



BUILDING DEPARTMENT
160 LAKE STREET NORTH
BIG LAKE MN 55309
(Main) 763-251-2980 / (Fax) 763-263-0133
www.biglakemn.org

DECKS



This handout is intended only as a guide and is based in part on the 2020 Minnesota State Building Code, Big Lake City ordinances, and good building practice. While every attempt has been made to insure the correctness of this handout, no guarantees are made to its accuracy or completeness. Responsibility for compliance with applicable codes and ordinances falls on the owner or contractor. For specific questions regarding code requirements, refer to the applicable codes or contact your local Building Department.

BUILDING PERMITS

Building permits are required for decks with the following exception: freestanding decks, regardless of size, if they are not more than thirty inches (30") above adjacent grade.

Building permits are not required for patios made of concrete or pavers on grade.

Building permits can be obtained from the Building Department by filling out an application and submitting your building plans. Building permits are typically processed within 7 to 10 business days from receipt of complete application/plans.

PERMIT EXPIRATION

If you suspend work on your deck for more than one hundred eighty (180) days from permit issuance or your last inspection, your permit may expire. If unforeseen circumstances delay construction, contact the Building Department **before** your permit expires.

PLANS

The Building Department has a handout illustrating what needs to be included on deck plans. It is very important that your plans depict exactly how your deck will built. Please complete Deck Plan Worksheet (on the next page) and submit it with the permit application and deck plans. Plans must be neat and be of a scale of at least $\frac{1}{4}'' = 1'$. Plans are reviewed for code compliance and a copy is returned to the applicant with notes to identify required corrections. **PLEASE REVIEW THE PLANS WHEN THEY ARE RETURNED TO YOU SO THAT YOU WILL BE AWARE OF ANY CORRECTIONS NEEDED.**

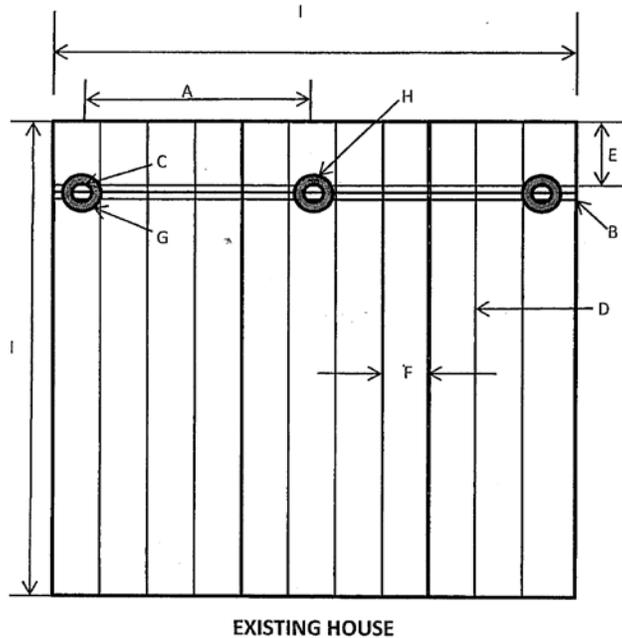
INSPECTIONS

1. Call minimum 24 hours in advance for inspections.
2. Have address, permit number, and type of inspection (ex. footing) ready
3. Let scheduler know if you wish an exact time
4. Footing Inspection - Holes dug, loose material/water removed. **City approved plans and inspection card on-site.**
5. Final Inspection - All work complete and all stairs, handrails, and guards in place. **Plans and inspection card on-site. Installation instructions for composite decking on site.**
6. If work is approved, the inspector will sign the inspection card and you may proceed with the next step
7. If corrections are noted, a correction notice will be left on the site. If a re-inspection is required it will be noted on the notice.

Please do not hesitate to call the Building Department at 763-251-2980 if you have questions. If necessary, we will be happy to meet with you on the site to help resolve any concerns or problems.

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DECK PLAN WORKSHEET



FILL IN THE BLANKS:

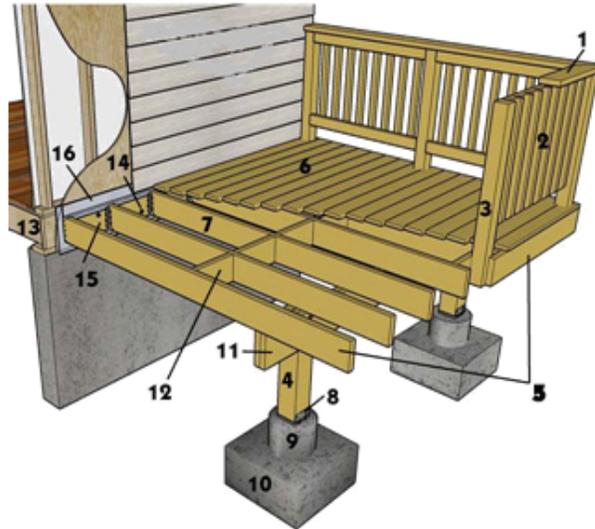
- | | |
|---|-------|
| A. Spacing in between posts | _____ |
| B. Beam size (2 – 2 x 10, etc.) | _____ |
| C. Post size (4 x 4; 6 x 6, etc.) | _____ |
| D. Joist length and size | _____ |
| E. Joist overhang | _____ |
| F. Spacing between joists (12", 16", or 24" O.C.) | _____ |
| G. Corner footing size | _____ |
| H. Intermediate footing size | _____ |
| I. Overall deck size | _____ |
| J. Type of material (cedar, treated, etc.) | _____ |
| K. Height above ground | _____ |
| L. Type of decking (5/4" x 6"; 2" x 6", etc.) | _____ |

*****A COMPLETE AND DETAILED PLAN WILL RESULT *****
IN A COMPLETE AND DETAILED PLAN REVIEW

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TERMINOLOGY

1. RAIL TOP CAP
2. BALLUSTERS
3. RAIL POST
4. SUPPORT POST
5. RIM OR BAND JOIST
6. DECKING
7. JOISTS
8. POST BASE CONNECTOR
9. PIER
10. FOOTING
11. DROP BEAM
12. BLOCKING
13. HOUSE JOIST
14. 1/2" BOLTS
15. LEDGER BOARD
16. FLASHING



THINK YOU MIGHT ENCLOSE YOUR DECK IN THE FUTURE?

Deck plans are approved on the assumption that the deck will be used only as a deck for the life of the structure. Because footing sizes, setbacks, structural supports, and a host of other deck components are different for enclosed porches than for decks, it is important that you indicate on you plans the desire to convert the deck at a future date. You should then design your deck to carry future loads and meet setbacks and other rules.

ZONING REGULATIONS

Decks are permitted as an addition to a dwelling in a side or rear yard or as a freestanding structure. Decks must be at least five feet from a side lot line and ten feet from a rear property line. Setbacks are routinely checked as a part of the plan review and again at the time of the footing inspection. ***Easements, wetland buffers and other lot restrictions may require greater setbacks than permitted by the zoning ordinance.*** The most restrictive setback applies. **Questions regarding zoning regulations should be directed to the Planning and Zoning Office at 763-494-6040.**

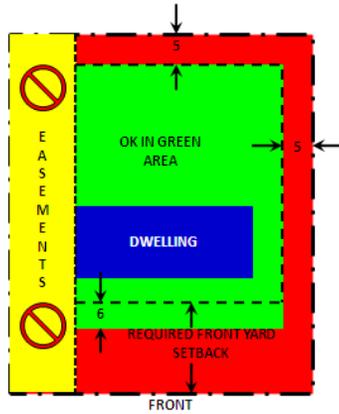
SURVEY MARKER EXAMPLES



SETBACKS

(Exception: Wetlands & Shoreline)

- Decks can never be in an easement
- Decks may be 5 feet from rear and side lot lines (Exception: easements prevail)
- Decks may encroach 6 feet into a required front yard (CALL)
- Decks with roofs (or proposed roofs) must meet the setback requirements for the dwelling



MATERIALS

Fasteners

Nails and other hardware must be hot-dipped zinc-coated (galvanized), stainless steel or equal. Screws should be either hot-dipped galvanized or electroplated with a polymer coating. 12d nails are recommended on nominal 2-inch decking. 10d nails are recommended for 5/4" decking.

With lag screws, use a flat washer under the head. Use washers under the nut and head of machine bolts and just under the nut of carriage bolts.

Lumber

All wood used in deck construction must be pressure treated lumber or wood that is naturally resistant to decay such as redwood or cedar.

Wood used above ground, in contact with the ground, or below ground requires different degrees of treatment. Check the labels of the material you are buying to determine where it can be used. **Because some preservative treatments are very corrosive, make sure that any fasteners or metal connectors used in the construction of your deck are approved by the manufacturer for use with treated wood.**

Decking

Materials commonly used for decking include standard dimension lumber (either 2X4 or 2X6), radius-edged decking, or a manufactured decking product.

Radius-edged Patio Decking (5/4 decking) has been specifically developed for outdoor decks. **Redwood and cedar patio decking is intended to be used flat-wise in load-bearing applications where spans do not exceed 16" o.c. (12" o.c. when installed diagonally to joists). Southern pine decking may span 24" o.c. or 16" o.c. when installed diagonally to joists.**

Manufactured decking products may be used only when approved by the Building Department. This approval is based on the material carrying an NER or similar report. Decking without a research report will not be approved. Ask the decking supplier to provide you with a copy of the research report. **Caution – some manufactured deck products are approved for decking but not for stair treads. In some cases where manufactured decking is approved for stairs, the spacing of supports may be significantly reduced compared to use on the deck itself. Read the research report for further information.**

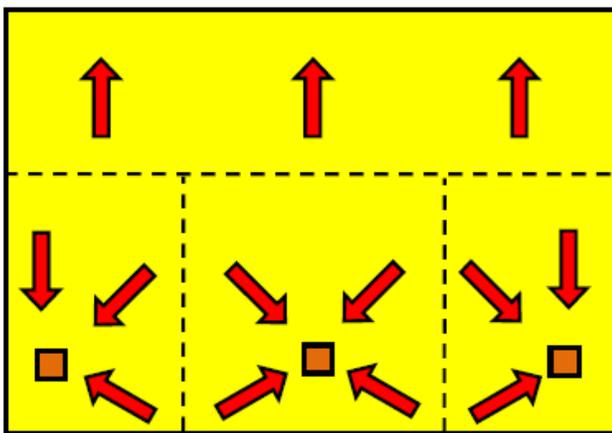
MAXIMUM DECK BOARD SPANS	PERPENDICULAR TO JOIST	DECKING DIAGONAL TO JOIST
1-1/4 INCH SOUTHERN PINE PERPENDICULAR TO JOIST	16" O.C.	12" O.C.
2-INCH THICK WOOD	24" O.C.	16" O.C.
PLASTIC COMPOSITE	SECTION R507.2	SECTION R507.2

Call Gopher State One Call for utility locations at least two working days before you dig. Dial 811 or on line at www.gopherstateonecall.org.

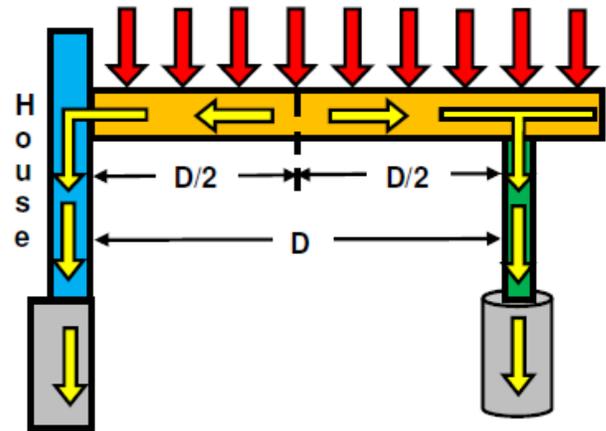


Footings supporting a 4x4 column must be not less than 6-inch diameter. Post footings supporting columns larger than 4x4 must be 8-inch diameter or larger. The bottom of post footings may be “belled” to achieve the desired minimum bearing area. The base of the footing must be at least 42 inches below finished grade. Rebar is recommended. Center the column on the footing secured by a pin or connector. Posts imbedded in the ground must be 60% C.C.A. or equal. Using a fiberboard tube will allow elevation of the top of the footing above finished grade to provide protection of the wood post from lawn mowers and trimmers.

