

1, 2 & 3 FAMILY DECKS PLAN REVIEW WAIVER.

A permit is required for decks 24” and over in height 36” laterally above grade.

INSPECTIONS REQUIRED: *Comment: It is the responsibility of the permit holder to request inspections.*

1. Footing inspection after footing is prepped and before concrete is placed.
2. Framing and Final inspection after the deck and grading improvements are completed.

CONSTRUCTION REQUIREMENTS

1. **Permit:** A zoning may be required for all decks. A building permit is required for decks 24” and over in height 36” laterally above grade.
2. **Plan Requirement:** Provide top view framing, elevation and site plan drawn to scale. Most decks are built on wood posts, set on footings. The deck platform is a combination of beam and joist covered with deck boards, all mechanical connections and fasteners shall be of the proper type. Wood used in deck construction should resist insects and decay, either naturally or by being chemically treated.
3. **Design:** When the size and shape of the deck is determined, you need to design the supporting system. This system depends upon the spacing and heights of supporting post, joist spacing, total weight and type of wood used. All structural members used in your deck shall support a minimum live load of 40 pounds per sq. ft. (PSF) plus 10 pounds of dead load equals a total of 50 lbs per sq ft. Add 30 psf for roofs totaling 80 pounds per square foot. Balconies shall be constructed with a minimum live load of 70 pounds per sq ft.
4. **Footing Requirements:** Depth below grade shall be 32” minimum to the bottom of the footing. Width of concrete footing without a roof is to be 14” and a minimum of 8” of concrete. Use minimum 2500 (PSI) concrete. Stairs of 3 risers or more require footings.
5. **Handrails:** A stairs of 4 or more risers up to but not including 30”high require a handrail on at least one side of the stairway. This handrail is to have a minimum height of 34” to a max height of 38” measured vertically from the nosing of the treads. Handrails are to terminate into post or provide safety ends.
6. **Guardrails:** Guardrails that form a part of handrails on open side of stairs shall have a minimum height of 34” and a maximum height of 38” measured vertically from the nosing of the treads. Guardrails are to be a minimum: 36” high at porches, balconies or raised surfaces located 30” or more above grade. All guardrails shall have vertical member that shall not allow passage of a sphere 4” in diameter between the members or ornamental closures which shall not allow passage of an object 6” or more in diameter.
7. **GENERAL INFORMATION:** All work performed must be in accordance the Zoning permit, current residential code, and all other applicable laws and ordinances. Any permit shall become invalid if the authorized work remains uncompleted or is suspended or abandoned throughout any six month period.
8. **Permit fees:** Permits may be applied for via mail. **Deck permit fee is \$120.00, plus 1% State Fee. Total Permit fee \$121.20.** Copy this form and sign it. Send this copy, a copy of your zoning permit and the permit fee to the Building Regulation office. A receipt and a signed copy will be returned by mail.

This deck sign off document is provided to allow a footing, framing and final building inspection as an alternative to plan review. The contractor and owner shall be responsible that the deck meets footing size and soil bearing capacities to properly support the construction. If the building inspector determines that the deck does not meet the requirements of the current building code, the permit will be suspended until the footings and/or the plans are corrected. The code requires a passed final inspection before occupancy is approved.

Maximum span of joist and beams shall meet pier footing table below. The bottom of footing shall be a minimum of 32" below grade. Post shall bear on top of minimum 8" thick concrete footing.

PIER FOOTING, BEAM & JOIST TABLE

Pier size-Diameter	Maximum tributary area allowed per post (square feet)	Max span of joists and beams	Minimum size of beams
8"	21	4' 9"	4x4
10"	33	5' 8"	4X6
12"	47	6' 10"	4X8
14"	64	8'	4X10
16"	84	9' 2"	4X12
18"	106	10' 4"	4X12
20"	131	11' 6"	
22"	158	12' 7"	
24"	188	13' 8"	
26"	221	14' 11"	
28"	257	16'	
30"	295	17' 2"	

Based on 3000 lb. Soil capacity, Design load is 50 PSF (40 LL & 10 DL), Based on post centered in tributary area, Other tributary area/spans may apply and provide calculations are subject to plan review thus voiding this document & If other calculations are submitted for review, approved plans are to be on site for footer and all required inspections.

ALLOWABLE SPAN FOR GIRDER SPAN FOR SUPORTING ONE FLOOR

SPACING BETWEEN GIRDERS BASED ON No.2 LUMBER

Size of wood girder	4FEET	6 FEET	8 FEET	10 FEET	12 FEET
4X4	5'-0"	4'-0"	3'-6"	3'-0"	2'-6"
4X6	7'-6"	6'-0"	5'-6"	4'-6"	4'-0"
4X8 OR 6X6	10'-0"	8'-6"	7'-6"	6'-6"	5'-0"
4X10 OR 6X8	13'-0"	10'-6"	9'-6"	8'-6"	5'-6"
4X12 OR 6X10	16'-0"	12'-6"	11'-0"	10'-0"	8'-0"

MAXIMUM POST HEIGHT

POST SIZE	WITHOUT BRACING	WITH BRACING
4X4	6'	8'
4X6	10'	14'
6X6	16'	16'

The maximum length of deck joist with calculations based on pressure treated material with elasticity of 1.6.

Joist size-----	2x6	2x8	2x10	2x12
Max. length of joist spaced	12" o/c	10'-9"	14'-2"	18'-0"
	16" o/c	9'-9"	12'-10"	16'-9"
	24" o/c	8'-6"	11'-3"	14'-4"
				17'-5"

I AGREE TO COMPLY WITH ALL ITEMS LISTED ON THIS 1,2,&3 FAMILY DECK WAIVER.

ADDRESS OF PROJECT: _____ Print Name _____

Applicants Signature _____

GREENE COUNTY
DEPARTMENT OF BUILDING REGULATION
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April 11, 2012