

Richton Park Guides

Decks

Permit Procedures

All applicants must submit a completed permit application, including the estimated cost of construction. If a contractor will be constructing the deck, that person must be licensed with the Village of Richton Park. The submittal must include two (2) copies of your plat of survey including the size and location of the deck with dimensions from the property lines. The size and location of the deck shall meet all zoning requirements. Two copies of a detailed framing plan, drawn to scale, must also be included and should contain the following:

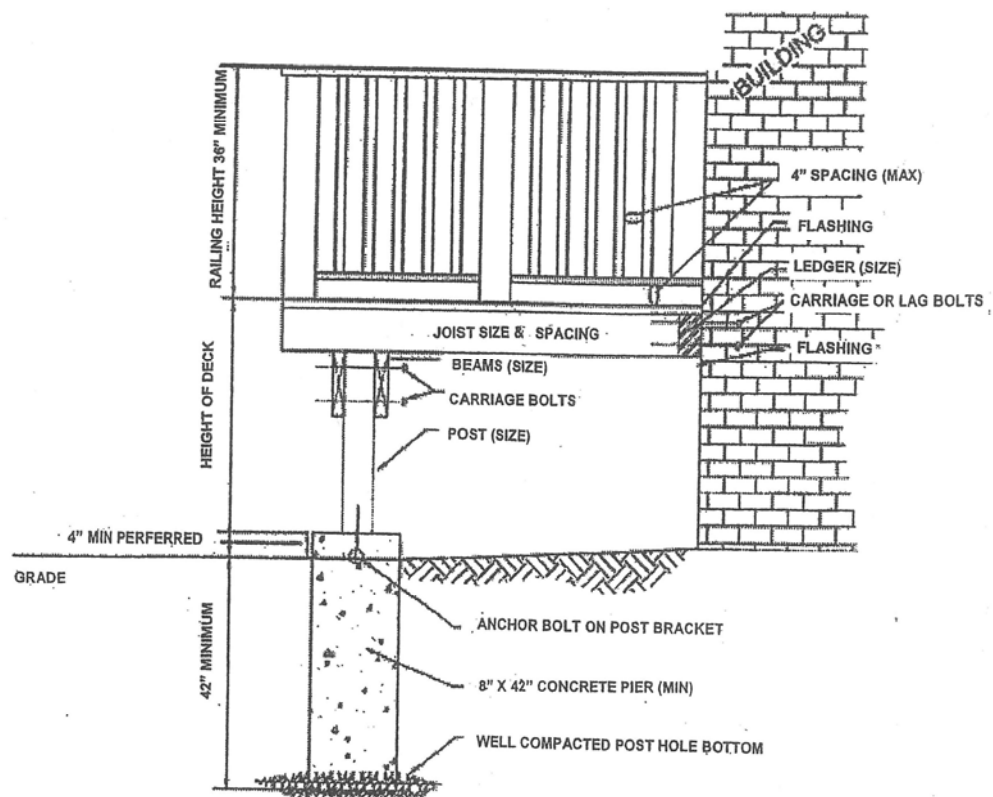
- **If attached to house, indicate the exterior finish of the home (brick, siding, etc.) and the method of attaching deck to house.
- **Specify overall dimensions of the deck, including post and beam locations with dimensions indicating beam spans between post and posts.
- **Indicate the location of basement window wells, hose bibs, electric and gas meters. Specify height above grade.
- **Provide a detail of the stair width, tread depth, and riser height. Provide handrail and guardrail details.
- **Computer generated framing plans from retail outlets need to provide all required information.
- **Permit fee is determined from the Village of Richton Park ordinance fee schedule 144.04

Inspection Requirements

Inspections must be scheduled for three separate intervals:

1. Pier Inspection—After holes for the piers are dug and prior to pouring concrete
2. Rough—After deck is framed and prior to installing decking and hand-rail
3. Final—After deck completion and yard area restored.

Construction Diagram



Decks

Specifications

- Piers**
- Minimum depth is 42 inches.
 - Minimum 8 inches in diameter or 10 inches above grade.
 - Shall be a minimum of 4 inches above grade.

- Posts**
- Shall be water resistant or pressure treated lumber.
 - Shall be secured on top of the concrete piers by approved anchors.
 - Are not permitted to be installed below grade.
 - Deck posts shall be a minimum 4" x 4".

- Beams**
- Splices in beams shall be made over a post or pier; splices in beams mid-span are prohibited.
 - All beams must be fastened together and bear directly on a post or installed to either side of the post and the open space between beam halves shall be blocked with a 2 x 4 every 2 feet.
 - All post to beam connections must be made with a galvanized metal framing connector.

- Floor Joists**
- Maximum 16 inches on center joists spacing when using 5/4 nominal lumber for the decking.
 - Shall bear on both halves of the beam when beam is attached to either side of the post.
 - When beams halves are attached, joist may bear directly on beam or hang from beam with an approved galvanized framing connector.
 - Must be rated at 40 psf live-load using pressure-treated lumber.
 - Maximum joist spacing for 5/4 decking is 16" O.C.

- Stairs/
Stepdown**
- 7 3/4-inch maximum riser height and 10-inch minimum tread width.
 - All treads must be the same depth.
 - Risers may not vary more than 3/8 inch.
 - A step down deck platform shall be a maximum 8" from the egress threshold of the house.

- Guards/
Handrails**
- Guardrails are required on open sides of stairway greater than 18 inches from grade.
 - Maximum spacing on balusters and intermediate rail is 4 inches.
 - Guardrails are required around the perimeter of all decks 18 inches or more above grade.
 - Guardrail members shall not be installed in a manner that creates a ladder-like effect.

- Connectors**
- Joist hangers shall be installed by the use of approved joist hanger nails or 16D nals.
 - All exposed wood from the deck attachment to the house shall be property flashed.

- Other Items**
- Deck must be designed to support a 40-pound per sq. ft. live load.
 - Guardrails greater than 42 inches in height are considered privacy screening and are limited to 40 linear feet.
 - The location of the deck on the property must meet all zoning requirements (contact Community Development for details).
 - Structures must be kept out of area designated as utility, open space, or drainage easement on the Plat of Survey for property.
 - Any deck less than 5' off grade shall have vegetation removed and an approved landscape material to inhibit vegetation growth installed underneath 2" of pea gravel or an equivalent.
 - Call **J.U.L.I.E. at 800-892-0123** at least 48 hours prior to digging.

BEAM SPANS: Spacing

Pier-to-Pier	Post-to-Post
(2) 2 x 6 on edge	up to 6'0"
(2) 2 x 8 on edge	6'0" - 8'0"
(2) 2 x 10 on edge	8'0" - 10'0"
(2) 2 x 12 on edge	10'0" - 12'0"

JOIST SPANS

Joint Spacing	Max Clear Spac
2 x 6 @ 16" o.c.	8'6"
2 x 8 @ 16" o.c.	11'6"
2 x 10 @ 16" o.c.	15'0"
2 x 12 @ 16" o.c.	18'6"