UNDERSTANDING LOAD PATHS



Loads are assumed to be uniform across the floor

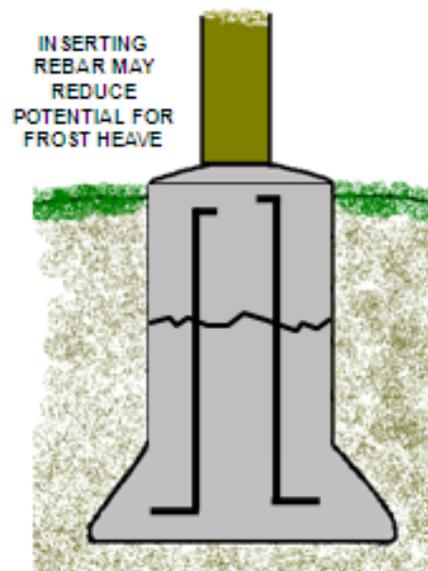
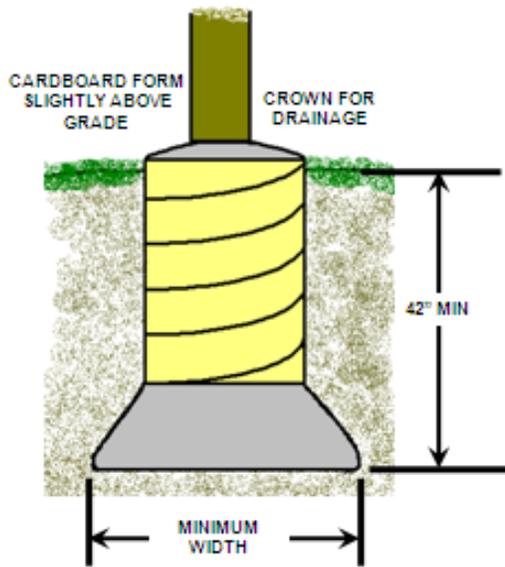
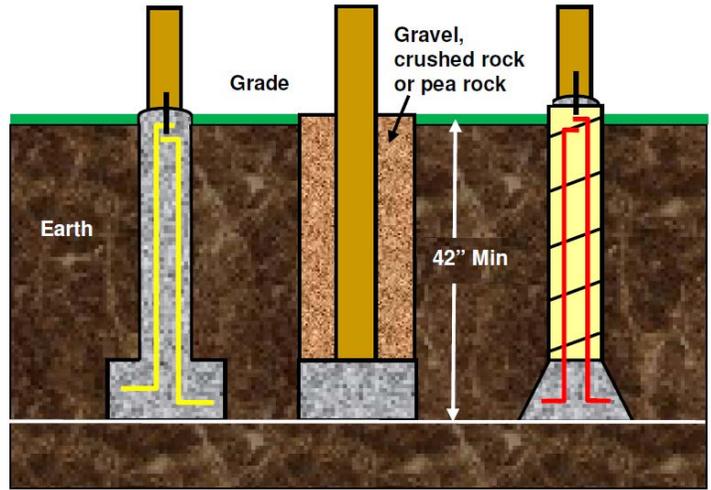
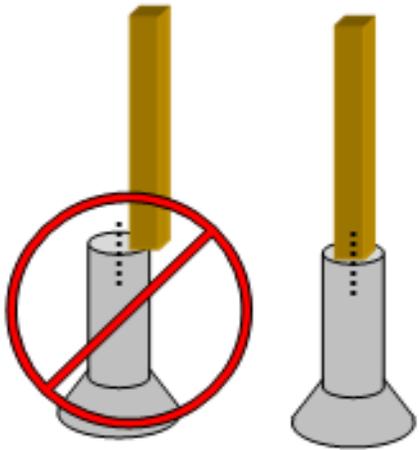


Deck footings should be sized according to the following table. Footings must extend **at least 42 inches below grade** (frost line) except for decks that are not connected to a dwelling.

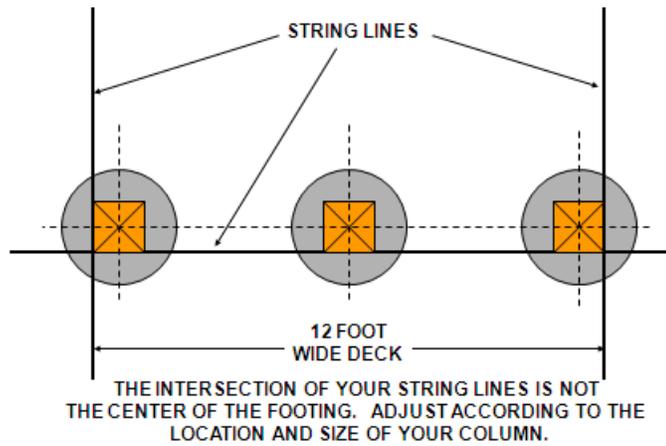
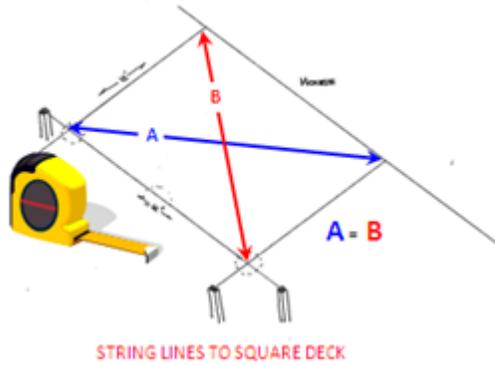
DECK FOOTING SIZES (2500 psf soils) – NOT FOR USE WITH HOT TUBS							
20	14	100	19				
40	14	120	21				
60	15	140	23				
80	17	160	24				

Required footing sizes are determined by calculating the area of the deck supported by each footing. Loads shall be assumed to be equally shared between the supporting elements. **Don't overlook cantilevers.**

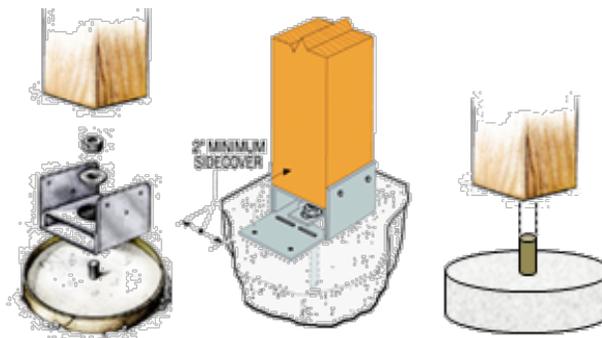
THE REQUIRED AREA OF THE COLUMN SHOULD FULLY BEAR ON THE FOOTING



WHERE DO I PUT MY FOOTINGS?



ANCHORING POST BASE



DECK FRAMING

Ledger Board

Make sure the ledger is securely attached to the dwelling. Install metal flashing at top and caulk sides.

TABLE R507.2

FASTENER SPACING FOR A SOUTHERN PINE OR HEM-FIR DECK LEDGER AND A 2-INCH-NOMINAL SOLID-SAWN SPRUCE-PINE-FIR BAND JOIST^{c, f, and g}

(Deck live load = 40 psf, deck dead load = 10 psf)

JOIST SPAN	6' and less	6'1" to 8'	8'1" to 10'	10'1" to 12'	12'1" to 14'	14'1" to 16'	16'1" to 18'
Connection details	On-center spacing of fasteners ^{d and e}						
1/2 inch diameter lag screw with 15/32 inch maximum sheathing ^a	30	23	18	15	13	11	10
1/2 inch diameter bolt with 15/32 inch maximum sheathing	36	36	34	29	24	21	19
1/2 inch diameter bolt with 15/32 inch maximum sheathing and 1/2 inch stacked washers ^{b, h}	36	36	29	24	21	18	16

a. The tip of the lag screw shall fully extend beyond the inside face of the band joist.

b. The maximum gap between the face of the ledger board and face of the wall sheathing shall be 1/2 inch.

c. Ledgers shall be flashed to prevent water from contacting the house band joist.

d. Lag screws and bolts shall be staggered in accordance with Section R507.2.1.

e. Deck ledger shall be minimum 2 x 8 pressure-preservative-treated No. 2 grade lumber, or other approved materials as established by standard engineering practice.

f. When solid-sawn pressure-preservative-treated deck ledgers are attached to a minimum 1-inch-thick engineered wood product (structural composite lumber, laminated veneer lumber or wood structural panel band joist), the ledger attachment shall be designed in accordance with accepted engineering practice.

g. A minimum 1 x 9 1/2 Douglas Fir laminated veneer lumber rimboard shall be permitted in lieu of the 2-inch nominal band joist.

h. Wood structural panel sheathing, gypsum board sheathing or foam sheathing not exceeding 1 inch in thickness shall be permitted. The maximum distance between the face of the ledger board and the face of the band joist shall be 1 inch.

- Capacity of lag or carriage bolts shall not exceed 400 lb's per bolt unless design provided.

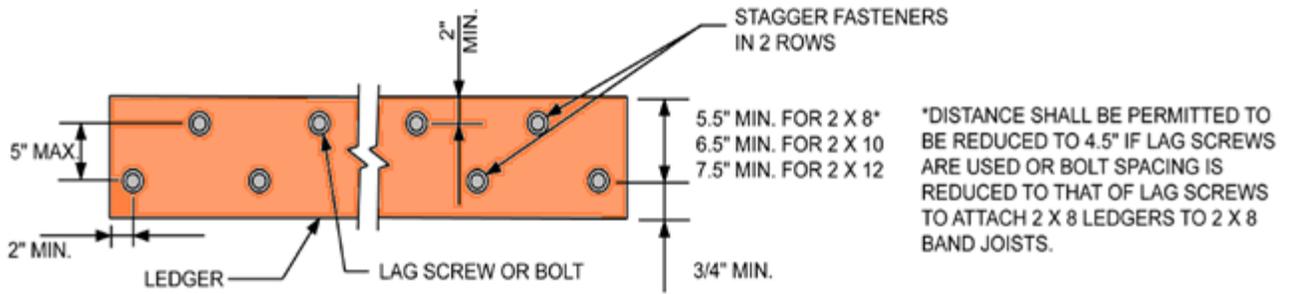
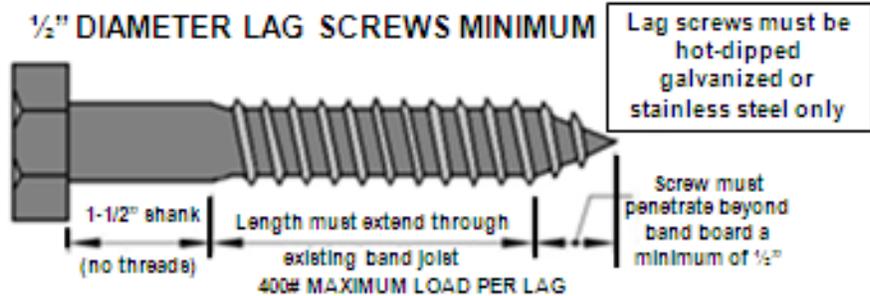
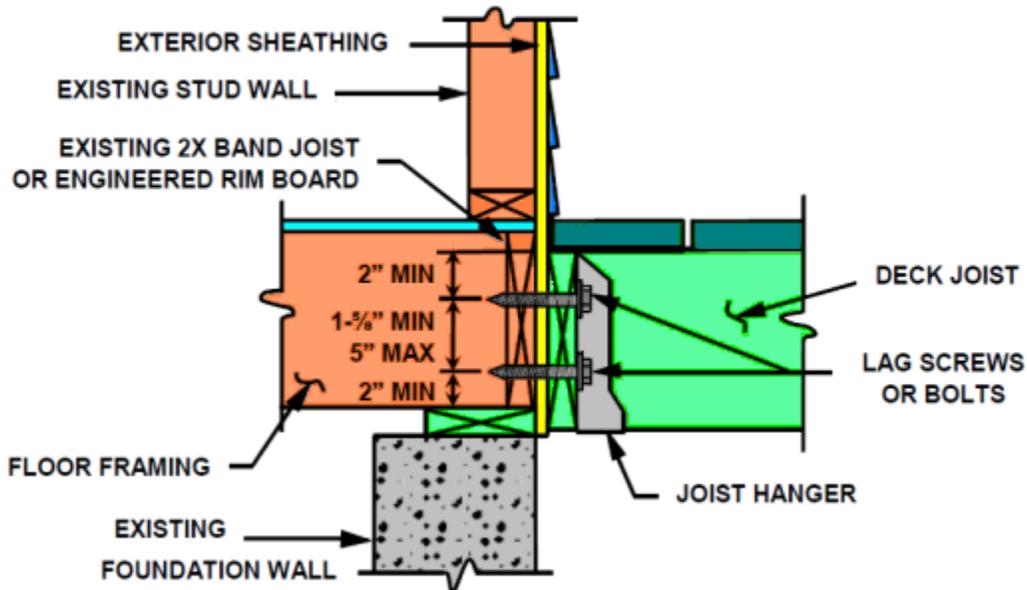


