

Engineering & Building

6000 Mason-Montgomery Road

Mason, Ohio 45040

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Residential Deck Drawings

A permit is required for any deck that is above grade level. This includes decks that have the bottom of the structure on the ground. Plans should include two copies of deck construction drawings and lot plans with the deck shown to scale and the distance to property lines. To check the required setbacks of the deck from the property lines, see Section 1147.5 A) in the City of Mason's Zoning Code, which is available online at www.imagemason.org under "City Government," and "Engineering & Planning." Please call our office if you have any questions or if you need assistance using the code.

When applying for a permit to construct a deck, there are a few items that must be submitted for building and zoning compliance. These items need to appear on the drawings submitted with the application form for a permit. They are related to requirements in the Residential Code of Ohio for One-, Two-, and Three-Family Dwellings, 2013 edition. A copy of the code is available for reference at the Engineering and Building Department. The code can also be accessed online at www.com.state.oh.us/dico/bbs.aspx under "Ohio E-Codes".

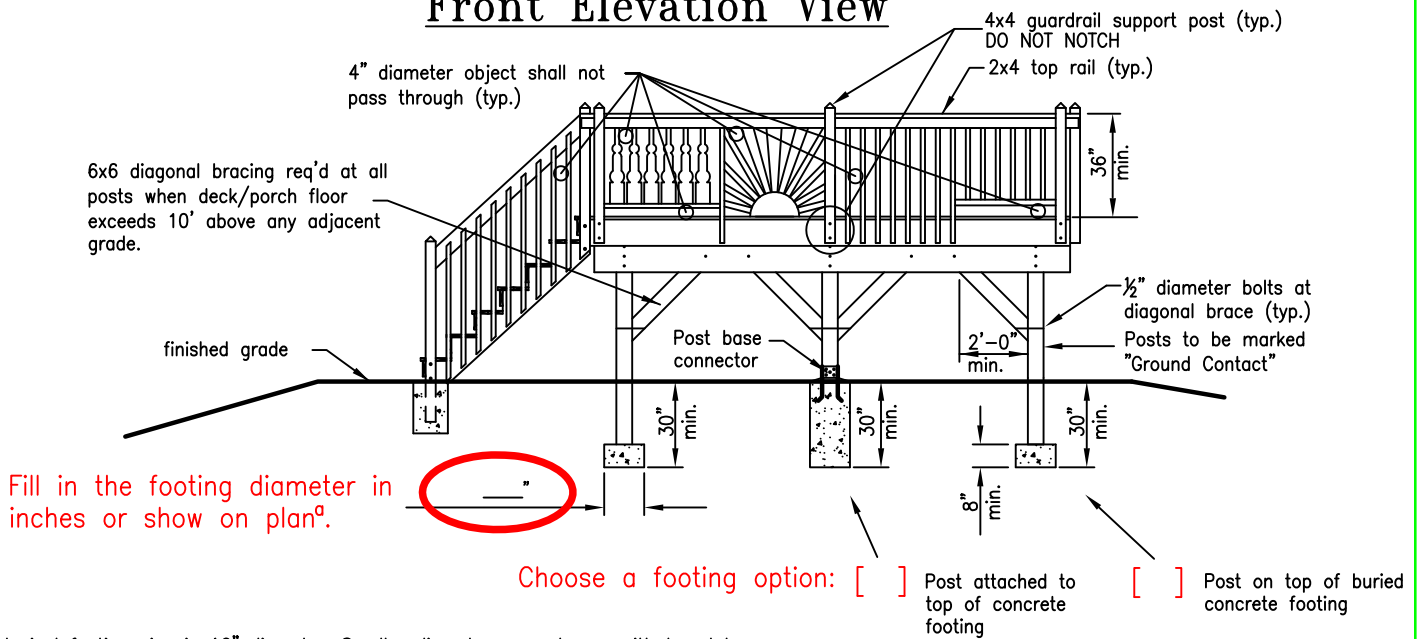
The information and details shown on the following sheets can be used as part of your permit plans for your deck. They are available as a guide to help you with the detailing, and they can be used partially or in full. For example, if you have Framing Plans already prepared, then any of the other information, such as the Stair Section and one of the Ledger Board Details, can be printed and submitted along with the Framing Plan to complete your set of drawings.

