

## HOW TO OBTAIN A BUILDING PERMIT FOR RESIDENTIAL DECKS

Residential Deck Permits

*Apply for a Residential Building Permit for all decks that are attached to the home, greater than 200 sq. ft. and are 30 inches or more above grade and that serve either the primary exit door or other exits. Decks and platforms less than 200 sq. ft., less than 30 inches above adjacent grade and not attached to the house, and do not serve the primary means of egress, do not require a building permit.*

*This information packet will help you prepare and organize the necessary information to help speed up the plan review process and turn around time for building permits. Be prepared to provide all the information requested in electronic format so that it can be submitted electronically.*

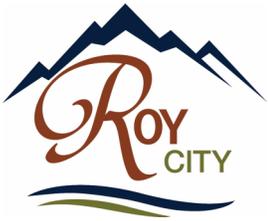
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# Single Family Residential Uncovered Decks

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Contact #:** \_\_\_\_\_

**Email:** \_\_\_\_\_

This handout was developed by Roy City as a basic plan submittal under the 2015 International Residential Code. It is not intended to cover all circumstances. Check with your local building department for additional requirements.



# Roy City Deck Permit Information

## Permits Required

Building permits are required for all decks that are attached to the home, greater than 200 sq. ft. and are 30 inches or more above grade and that serve either the primary exit door or other exits. Decks and platforms less than 200 sq. ft., less than 30 inches above adjacent grade and not attached to the house, and do not serve the primary means of egress, do not require a building permit.

## Required Inspections

1. Footings: After the holes are dug, prior to the pouring of concrete.
2. Framing/Final: To be made after all framing, blocking, and bracing are in place and prior to covering the construction so it is accessible for inspection. This inspection can be completed at the time of the final inspection if all parts of the framing will be visible and accessible.
3. Other Inspections: In addition to the two inspections above, the inspector may make or require other code inspections, such as an electrical inspection, to ascertain compliance with the provisions of the code, or to assist you with your questions or concerns during the construction process.

## General Plan Requirements

### SITE PLAN

Site plan indicating the lot dimensions, the location and size of the existing structure(s), and the location and a size of the proposed structure. Indicate the setbacks from property lines of the existing and proposed structure(s). Also include all impervious surfaces in the rear yard with the location, size, and setbacks to the rear and side yard property lines on your drawing.

### Deck Plans shall have the following

#### Floor plan

- Size of deck.
- Size and spacing of deck joists.
- Type and grade of lumber used.
- Size, type, location and spacing of support posts.
- Size and type of beams.
- Attachment detail to house.
- Ledger board flashing detail.