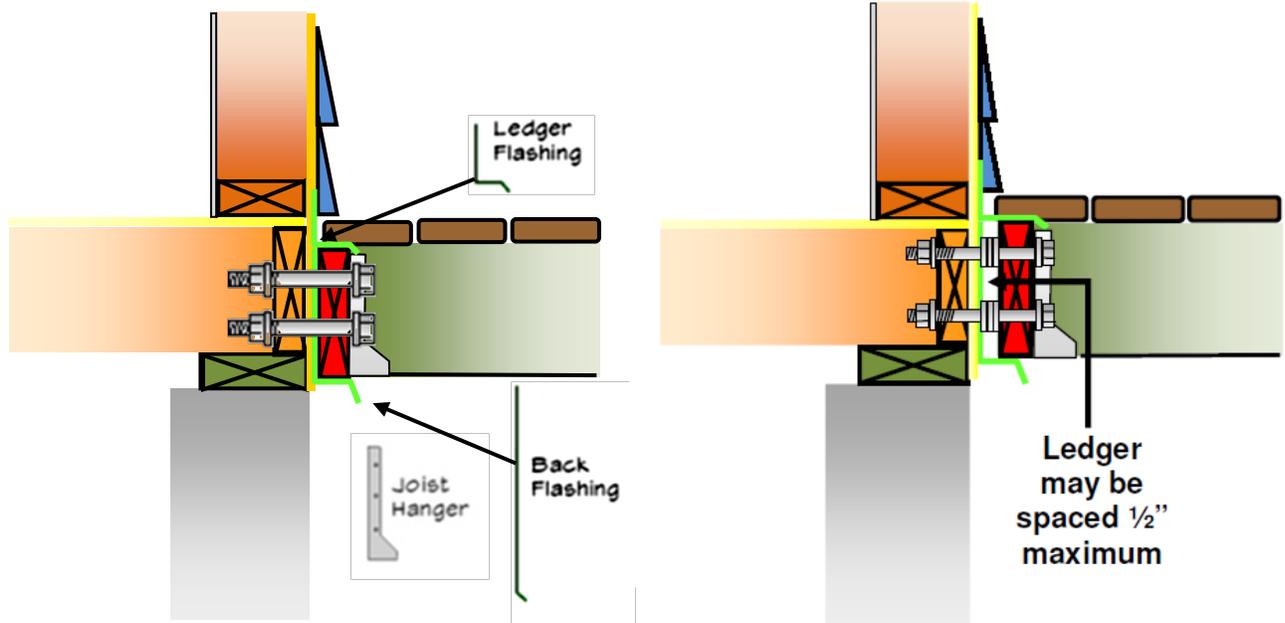
FIGURE R507.2.1(1)
PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS

TABLE 507.9.1.3 (2)				
PLACEMENT OF LAG SCREWS AND BOLTS IN DECK LEDGERS AND BAND JOISTS				
MINIMUM END AND EDGE DISTANCES AND SPACING BETWEEN ROWS				
	TOP EDGE	BOTTOM EDGE	ENDS	ROW SPACING
Ledger ^a	2 inches ^d	3/4 inch	2 inches ^b	1 5/8 inches ^b
Band Joist ^c	3/4 inches	2 inches	2 inches ^b	1 5/8 inches ^b

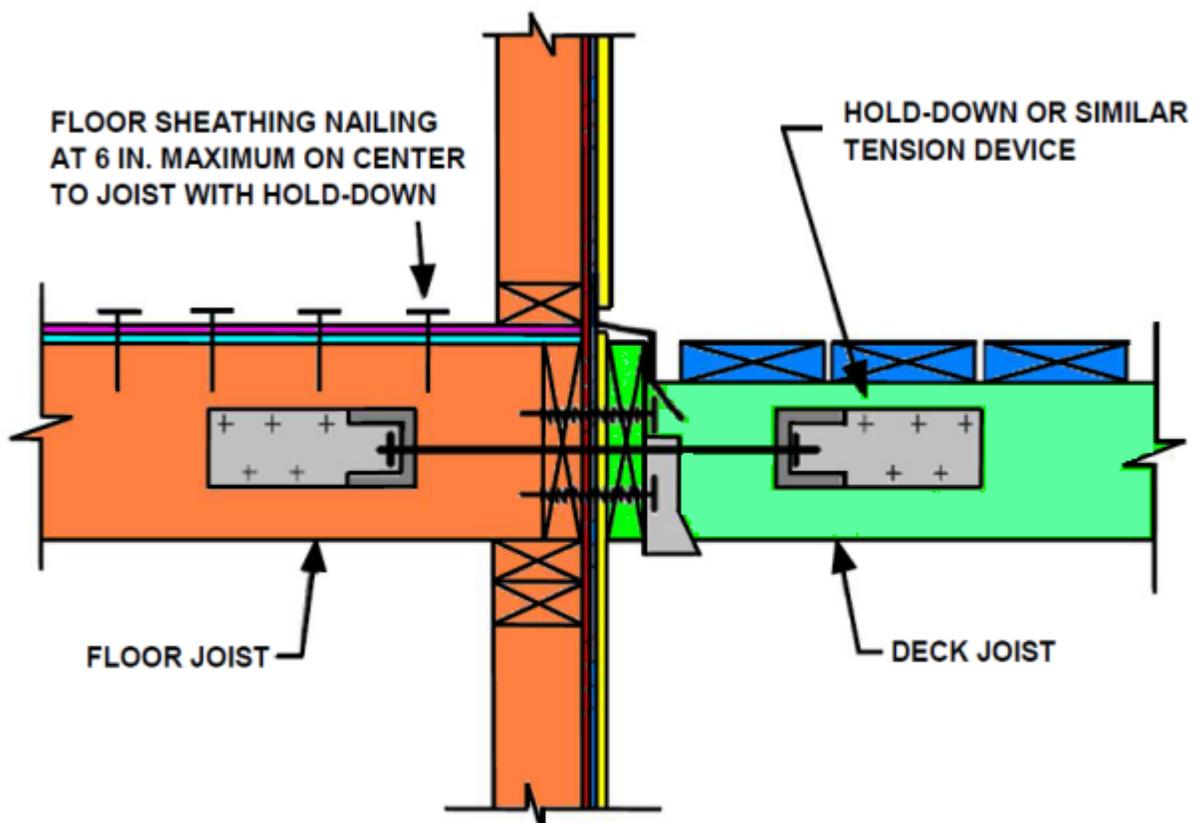
a. Lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger in accordance with Figure R507.2.1(1).
b. Maximum 5 inches.
c. For engineered rim joists, the manufacturer's recommendations shall govern.
d. The minimum distance from bottom row of lag screws or bolts to the top edge of the ledger shall be in accordance with Figure R507.2.1(1).

PLACEMENT OF LAG SCREWS AND BOLTS IN BAND JOISTS





HOLD-DOWN TENSION DEVICE



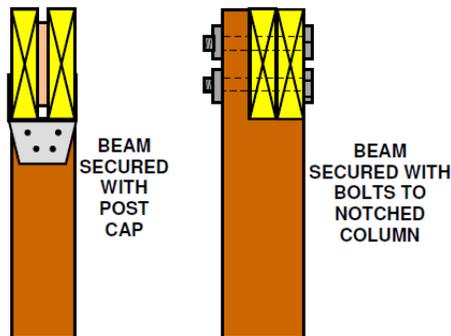
- HOLD-DOWN TENSION DEVICES MUST BE INSTALLED IN NOT LESS THAN TWO LOCATIONS PER DECK.
- EACH DEVICE MUST HAVE AN ALLOWABLE STRESS DESIGN CAPACITY OF NOT LESS THAN 1500 POUNDS.

BEAMS

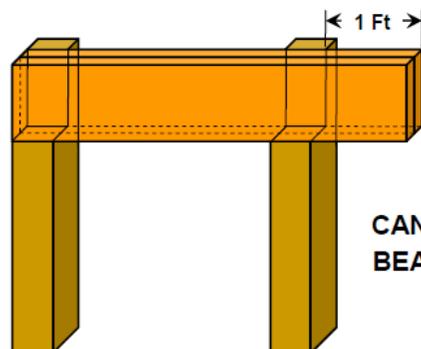
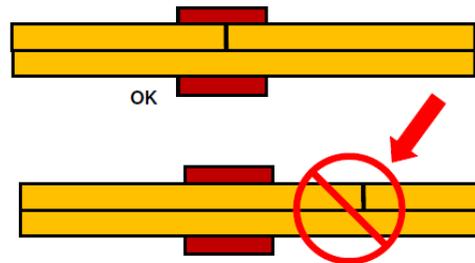
Construct beams using two or more 2 inch nominal pieces of lumber. Nail beams together using 16d nails at 16 inches o.c. along each edge of the beam. A spacer may be used to fir the beam to a 3½ -inch width. Beams should be installed with any arch or crown facing up. Attachments to columns should be with post caps designed for such use. Splices must occur over columns. MBC TABLE R507.5

BEAM SPANS (Wet Service)								
(Center of one column to center of next)								
(Source AF&PA; rev5-19-2020)								
Species	Beam Size	Joist Spans						
		6'	8'	10'	12'	14'	16'	18'
Southern Pine	2-2X6	6-11	5-11	5-4	4-10	4-6	4-3	4-0
	2-2X8	8-9	7-7	6-9	6-2	5-9	5-4	5-0
	2-2X10	10-4	9-0	8-0	7-4	6-9	6-4	6-0
	2-2X12	12-2	10-7	9-5	8-7	8-0	7-6	7-0
	3-2X6	8-2	7-5	6-8	6-1	5-8	5-3	5-0
	3-2X8	10-10	9-6	8-6	7-9	7-2	6-8	6-4
	3-2X10	13-0	11-3	10-0	9-2	8-6	7-11	7-6
	3-2X12	15-3	13-3	11-10	10-9	10-0	9-4	8-10
Cedar, Redwood, Ponderosa Pine	2-2X6	5'5"	4'8"	4'2"	3'10"	3'6"	3'1"	2'9"
	2-2X8	6'10"	5'11"	5'4"	4'10"	4'6"	4'1"	3'8"
	2-2X10	8'4"	7'3"	6'6"	5'11"	5'6"	5'1"	4'8"
	2-2X12	9'8"	8'5"	7'6"	6'10"	6'4"	5'11"	5'7"
	3-2X6	7'4"	6'8"	6'0"	5'6"	5'1"	4'9"	4'6"
	3-2X8	9'8"	8'6"	7'7"	6'11"	6'5"	6'0"	5'8"
	3-2X10	12'0"	10'5"	9'4"	8'6"	7'10"	7'4"	6'11"
	3-2X12	13'11"	12'1"	10'9"	9'10"	9'1"	8'6"	8'1"