The following drawings are also available online at www.imagemason.org under "City Government," and "Building Documents." Please call our office if you have any questions or if you need assistance using the drawings. Our drawings are one example and are not the only way to comply for deck permits.

General Notes

1. All lumber shall be pressure treated No. 2 Southern Pine, or better.
2. All metal fasteners & hangers shall be hot-dipped galvanized steel, stainless steel, G185 galvanized or otherwise compatible with the wood treatment. All bolts shall be 1/2" diameter minimum.
3. All beam and top rail splices shall occur at a post or otherwise on adequate bearing.
4. All footings shall be cast-in-place concrete with a min. 2500 psi compressive strength.
5. Guards are required at all areas where the deck/porch floor is greater than 30" above grade for a distance of 3 feet measured from edge of deck.
6. Required guards shall be 36" tall (min.) and be constructed such that a 4" diameter object will not pass through.
7. Guard post spacing shall not exceed 6 ft. on center.
8. Guards and handrails are required at all stairs that are greater than 30" above grade.
9. The deck/porch floor shall be within 8 1/4" of the top of the door threshold.
10. Live Load Deflection: Joists & Beams- L/360
Guards- L/240
11. Design Loads: Floor Live Load - 40 lbs./sf (min.)
Wind Speed - 90 mph
Soil Bearing Pressure - 1500 lbs./sf
12. Guards shall be designed for a 200 lb. concentrated load placed along the top rail in any direction, at any point.
13. This deck/porch is not designed for hot-tub or spa loading.
14. All exterior stairs & associated landings shall be illuminated.
15. Post size is based on the height of the deck floor above finished grade (at the highest point):
0' to 8' high: 4x4, 4x6, 6x6
8' to 10' high: 4x6, 6x6
10' and up: 6x6 (required for multi-level decks also)
16. The actual field construction shall match the approved plans. All field changes and/or deviations require an Engineering Change approval.

Front Elevation View



a. The typical footing size is 16" diameter. Smaller diameters may be permitted and larger diameters may be required based on the actual deck framing layout.