#### Elevation

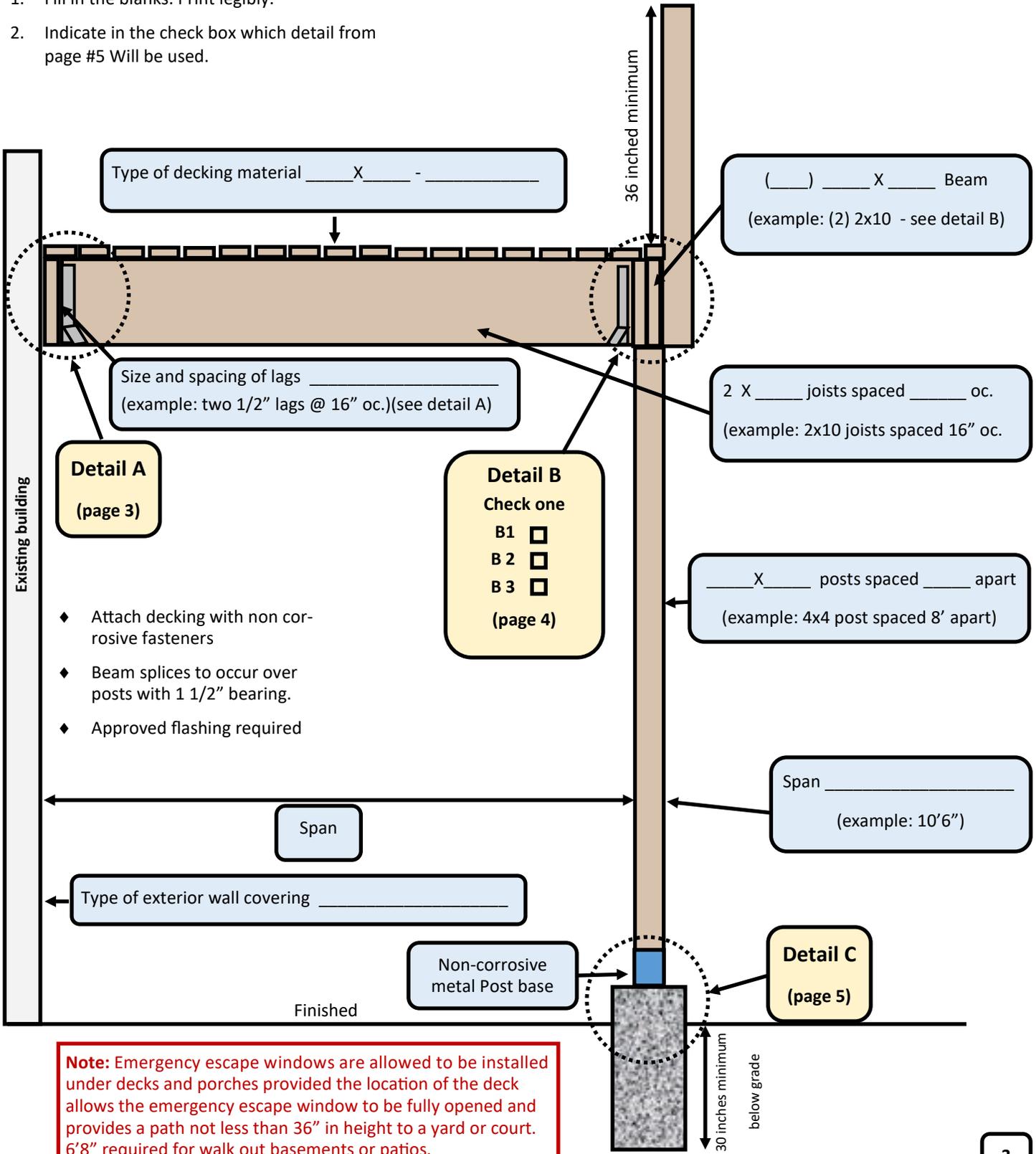
- Height of structure.
- Size and depth of footings.
- Guard height and spacing.
- Handrail height and size.
- Stair detail showing rise and run of stairs.