METHODS OF ATTACHING BEAM TO COLUMN



BEAM SPLICES

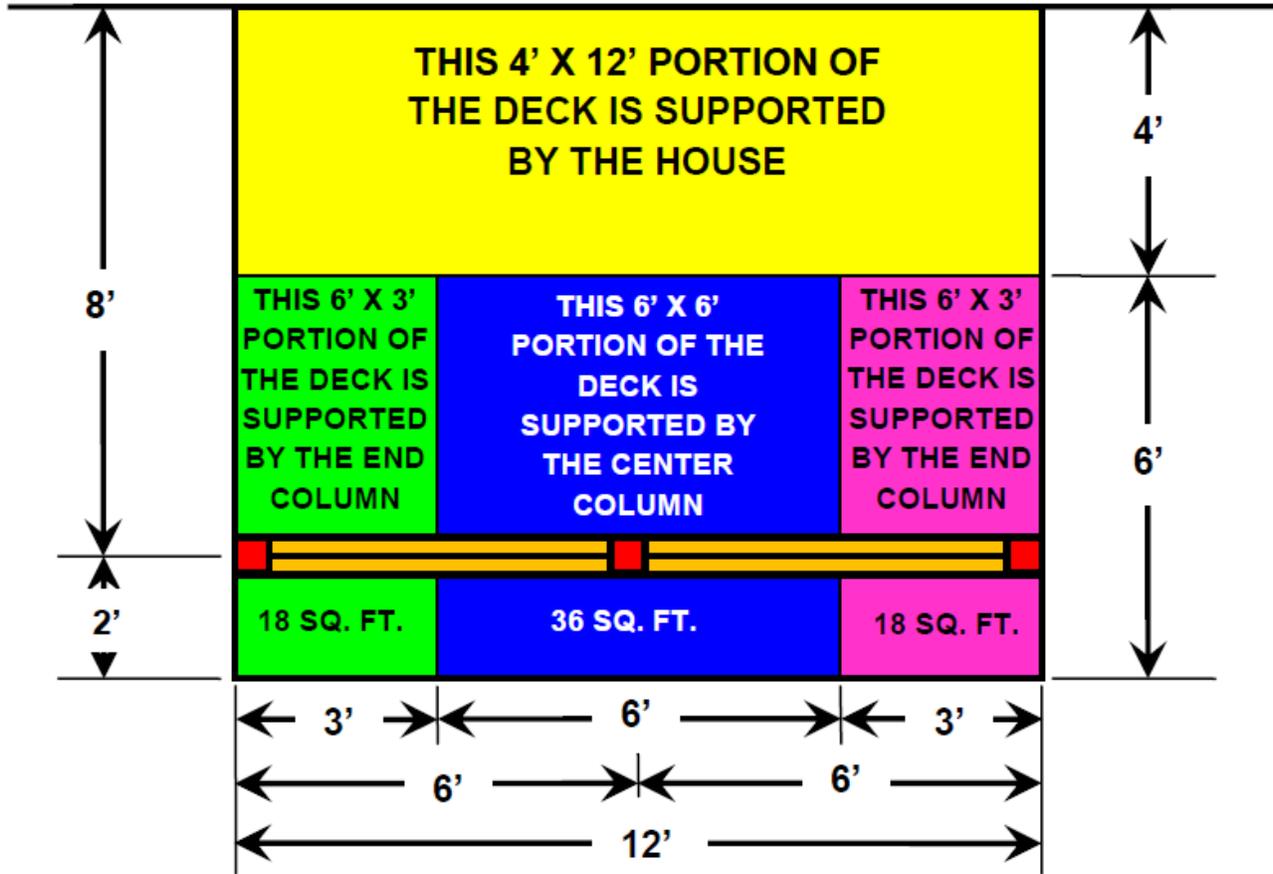


MAXIMUM CANTILEVER FOR A BEAM IS ONE FOOT

COLUMNS

DECK POST SIZE	MAXIMUM HEIGHT
4X4	6-9
4X6	8
6X6	14
8X8	14

MEASURED TO THE UNDERSIDE OF THE BEAM.

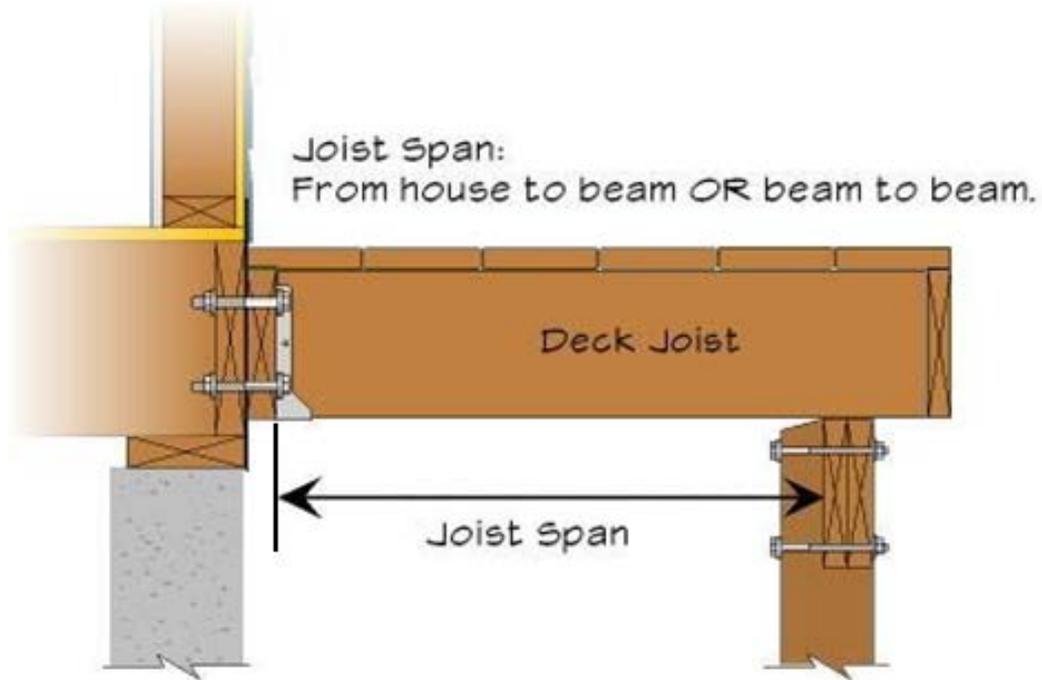


JOISTS

JOIST SPANS (Wet Service)

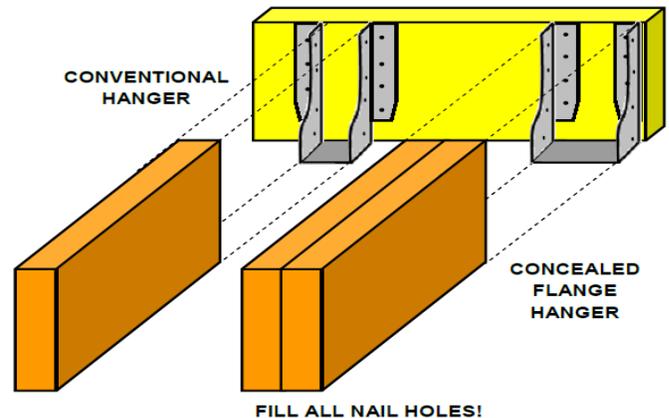
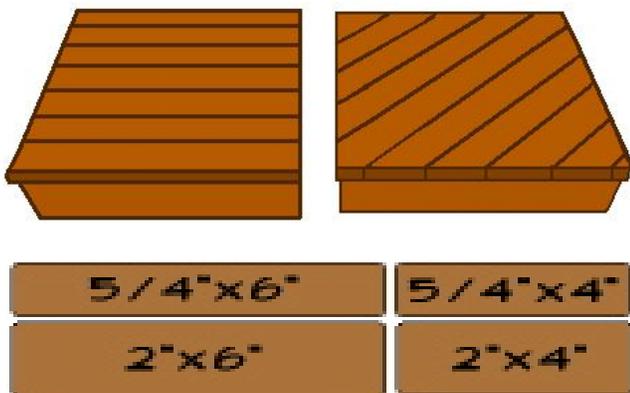
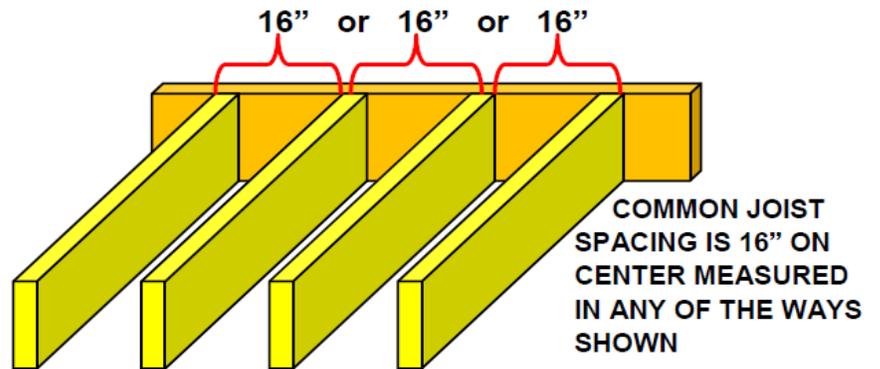
(Source AF&PA; rev5-19-2020)

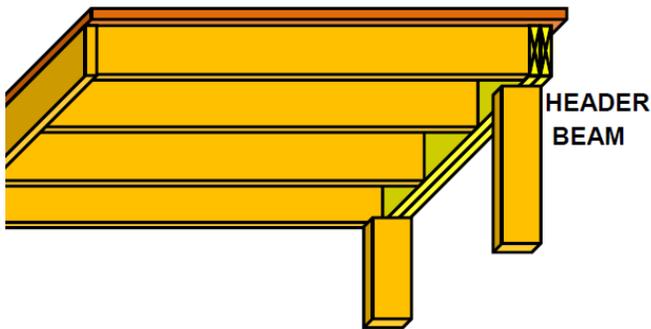
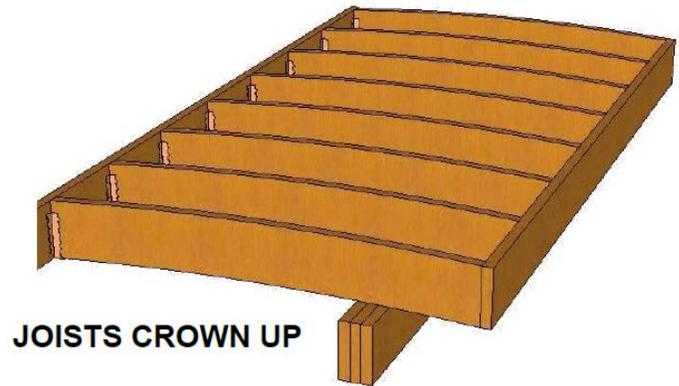
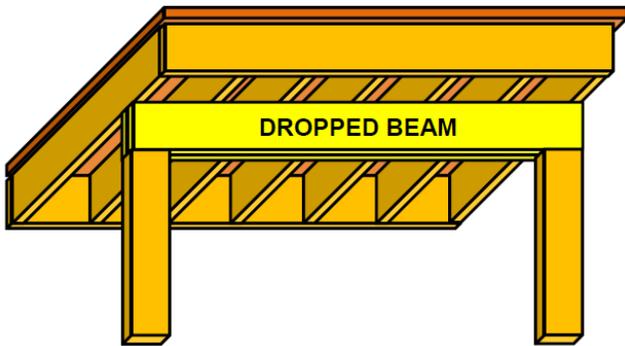
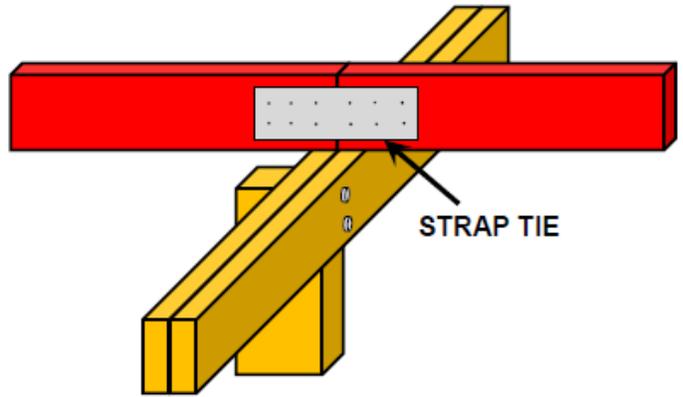
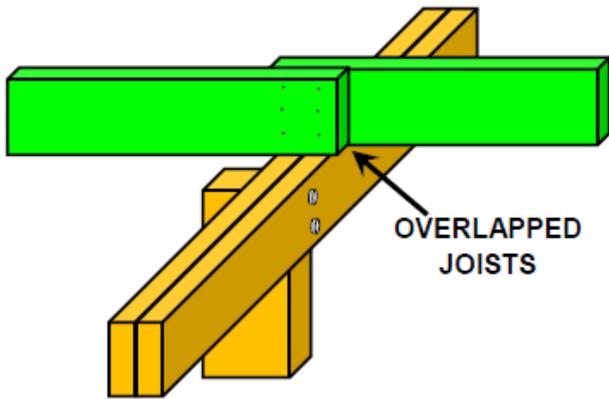
JOIST SIZE	SOUTHERN PINE			WESTERN CEDAR/PONDEROSA PINE		
	12" oc	16" oc	24" oc	12" oc	16" oc	24" oc
2X6	9-11	9-0	7-7	8'10"	8'0"	7'0"
2X8	13-1	11-10	9-8	11'8"	10'7"	8'8"
2X10	16-2	14-0	11-5	14'11"	13'0"	10'7"
2X12	18-0	16-6	13-6	17'5"	15'1"	12'4"