Rev. 1/1/2013

Property Address: _____

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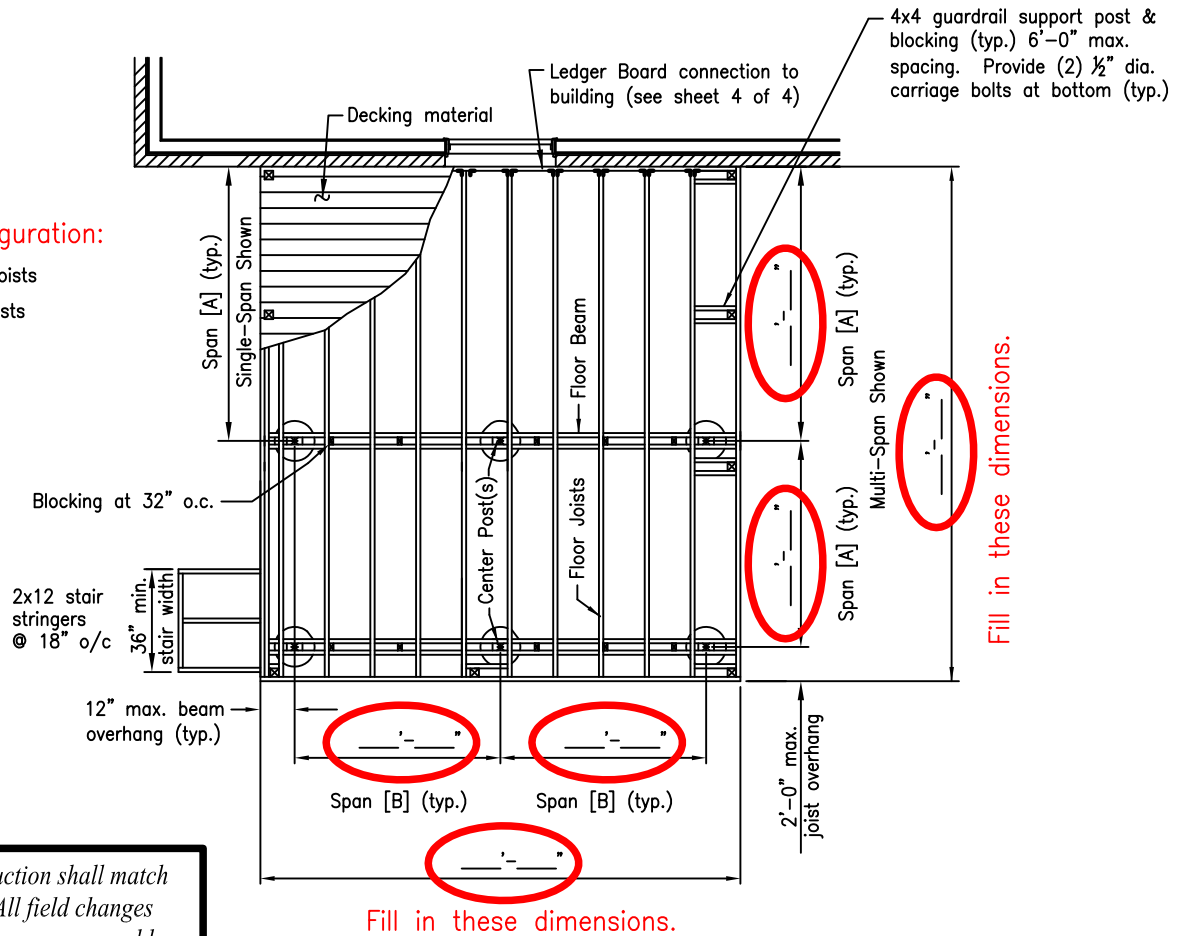
Application Number: _____

Residential Deck Drawings

Foundation & Framing Plan

Choose a span configuration:

- Single-Span floor joists
- Multi-Span floor joists



The actual field construction shall match the approved plans. All field changes and/or deviations require an approval by the building department.

Framing Table

Floor Joists ¹			Floor Beams ²		
Choose Joist Size	Lumber Size (nominal)	Max. Span [A] (feet)	Choose One Row	Lumber Size (nominal)	Max. Span [B] (feet)
[]	2 x 6	9'-9"	[]	(2) 2 x 6	5
			[]	(2) 2 x 8	7
			[]	(2) 2 x 10	9
			[]	(2) 2 x 12	11
[]	2 x 8	12'-10"	[]	(2) 2 x 8	7
			[]	(2) 2 x 10	9
			[]	(2) 2 x 12	10
[]	2 x 10	16'-1"	[]	(2) 2 x 10	8
			[]	(2) 2 x 12	9
[]	2 x 12	18'-10"	[]	(2) 2 x 12	8

- Choose one joist size with the associated maximum span. All joists are spaced a maximum of 16" O.C.
- Choose one floor beam with the associated maximum span that corresponds with the size of joist chosen.