# Deck Section

**DIRECTIONS**

1. Fill in the blanks. Print legibly.
2. Indicate in the check box which detail from page #5 Will be used.

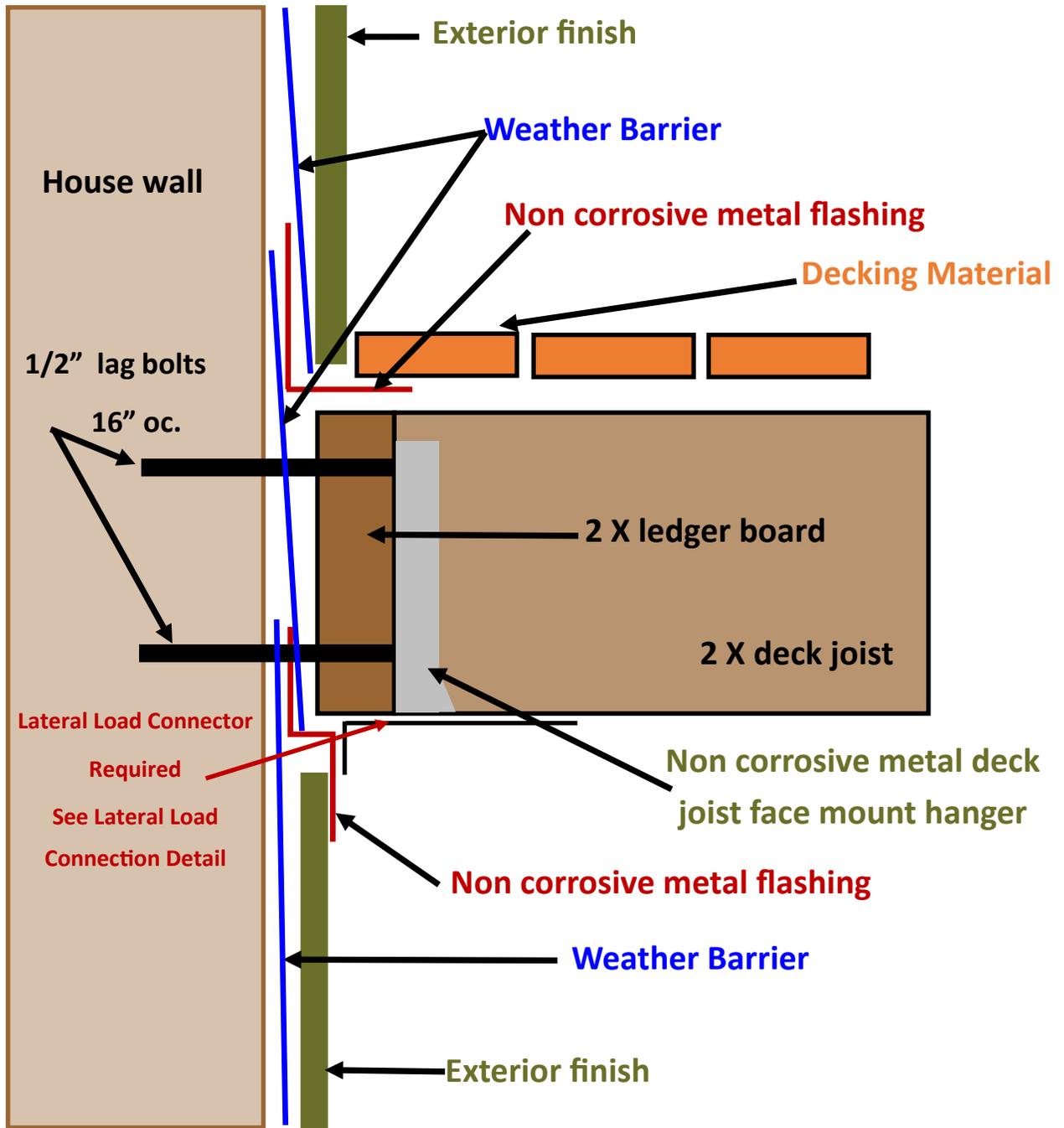


**Note:** Emergency escape windows are allowed to be installed under decks and porches provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than 36" in height to a yard or court. 6'8" required for walk out basements or patios.