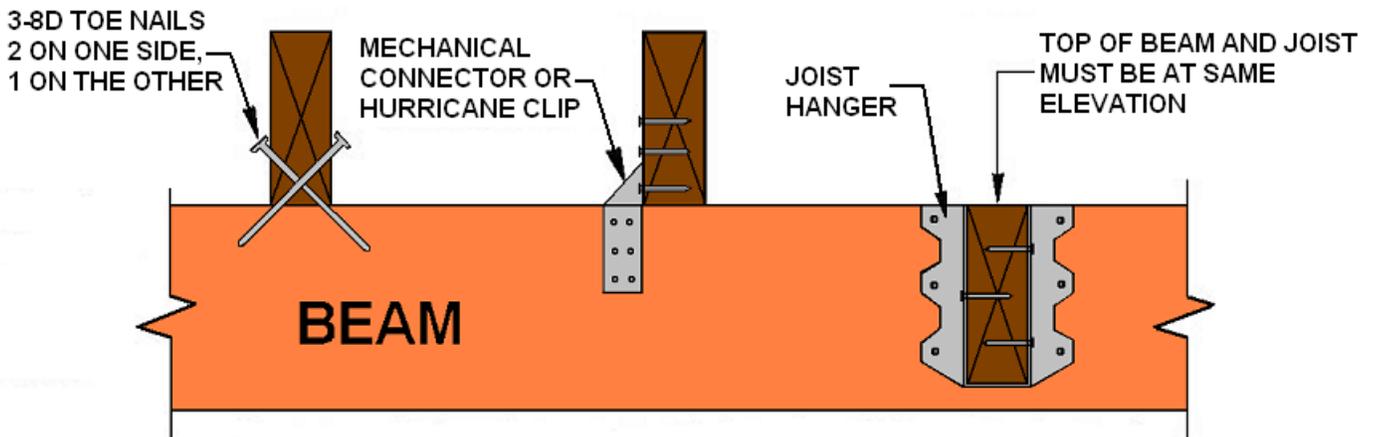
JOIST DETAILS

JOIST SPACING IS DETERMINED BY THE TYPE OF DECKING USED. 16" O.C. SPACING MUST BE USED WITH 5/4 DECKING OR WHEN 2X6 OR 2X4 DECKING IS USED AT A 45° ANGLE. 12" O.C. SPACING REQUIRED WHEN 5/4 DECKING IS USED AT A 45° ANGLE.

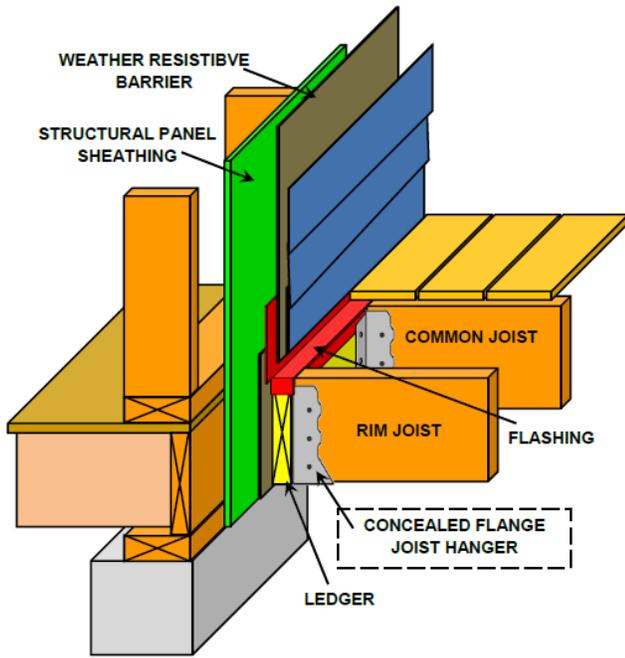




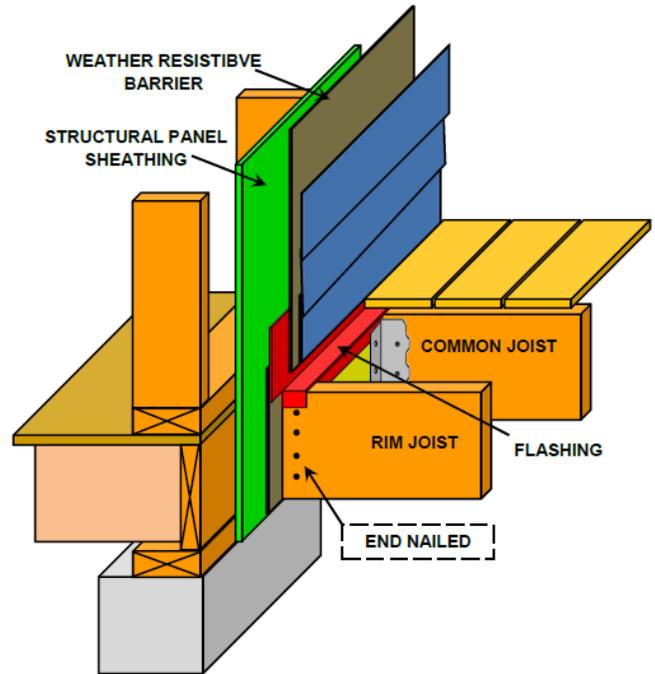
JOIST TO BEAM ATTACHMENTS



RIM JOIST ATTACHED TO LEDGER WITH CONCEALED FLANGE HANGER



RIM JOIST ATTACHED TO LEDGER BY END NAILING

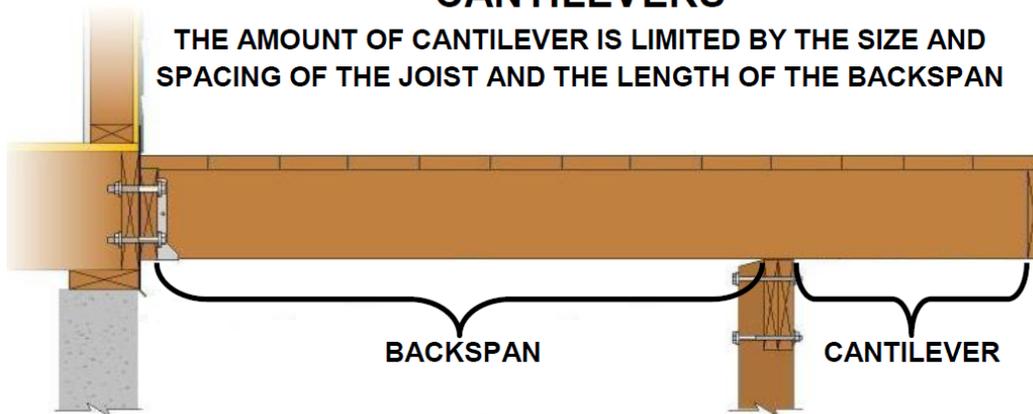


MAXIMUM CANTILEVER SPANS FOR JOISTS WITH BACKSPAN AT LEAST 2:1		
JOIST SIZE	SPACING O.C.	MAX. CANTILEVER
2X8	12"	2-1
2X8	16"	2-3
2X10	12"	3-4
2X10	16"	3-6
2X10	24"	2-10
2X12	16"	4-6
2X12	24"	4-2

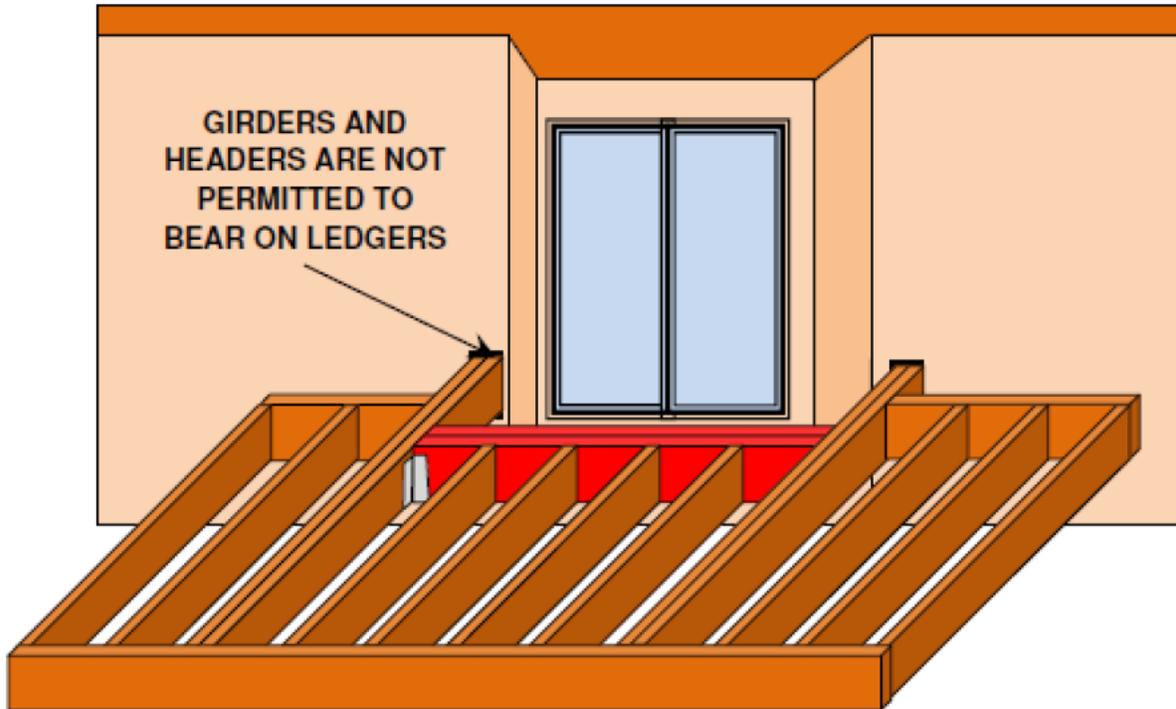
Joists must bear on a beam, ledger strip, or joist hangers. Joist hangers must be installed in accordance with the manufacturer's recommendations. **Fill all nail holes in joist hangers.**

