

## REGULATIONS FOR DECKS, POOL DECKS, AND PATIOS

**A building permit is required before installing any deck!**

**No one may use the newly built deck until a Certificate of Compliance has been issued by Code Official!**

**§RR502.1 General.** Load-bearing dimension lumber for joists, beams and girders shall be identified by a grade mark of a lumber grading or inspection agency that has been approved by an accreditation body that complies with DOC PS 20. In lieu of a grade mark, a certificate of inspection issued by a lumber-grading or inspection agency meeting the requirements of this section shall be accepted.

**§RR502.1.1 Preservatively treated lumber.** Preservatively treated dimension lumber shall also be identified as required by §RR323.1.

**§RR502.2.1 Decks.** Where supported by attachment to an exterior wall, decks shall be positively through anchored (lag bolts, nails, and toe-nails are not acceptable) to the primary structure and designed for both vertical and lateral loads as applicable. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting. If installing footers – they must be a minimum of 42” below average grade level.

**§RR502.3 Allowable joist spans.** Spans for floor joists shall be in accordance with Table RR502.3.1 (2). See back of sheet.

**§RR502.7 Lateral restraint at supports.** Joists shall be supported laterally at the ends by full-depth solid blocking not less than 2 inches nominal in thickness; or by attachment to a header, band, or rim joist, or to an adjoining stud; or shall be otherwise provided with lateral support to prevent rotation.

**§RR502.9 Fastening.** Floor framing shall be nailed in accordance with Table RR602.3(1). Where posts and beam or girder construction is used to support floor framing, positive connections shall be provided to ensure against uplift and lateral displacement.

**§RR315.1 Handrails.** Handrails having minimum and maximum heights of 34 inches and 38 inches respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of stairways. All required handrails shall be continuous the full length of the stairs with two or more risers from a point directly above the top riser of a flight to a point directly above the lowest riser of the flight. Ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1.5 inches between the wall and the handrail.

**§RR316.1 Guards required.** Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches in height measured vertically from the nosing of the treads.

**§RR316.2 Guard opening limitations.** Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4 inches or more in diameter.

**All decks must be a minimum of ten feet from property lines.**

**Decks and patios may not be erected on or in a right-of-way or easement.**

**If deck serves a pool – see pool regulations for additional requirements.**

See Table RR502.3.1(2) for Span Table

TABLE RR502.3.1(2)

FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES  
 (Residential living areas, live load=40 psf, L/Δ=360)

JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10			
			2x6	2x8	2x10	2x12
			Maximum floor joist spans			
			(ft.-in.)	(ft.-in.)	(ft.-in.)	(ft.-in.)
12	Spruce-pine-fir	#2	10-3	13-6	17-3	20-7
16	Spruce-pine-fir	#2	9-4	12-3	15-5	17-10
24	Spruce-pine-fir	#2	8-1	10-3	12-7	14-8

(See manufacturer's recommendations for engineered wood products)

(See manufacturer's recommendations for vinyl or similar materials)