# Detail A

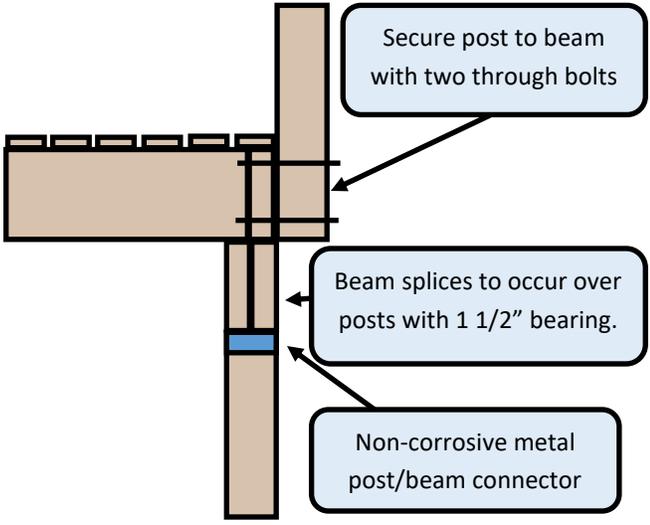
## Deck Ledger to House



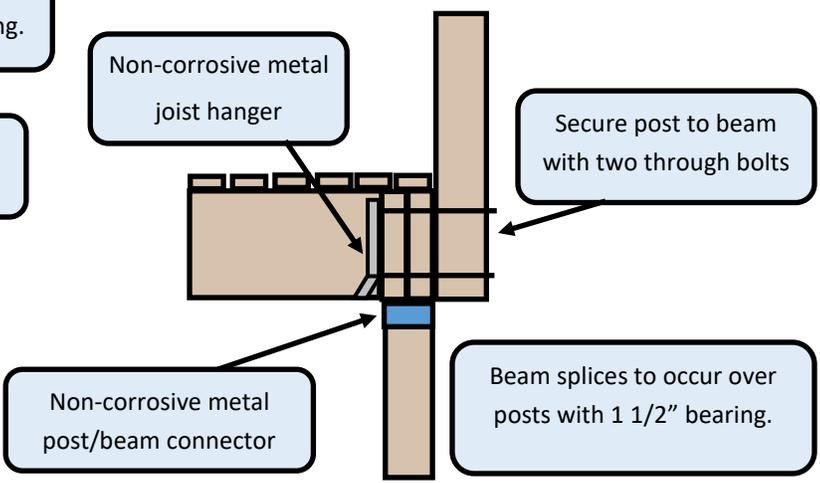