CANTILEVERS

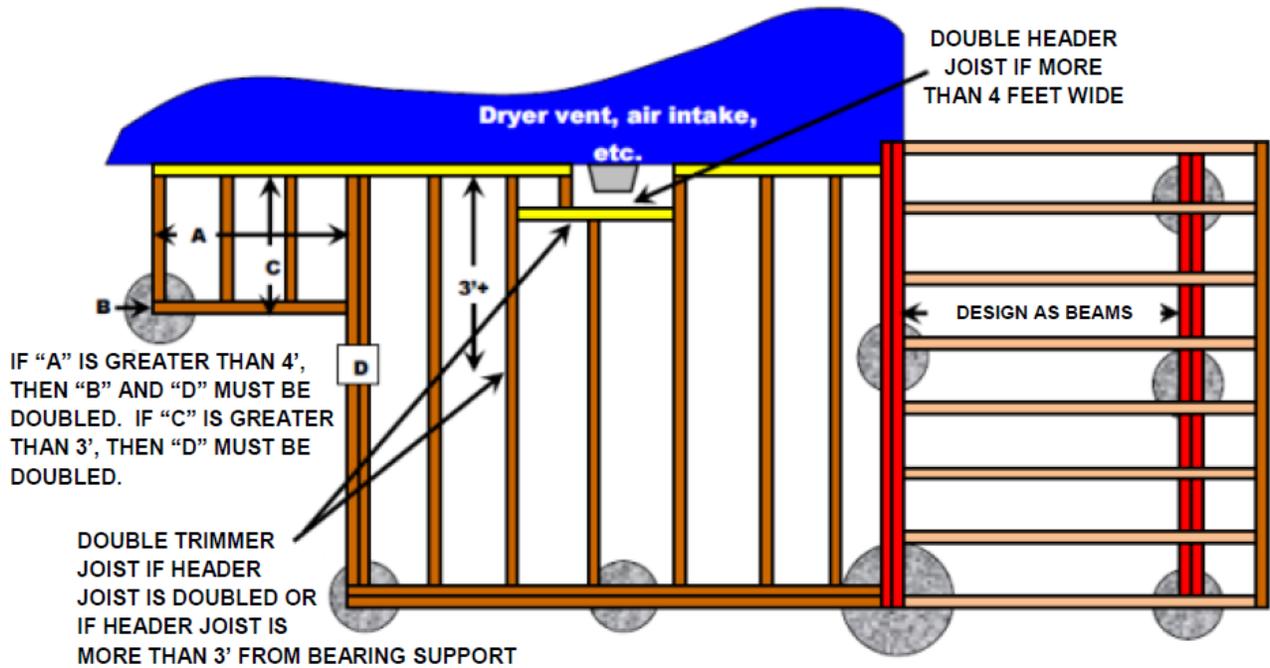
THE AMOUNT OF CANTILEVER IS LIMITED BY THE SIZE AND SPACING OF THE JOIST AND THE LENGTH OF THE BACKSPAN



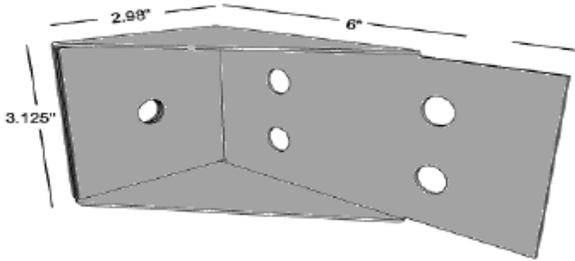
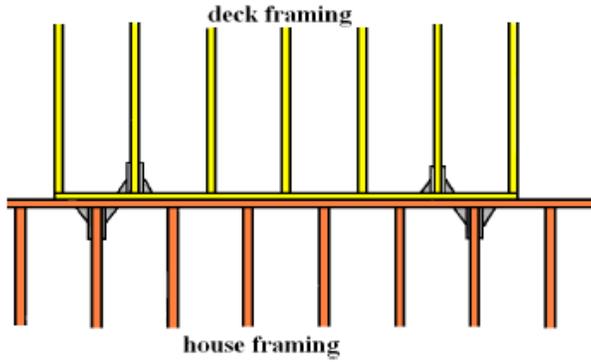
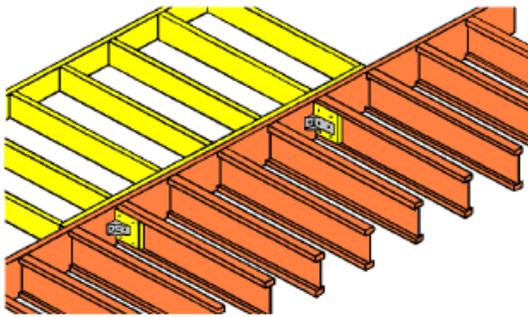
HOUSE CANTILEVERS



SPECIAL FLOOR FRAMING DETAILS

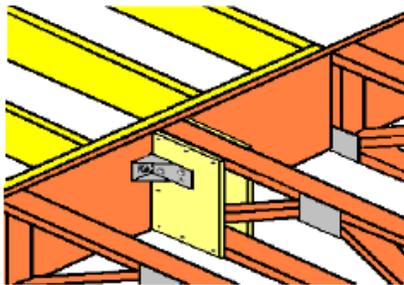
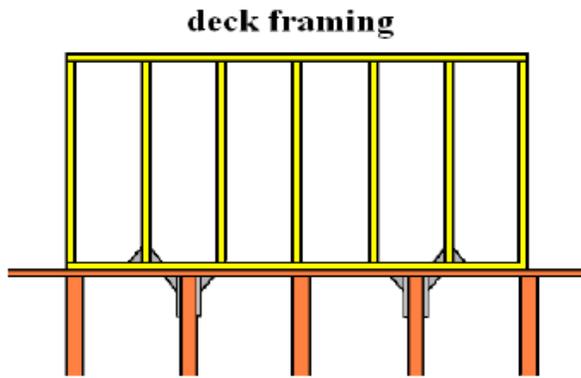
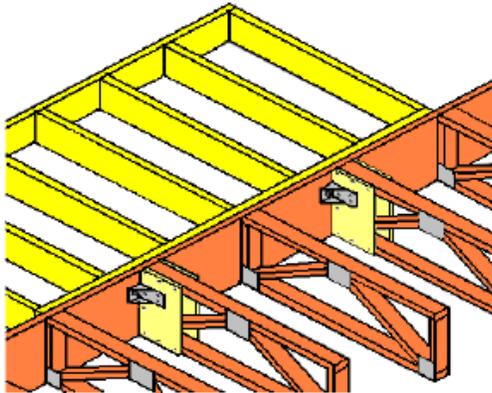
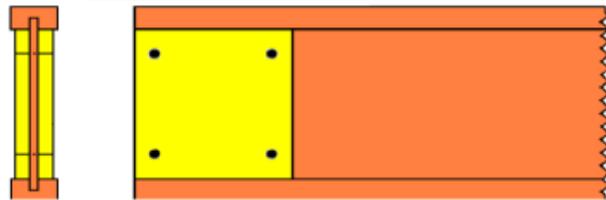
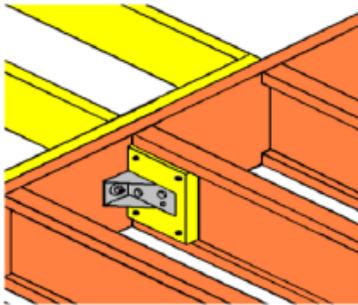


DECK ATTACHMENTS TO I-JOIST OR TRUSS FLOOR SYSTEMS

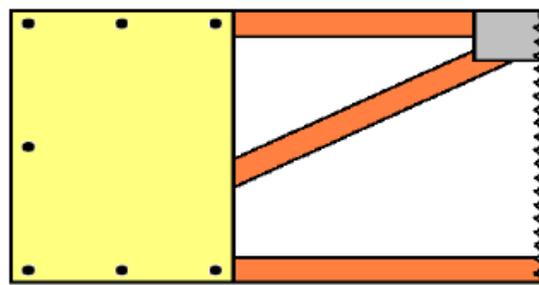


INSTALL CONNECTOR IN ACCORDANCE WITH MANUFACTURERE'S INSTALLATION INSTRUCTIONS

RULES UNDER STATE CONSIDERATION MAY REQUIRE DECKS ATTACHMENTS TO FLOORS CONSTRUCTED OF I-JOISTS OR TRUSSES BE DESIGNED.



truss joist to rim joist & ledger



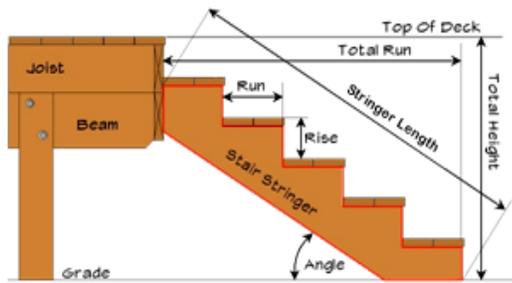
blocking plate nailed to truss joist

STAIRS

Stairs must have a maximum rise of $7\frac{3}{4}$ inches and a minimum run of 10 inches measured as shown. The greatest riser height within any flight of stairs shall not exceed the smallest by more than $\frac{3}{8}$ inch. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than $\frac{3}{8}$ inch. **Open risers are permitted provided that a 4" diameter sphere will not pass between the treads.**

Stairs must be a minimum of 36 inches wide above the handrail and 31½ inches below the handrail.

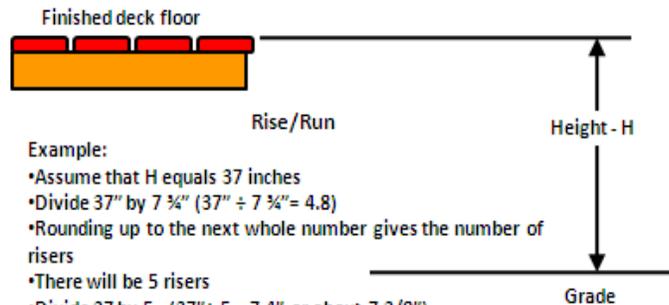
STAIR TERMINOLOGY



Stair Basics

- The maximum riser height is $7\frac{3}{4}$ inches
- The minimum tread run is 10 inches
- Treads and risers should be approximately equal with the largest not exceeding the smallest by more than $\frac{3}{8}$ inch.

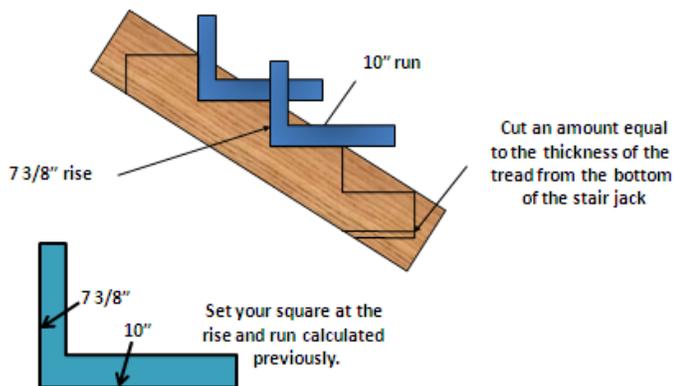
DETERMINING RISE/RUN



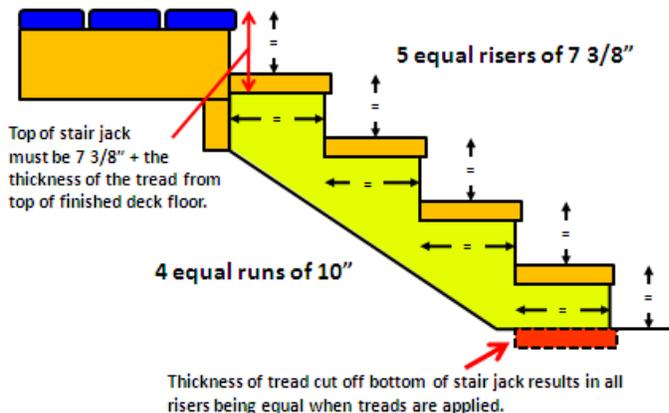
Example:

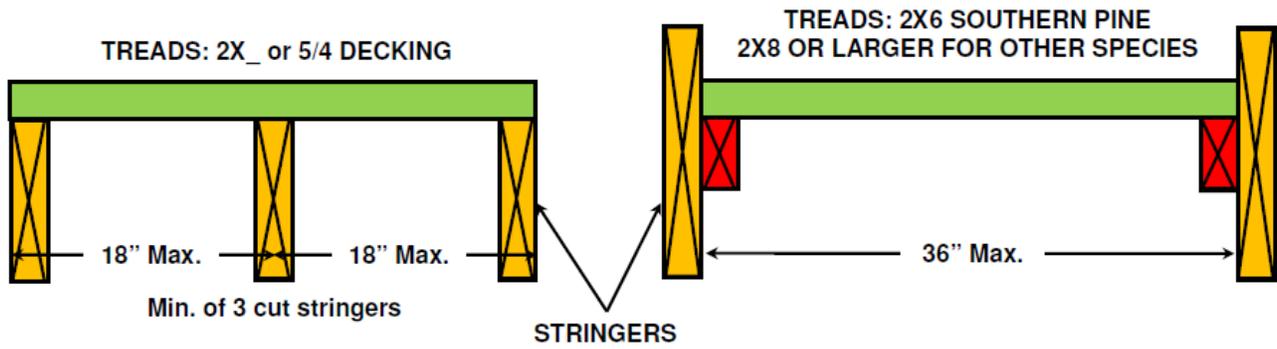
- Assume that H equals 37 inches
- Divide 37" by $7\frac{3}{4}$ " ($37 \div 7\frac{3}{4} = 4.8$)
- Rounding up to the next whole number gives the number of risers
- There will be 5 risers
- Divide 37 by 5. ($37 \div 5 = 7.4$ " or about $7\frac{3}{8}$ ")
- Each riser will be $7\frac{3}{8}$ "
- For 5 risers there will be 4 treads
- Since each tread must be at least 10", the length of the stair from the face of the deck to the face of the bottom riser will be at least 40" ($10" \times 4 \text{ treads} = 40"$)

LAYING OUT STAIR JACKS



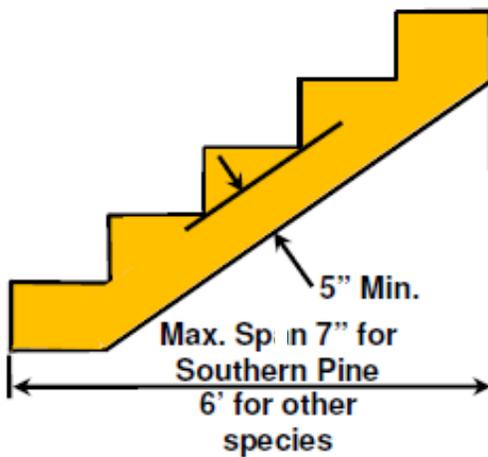
THE COMPLETED STAIR



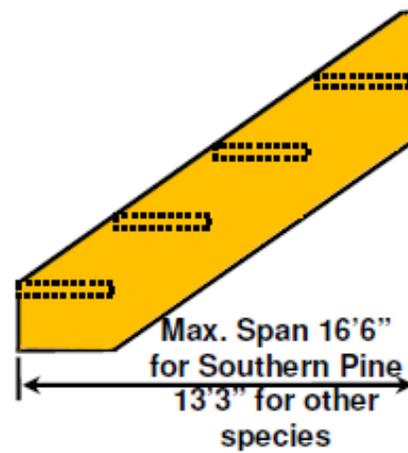


STAIR STRINGER SPANS

LANDINGS OR COLUMNS AND BEAMS MAY BE USED TO SHORTEN STRINGER SPANS

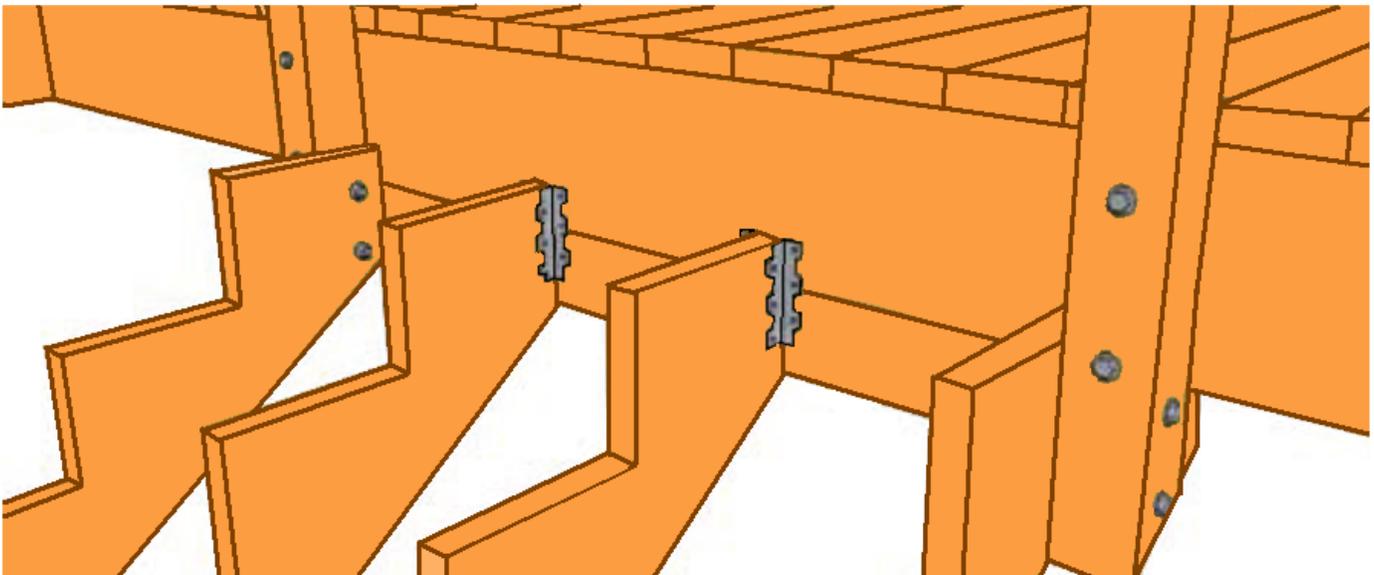


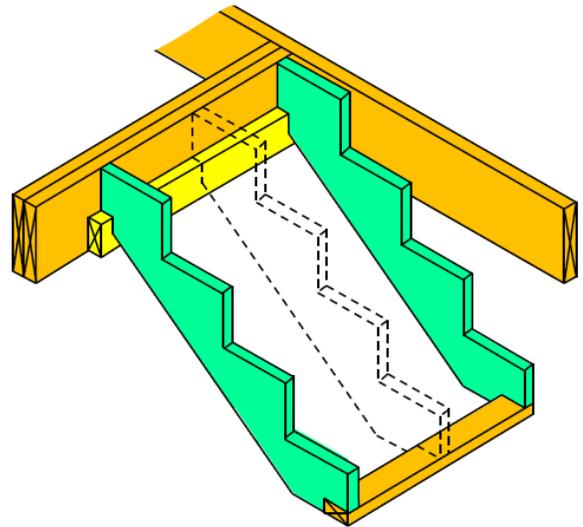
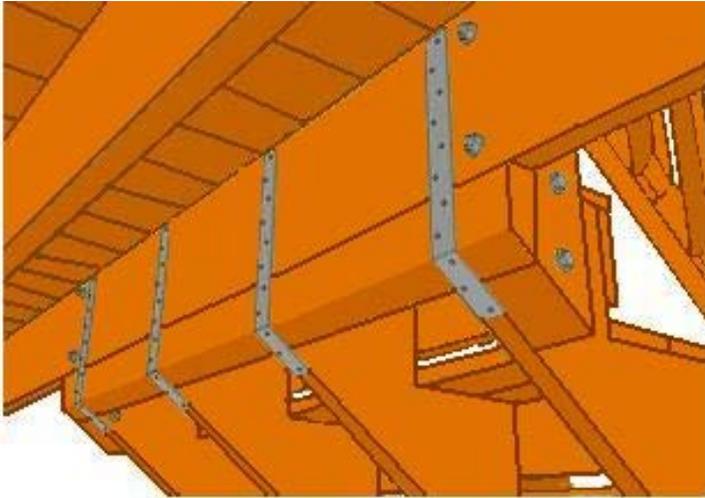
CUT STRINGER