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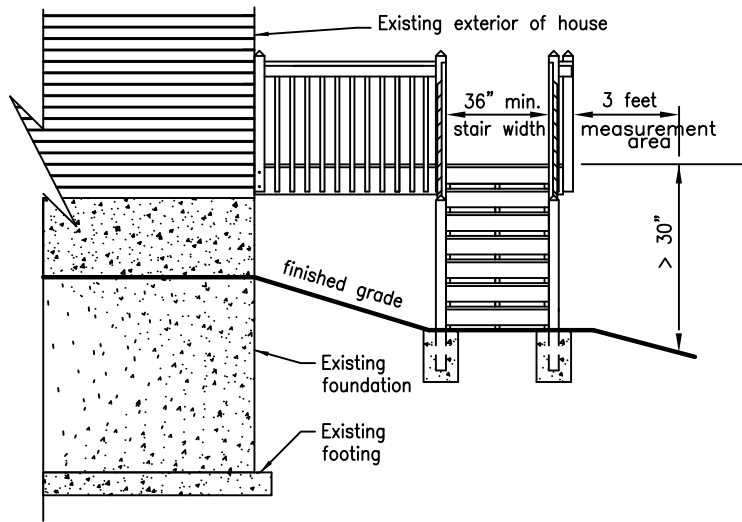
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Residential Deck Drawings

Left Side Elevation View

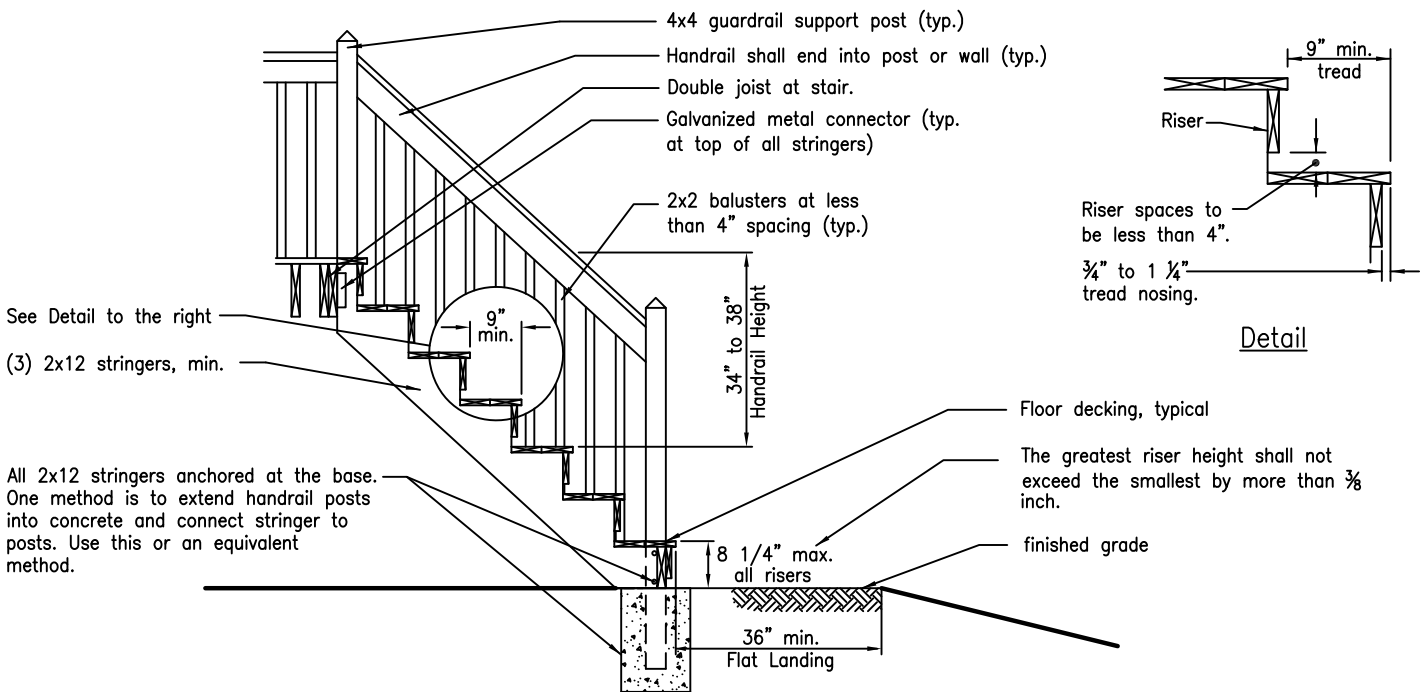


CITY OF **MASON** OHIO
more than you imagine.



