



CITY OF TROY - BUILDING DEPARTMENT

DECK SUBMITTAL REQUIREMENTS

DECK SUBMITTALS

THE FOLLOWING INFORMATION IS REQUIRED TO OBTAIN BUILDING PERMITS FOR DECK ADDITIONS TO SINGLE FAMILY RESIDENTIAL STRUCTURES.

1. FILLED-OUT BUILDING PERMIT APPLICATION

2. **PLOT PLANS:** 2 COPIES OF A **PLOT PLAN** (Accurate Mortgage Survey may be used), DRAWN TO SCALE SHOWING SIZE OF DECK AND DISTANCE TO PROPERTY LINES. SHOULD ALSO SHOW LOCATION OF EXISTING BUILDINGS ON PROPERTY.

NOTE: Section 41.45.00 of the City of Troy Code allows an uncovered deck to project into a required rear yard for a distance of 15 feet; but in no instance closer than 25 feet to the rear lot line. Decks may not encroach into a required side yard.

3. **FRAMING PLANS:** 2 COPIES OF A FRAMING PLAN SHOWING THE STRUCTURE OF THE DECK. THIS SHOULD ALSO INCLUDE:

POSTS: SHOW SIZE AND SPACING. EXTEND A MINIMUM OF 42 INCHES BELOW GRADE. MUST ALSO EXTEND TO UNDISTURBED SOIL, (i.e. In new houses with basements, posts close to the house must be below the basement floor or the deck must be structurally attached to the house). POSTS, WHICH ARE TO BE ENCASED INTO CONCRETE, SHALL BE .60 PCF RETENTION.

BEAMS: SHOW SIZE AND SPAN. (Beams are members that run between posts and are attached to each side).

LEDGERS: IF LEDGER BOARDS ARE TO BE ATTACHED TO THE HOUSE AND USED FOR DECK SUPPORT, THEY MUST IN PLACE AT THE TIME OF POST HOLE INSPECTION.

JOISTS: SHOW SIZE, SPACING AND SPAN. (Joists are framing members which rest on beams, similar to floor joists in a house, spaced usually 16" or 24" apart).

DECKING: SIZE (Decking is the material you actually walk on – usually 2" x 4" or 2" x 6" laid flat).

GUARDRAIL: DECKS WHICH WILL BE 30 INCHES HIGH OR MORE ABOVE THE GROUND MUST HAVE A 36 INCH HIGH RAILING WITH NO OPENINGS IN IT MORE THAN 4 INCHES.

STEPS: STEPS SHALL BE AT LEAST 36" WIDE – 9" MINIMUM TREAD – 8 ¼" MAXIMUM RISER. HAND RAILS SHALL BE PROVIDED ON ALL STAIRS WITH 4 OR MORE RISERS. THE TOP OF THE HAND RAIL SHALL BE BETWEEN 34" AND 38" ABOVE THE LEADING EDGE OF THE STEP. STAIRS WITH A TOTAL RISE OF 30" OR MORE SHALL HAVE GUARDRAILS NOT LESS THAN 34".

4. **INSPECTIONS REQUIRED:** OPEN POST HOLE (before the posts are in) – FINAL (When deck is finished). CALL ON THE INSPECTION LINE (248-689-5744) BEFORE 6:00 A.M. TO SCHEDULE AN INSPECTION FOR THAT DAY.

NO PERMIT FOR A DECK SHALL BE ISSUED ON A NEW HOME UNTIL THE FINAL GRADE HAS BEEN APPROVED.