Cantilevers on decks may not exceed:

JOIST SIZE	JOIST SPACING	MAXIMUM CANTILEVER
2 X 10	12	36
	16	24
	24	18
2 X 8	12	24
	16	18
	24	12
2 X 6	12	12
	16	12

- ▶ Maximum cantilever of beam past a post cannot exceed twelve (12) inches.
- ▶ Decks built to support a future porch—posts must be at outer portion of deck rims, beam cantilevers are not permitted and larger diameter footings may be required.
- ▶ **SETBACKS**—Decks may extend to within five (5) feet of side or eight (8) feet of rear lot lines. Decks may extend into front setback providing they fit the terrace definition. Special restrictions apply to properties within 1,000 feet of any wetland. Please contact the Planning Department for more information. (952) 895-4430

CALL BEFORE YOU DIG—IT'S THE LAW!!



Minnesota State law requires that anyone digging in the vicinity of buried underground utilities call Gopher State One Call and have them located. You must call at least 48 hours before you plan to dig. **(651) 454-0002**

You are responsible for locating all private, underground utilities. A private locating service list is available at www.Gopherstateonecall.org