Min. 36" high guardrails required when deck surface is more than 30" above the adjacent grade for a distance measured 3 feet from edge of deck

Stair Section View



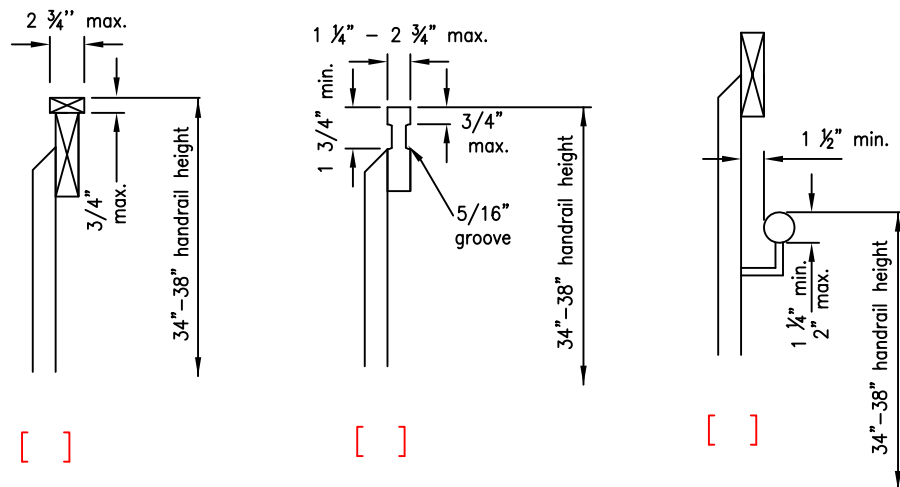
See Detail to the right
(3) 2x12 stringers, min.

All 2x12 stringers anchored at the base. One method is to extend handrail posts into concrete and connect stringer to posts. Use this or an equivalent method.

Floor decking, typical
The greatest riser height shall not exceed the smallest by more than 3/8 inch.

Detail

Handrail Sections at Stairs



Choose a handrail grip style: []

[]

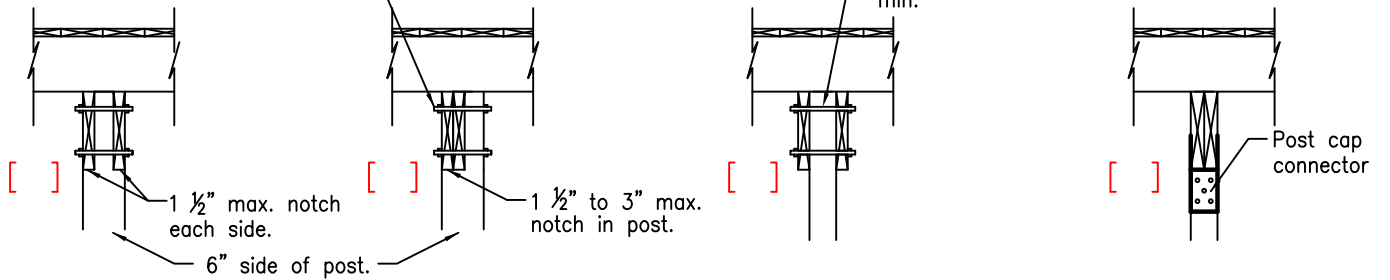
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Residential Deck Drawings

Beam-to-Post Connection Details

Choose one beam-to-post connection option. Choose one post size based on the height of the deck.

