2019 DECK

This information bulletin describes the minimum requirements for obtaining residential deck permits using the City of Poway standard plan, ICC approved plans, or other conventionally framed plans.

I. WHEN IS A PERMIT REQUIRED?
A building permit is required for any residential deck that exceeds 200 square feet in area, that is more than 30 inches above grade at any point, is attached to a dwelling unit or serves as the exit door required by Section R311.4.

II. YOUR OPTIONS FOR SERVICE
Deck permits may be obtained “over-the-counter” when using the City standard plan, ICC approved plans or designed using conventional wood framing. Plans not meeting the criteria for over-the-counter plan check must be submitted for plan review.

III. DRAWINGS TO PROVIDE/FORMS TO COMPLETE
Plans must be drawn to scale and must be of sufficient clarity to indicate the location, nature, and extent of the work proposed. Be sure to clearly label all existing and proposed construction.

Plans must show, in detail that the proposed work will conform to the provisions of the California Building Code, and all other relevant laws, ordinances, rules and regulations. Zoning information is available at the Services Counter. Three sets of plans are required and must include:

A. Plot Plan
See Figure 1 for requirements.

B. Foundation and Framing Plans
Provide one of the following:

1. One copy of the City standard plan with the proposed footing sizes, rafter sizes, and beam sizes highlighted, OR
2. One copy of an International Code Council (ICC) approved plan from your material supplier, OR
3. Three copies of any other plan. These plans should include a framing plan, foundation plan, elevations, cross-sections, and connection details.

C. Floor Plan
For decks adjacent to a residential building, include a floor plan and show the following information:

1. Use and dimensions of all rooms opening onto the deck.
2. Location and size of all windows and doors from those rooms.

Documents referenced in this Informational Bulletin:
- 2019 California Residential Code (CBC)
- International Code Council (ICC)

D. General Application
All projects must be submitted with a General Application. The application for a permit expires within 180 days but can be extended by the Building Official for a period not to exceed 180 days on request by the applicant. If you intend to obtain your permit on the same day as plan review, the application must be fully completed.

Note: there are no exceptions to the Workers’ Compensation Insurance requirements. If the property owner is doing the construction work or is hiring a number of different contractors, a separate Owner-Builder Verification form must be signed by the owner at the Services Counter before the permit can be issued.
IV. ADDITIONAL REGULATIONS

A. If deck posts are to be located less than 5'-0" from the property line, and zoning regulations are permitting, the deck must be one-hour fire-resistive wall extending to the underside of the deck sheathing within 5'-0" to the property line side to provide fire protection. See Table R302.1 (1) of the California Residential Code.

B. A deck which is cantilevered beyond 3'-0" to the property line can project to within 24" of the property line if zoning regulations are permitting. Combustible projections less than 5'-0" must be of one-hour fire-resistive or heavy timber construction. See Table R302.1 (1) of the CRC.

C. No fire protection is required for the common wall between the dwelling unit and deck as they fall under the same occupancy classification.

D. All electrical wiring and equipment must comply with regulations for exterior installation.

V. CONSTRUCTION SPECIFICATIONS

Following are the minimum construction specifications for decks:

A. The concrete mix for footings must meet a compressive strength of f’c = 2,500 psi minimum or the following proportions by volume:

   1-part Portland cement
   2 1/2 parts sand
   3 1/2 parts 3/4-inch maximum-size gravel
   7 gallons of water maximum per sack of cement

B. Lumber must be Douglas fir-larch No. 2 or better. All lumber must be grade-marked. Joists, girders, and posts may be required to be protected against decay and termites. See Section R317 of the California Residential Code for details. All posts must be a minimum of 4x4.

C. The post anchorage and bracing details shown on the following sheets have been approved by the City for decks.

   1. Posts must be anchored at the lower end and must be braced at the upper end using either of the details shown in Figure 3. Decorative-type bracing may be substituted if the same resistance to lateral loading is provided.