# Detail B

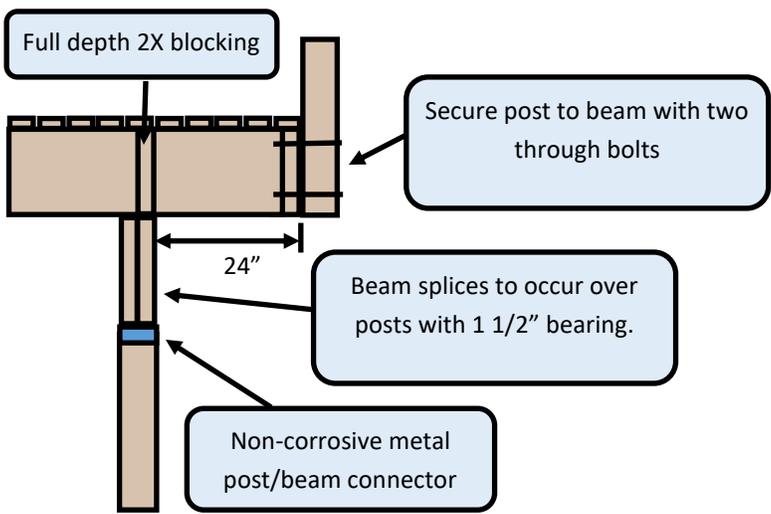
## Detail B 1 Bearing on beam



## Detail B 2 Joists hanger on beam