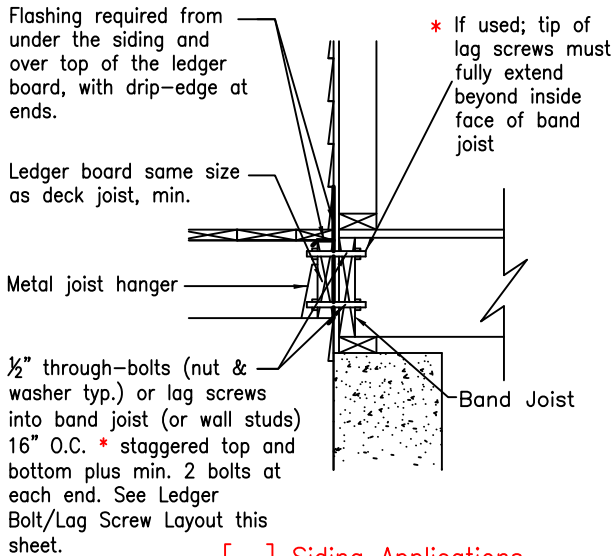
1/2" min. through-bolts with nut and washer each end; provide 2 bolts minimum (typ.)



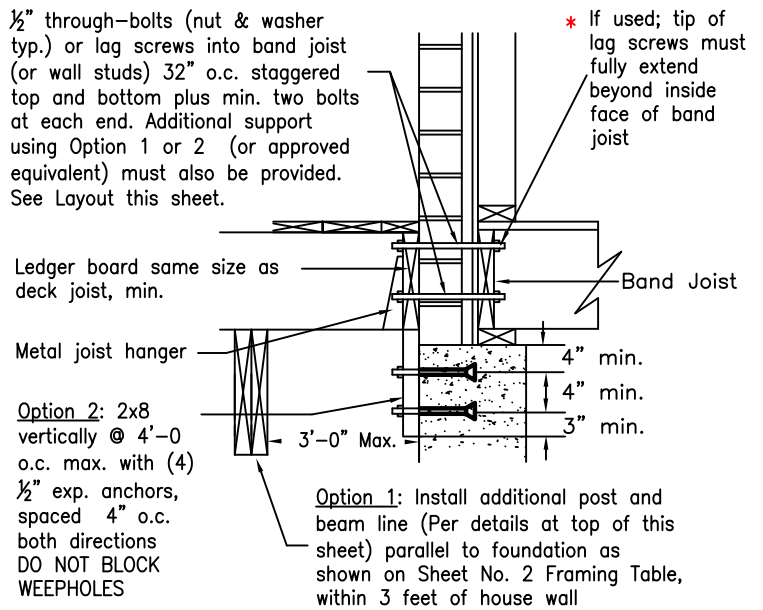
- 4x6 posts (up to 10')
- 4x6 posts (up to 10')
- 4x4 posts (up to 8')
- 4x4 posts (up to 8')
- 6x6 posts (req'd over 10')
- 6x6 posts (req'd over 10')
- 4x6 posts (up to 10')
- 4x6 posts (up to 10')
- 6x6 posts (req'd over 10')
- 6x6 posts (req'd over 10')

Ledger Board Details

Choose the ledger board detail that applies.



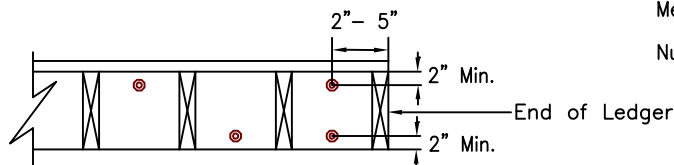
Siding Applications



Brick Veneer Applications

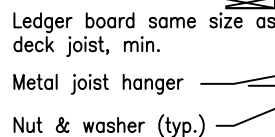
* 1/2" Lag screws with 16" O.C spacing can be used for 10 feet max. joist spans. For longer joist spans, the maximum spacing shall be as follows in the joist span table below.

* Joist Span/Lag Screw Fastener Spacing			
10'-1" to 12'	12'-1" to 14'	14'-1" to 16'	16'-1" to 18'
15"	13"	11"	10"



Typical Ledger Bolt/Lag Screw Layout

1/2" expansion anchors 16" o.c. staggered top and bottom plus min. two anchors at each end. See Ledger Bolt Layout this sheet.



Concrete Applications

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Residential Deck Drawings