   2. Post anchorage to footings may be accomplished with a standard approved post base installed per manufacturer’s instructions. The footing must be adequate for the load applied. See Section VII below and Table 4.

D. When it is desired to connect and support one side of the deck structure by attaching it directly to the house, the joist spacing and girder sizes may be as shown in Tables 1 and 3. However, the main girder may be replaced on the side attached to the dwelling unit with a ledger the same size as the joists or larger and fastened to the studs with two 3/8-inch -diameter by 5-inch-long lag bolts spaced at 16" maximum on center for up to a 16-foot joist span. Two 3/8-inch-diameter by 5-inch-long lag bolts may be spaced at 32" maximum on center when the joist span does not exceed 8'-0".

   If a ledger is not used, deck joists should be notched and placed directly on the bottom plate of the dwelling unit.

E. Specify deck covering when submitting plans. Note that the panel span rating for plywood subfloor must be appropriate for the joist spacing (i.e., the second number in the panel span rating must be equal to or greater than the deck joist spacing called out in Table 1). Adequate drainage must also be provided.

VI. INSPECTIONS

An Inspection Record Card is issued at the time the permit is obtained. The inspector signs the card as the construction is inspected and approved. The approved plans, the Inspection Record Card are important records and should be retained.

A permit is active for 180 days. Each Inspection scheduled and passed extends the permit 180 days. Permits approaching expiration can be extended under special circumstances.

Inspections are required at the following times:

A. When footings have been excavated but before concrete is placed,

B. When ledgers are attached to an existing structure, and

C. When work is complete.
Note: The project is not legally complete until there is an approved final inspection.

VII. TABLES
The tables provided are for simple span residential deck joists and girders, minimum pad footing sizes, and a nailing schedule.

The following assumptions have been made:
1. Deck live load is 40 psf, deck dead is 8 psf.
2. All lumber is to be Douglas fir- larch No. 2 or better with a minimum design stresses specified in the tables.
3. All posts are to be 4x4 minimum.
4. Soil bearing pressure is 1,500 psf minimum.

**Table 1/Requirements for deck plot plan and partial floor plan.**

Three copies of a plot plan are required for a permit. Information on each of the following items must be included on the plot plan:

1. Name of owner.
2. Address and Assessor’s Parcel Number where deck is to be built.
3. Legal description of property.
5. Boundaries and dimensions of property. *
6. Names of bordering streets. *
7. Width of alley(s), if any. *
8. Location and width of easements. Private easements should be shown on the property’s deed. *
9. Location and dimensions of existing buildings, structures, retaining walls, paved parking, and driveways. Include distance from property line.
10. Location and dimensions of proposed deck. Include distance to property line.
11. Location and spacing of all posts and supporting deck.
Figure 1/Typical Deck

- Joists (Specify size and spacing per Table 1)
- See connection details below
- Joist spacing
- Post spacing
- Girder (Specify size per Table 3)
- Continuous solid blocking between joists more than 8" in depth
- Footing (Specify size and spacing per Table 4)
- For ledger to unit attachment see Section V, Item D
- Min. 18" U-type hanger

Figure 3/Post-to-girder Connection

**Case 2/Connection, interior condition**

- Post cap installed per manufacturer's installation instructions
- 24" maximum overhang
- 18" maximum
- 18" minimum

**Case 2/Interior condition**

- Provide 4x4 knee brace for top-to-bottom brace on the interior side of all post-to-beam connections when post height exceeds 4'-0"
- Two 1/2" diam. lag bolts top and bottom typical

- Post cap installed per manufacturer's installation instructions
Building Division Counter is open between the hours of 7:30 a.m. and 5:30 p.m. (closed for lunch 11:30 a.m. - 12:30 p.m.) Monday through Thursday. City Hall and the Building Division counter are closed on alternating Fridays (see calendar). Our Friday hours are 8:00 a.m. – 5:00 p.m. (closed for lunch 11:30 a.m. - 12:30 p.m.).

***Please contact the Poway Building Division if you have any questions or concerns at (858) 668-4645 or building@poway.org***