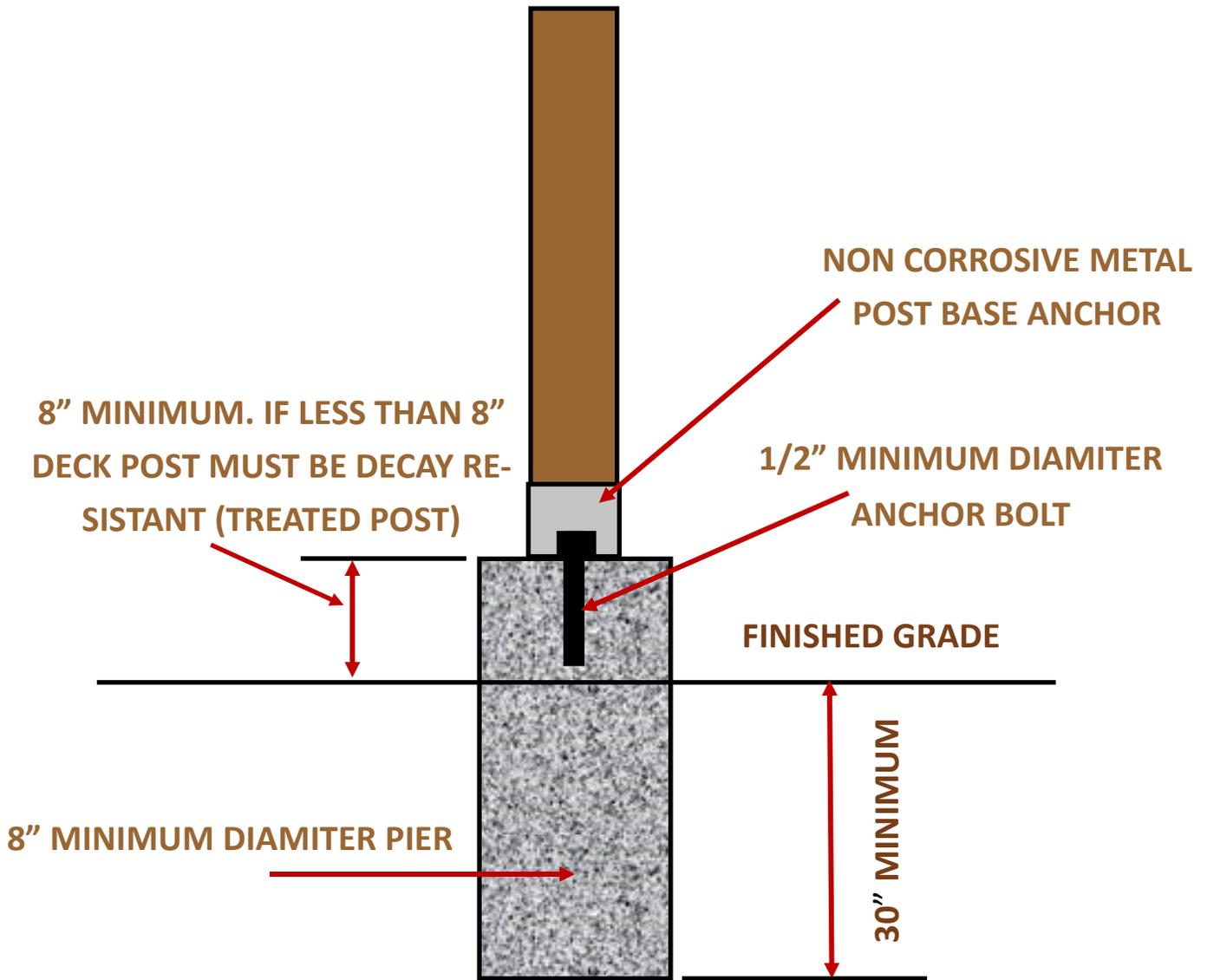
## Detail B 3 Cantilever



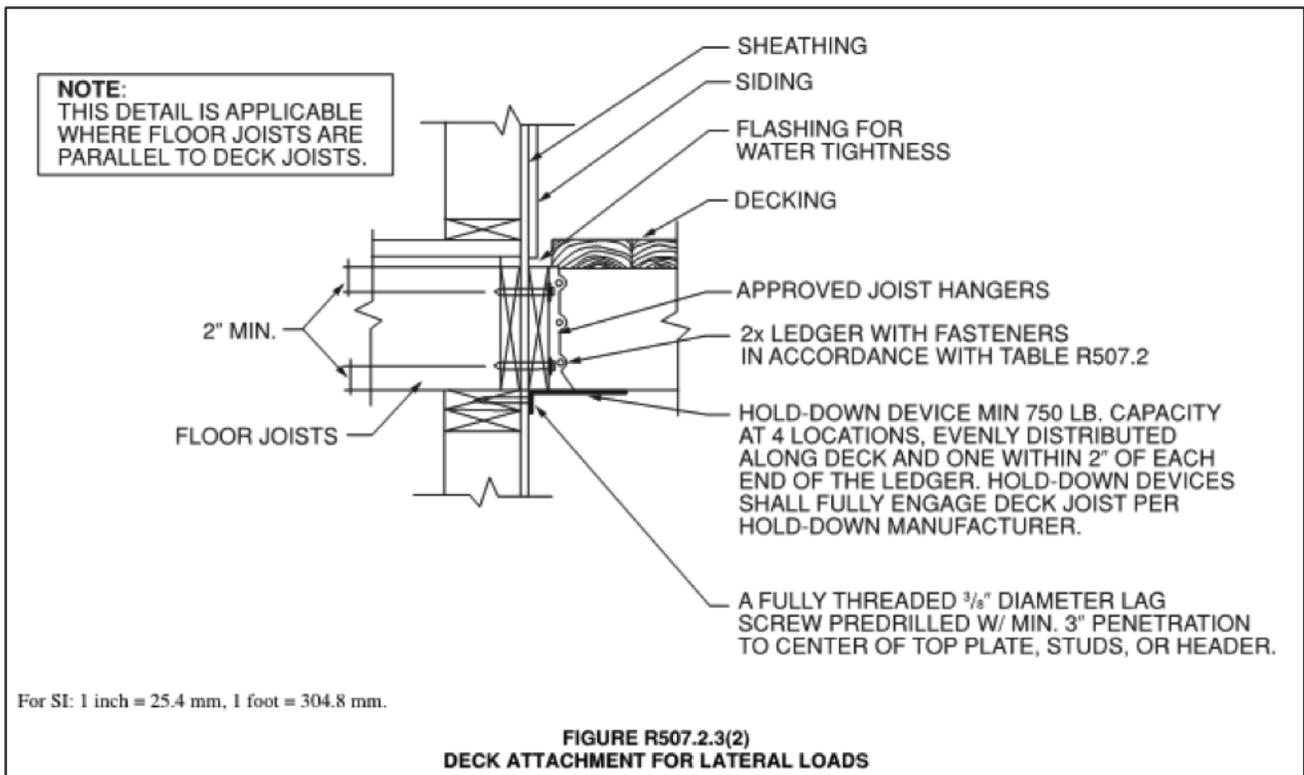
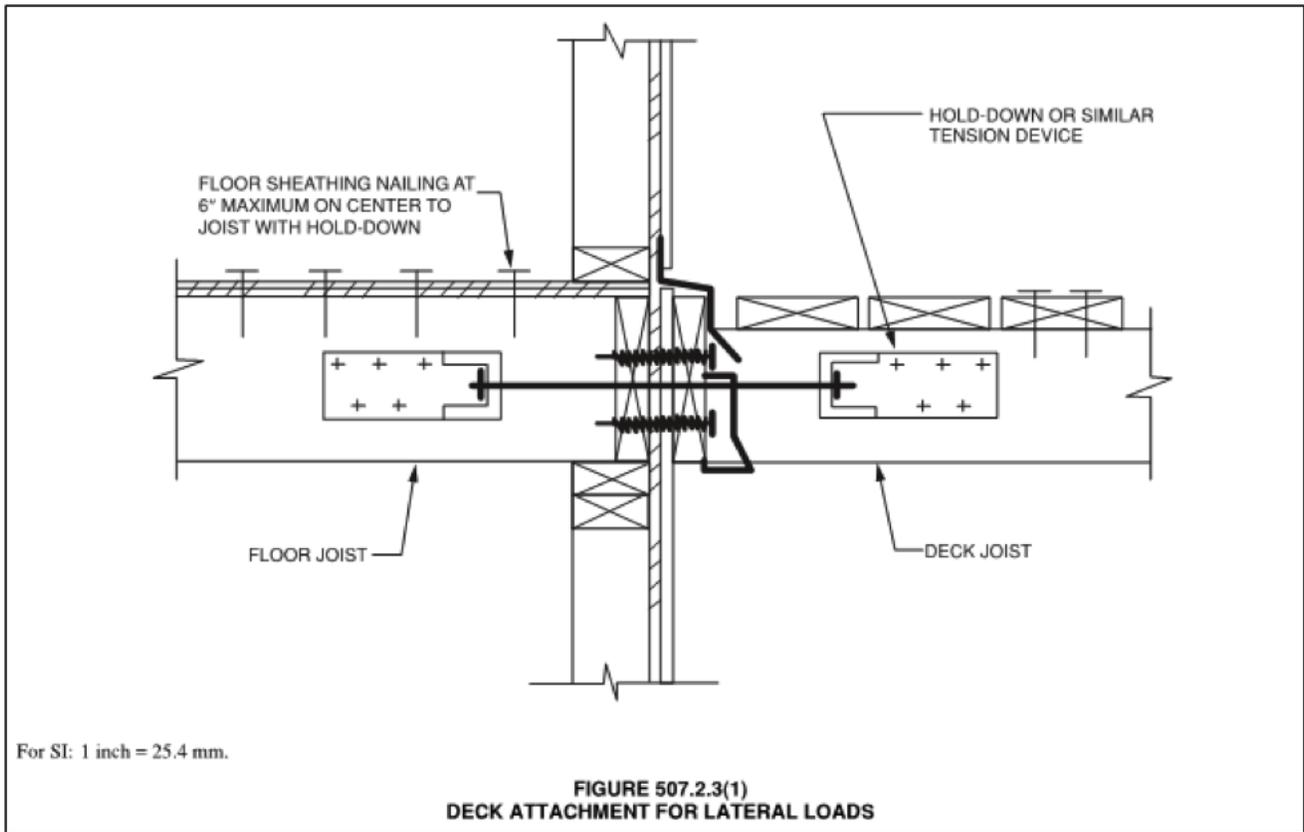


# Detail C

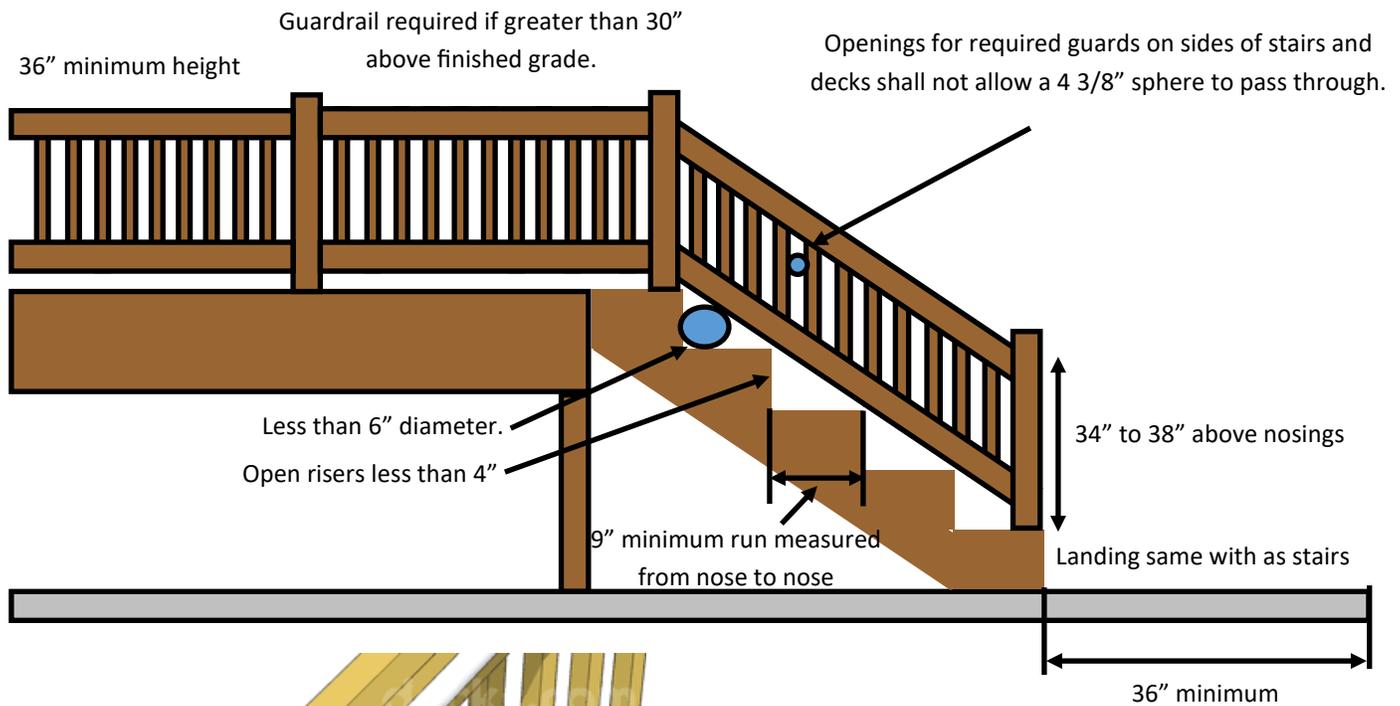
## Deck Post Footing Detail



# Deck Lateral Load Connection Detail



# Deck stairs & handrails



## Stairway Notes:

1. Stairways shall not be less than 36" in width.
2. 2. stairway risers shall not be greater than 8" in height.
3. 3. Stairway treads shall have a minimum run of 9" measured from nose to nose.
4. The length of the run and height of the rise shall not vary more than 3/8" in the entire run of the stairs.
5. Stairs are required to be illuminated.
6. Open risers are permitted if the opening is less than 4"
7. A graspable handrail shall be installed 34" to 38" above the stairs and shall be returned at ends to a post or railing as shown above.