SOLID STRINGER

STAIR ATTACHMENTS





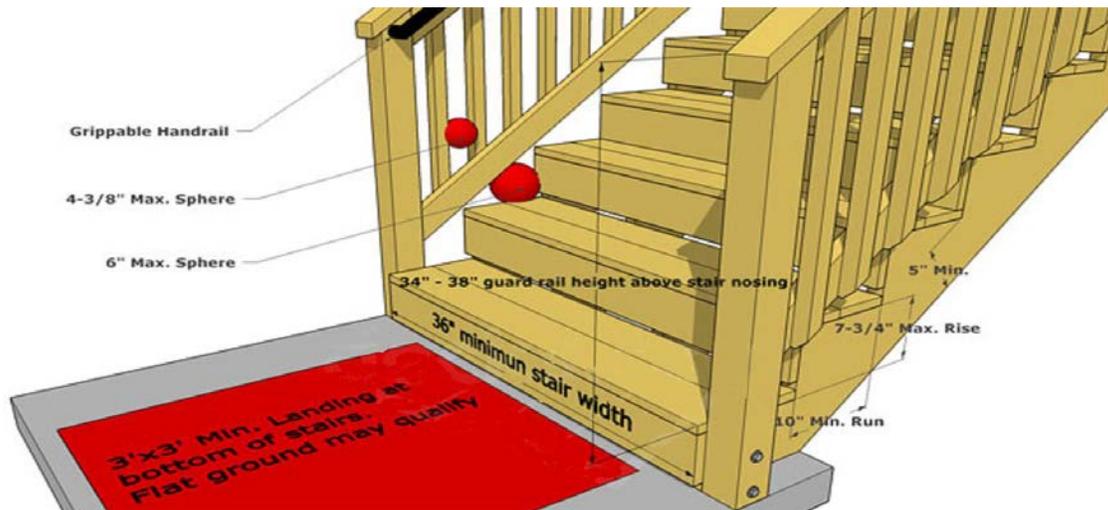
GUARDS AND HANDRAILS

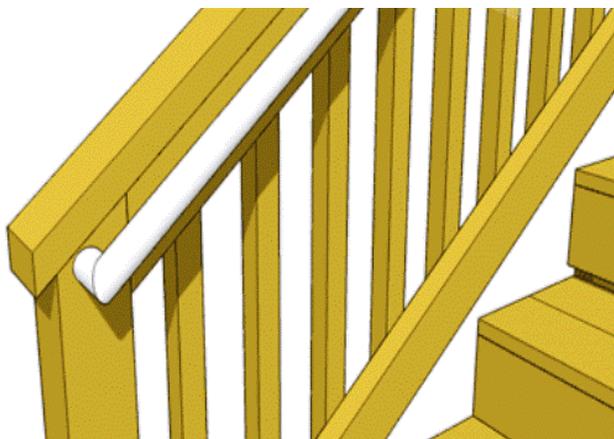
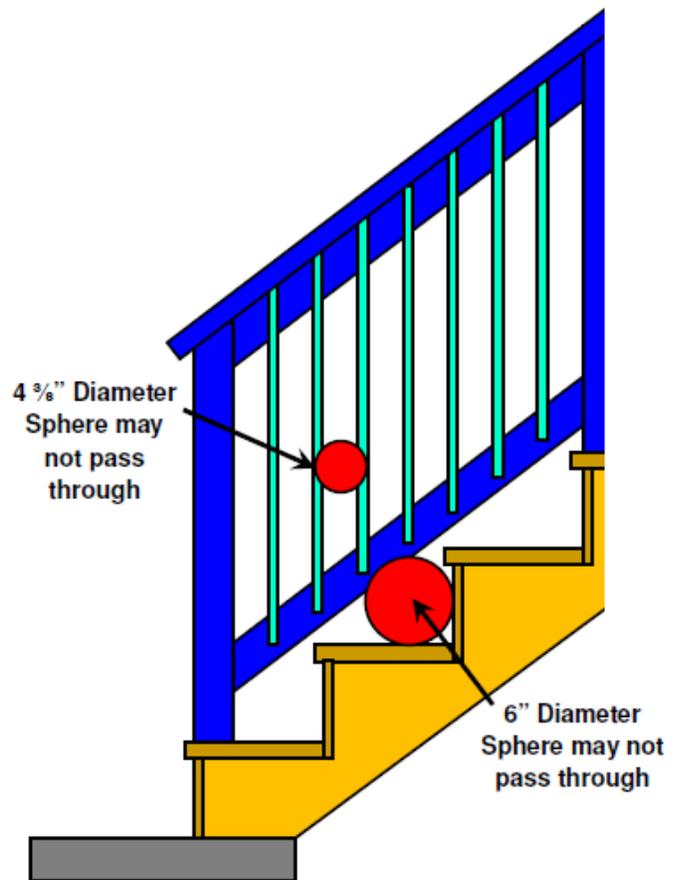
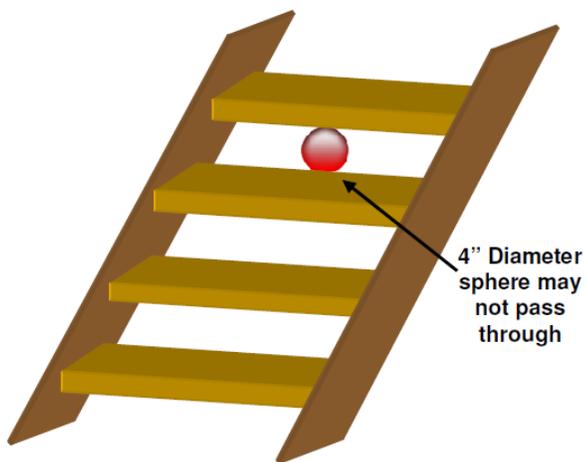
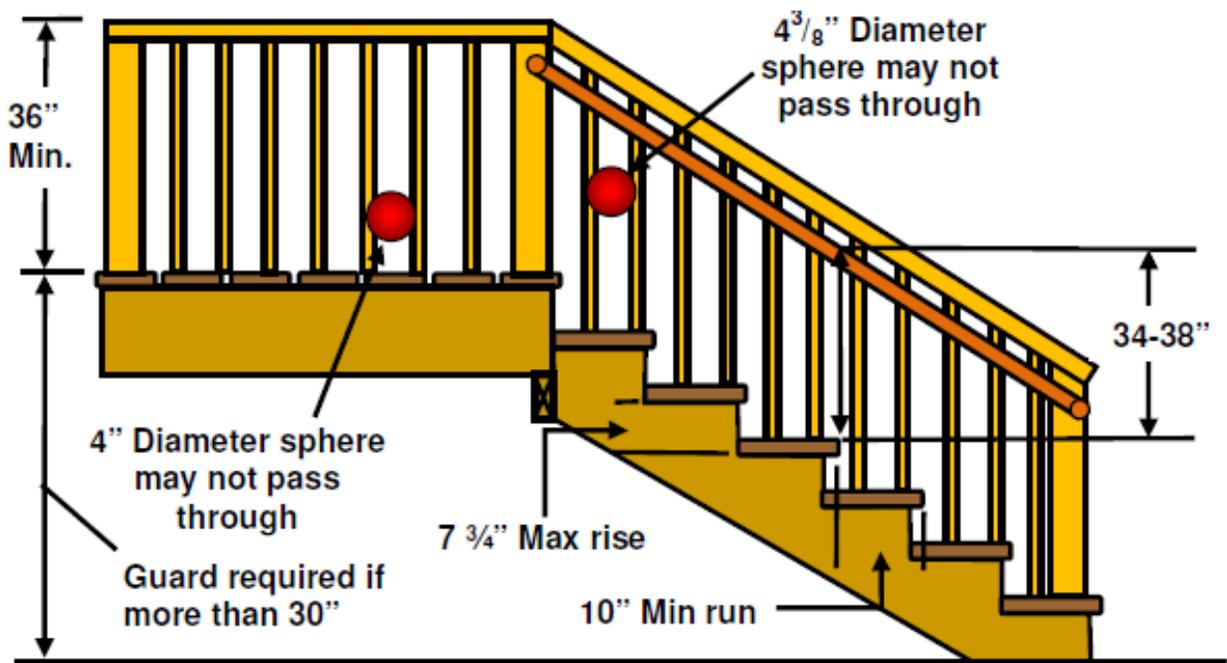
Guards and handrails must be provided as shown on the following illustrations. Guards must continue down stairs where the stair is more than 30 inches above grade. The height of guards on stairs must be 34 inches minimum.

Handrails must be provided on at least one side when there are four or more risers. Handrails must have returns on each end or terminate in a newel post. Other handrail shapes having an equivalent gripping shape may be used with prior approval of the Building Department.

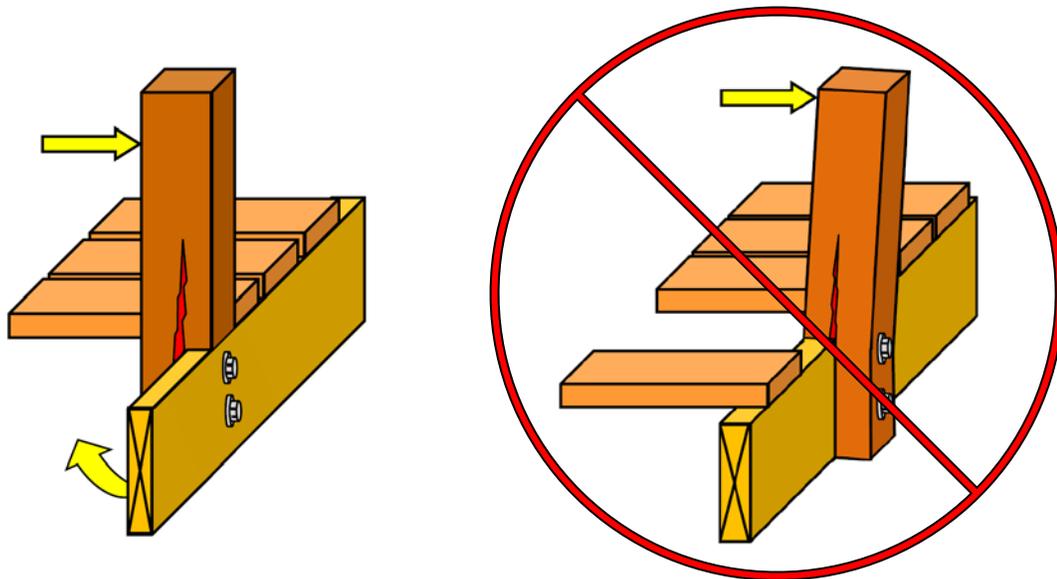
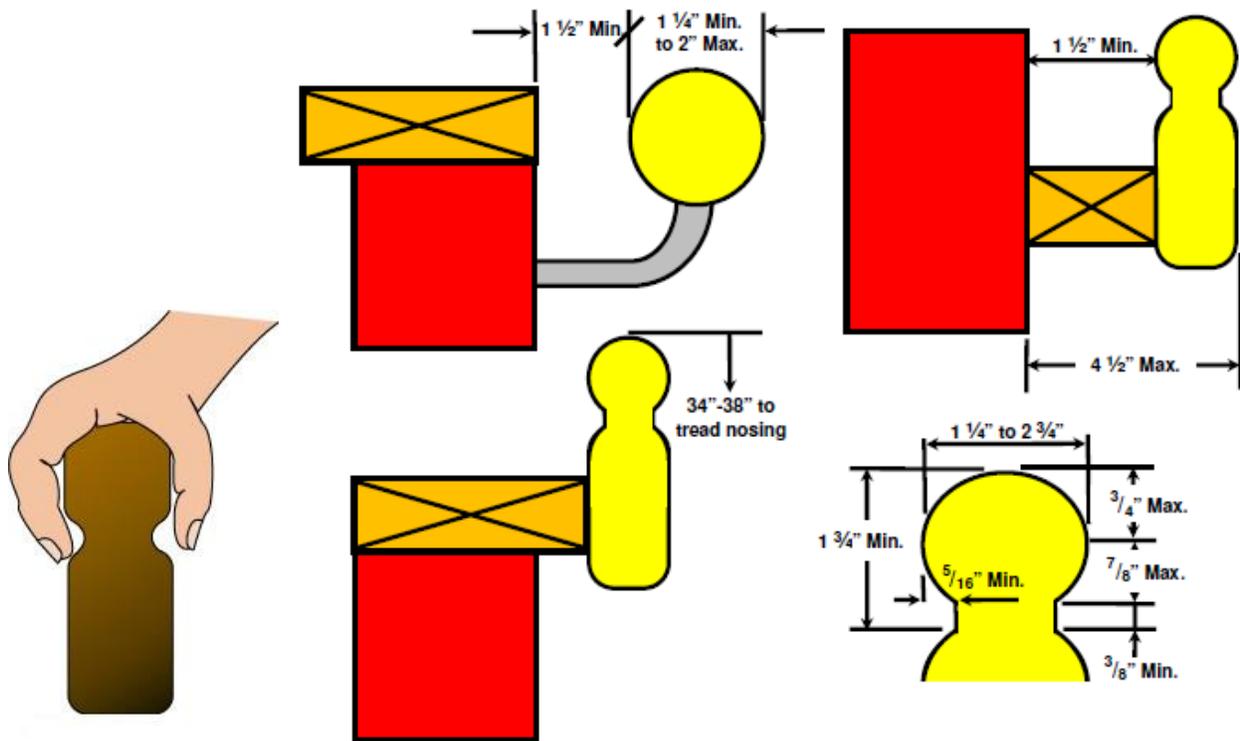
Handrails must be continuous for the entire length of the stairs and may not be interrupted by newel posts except at landings.

Hand rails and guards must be designed to support a 200 lb load applied in any direction at any point along the top of the guard or rail. The bottoms of the stringers should rest on a sound foundation such as a gravel bed, a concrete pad, pavers, or similar.

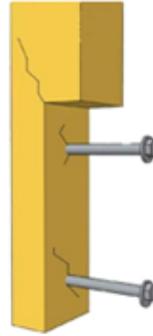
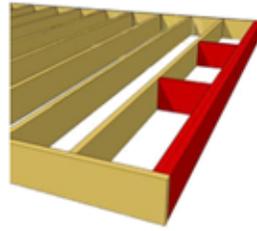




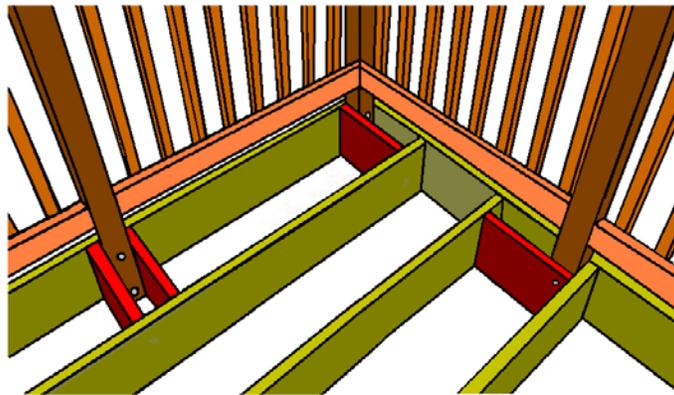
HANDRAILS MUST RETURN TO A NEWEL POST AND BE CONTINUOUS WITHOUT INTERRUPTION FOR THE LENGTH OF THE FLIGHT



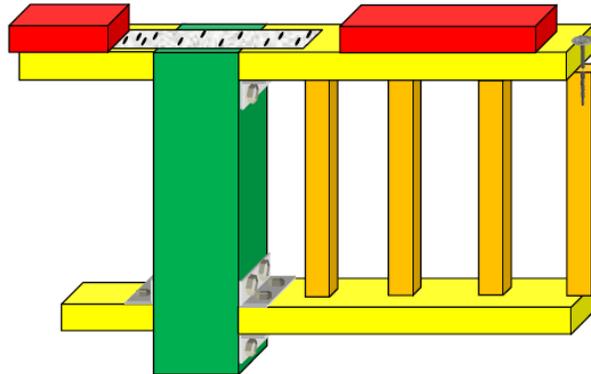
AVOID NOTCHING
GUARD POSTS



BLOCKING MAY BE ADDED TO
STRENGTHEN POST ATTACHMENT



Examples of Devices that can be
used to resist horizontal loads



COMPOSITES AND OTHER DECK/RAILING PRODUCTS

THIS HANDOUT DOES NOT COVER DECK OR RAILING PRODUCTS MADE OF COMPOSITES, ALUMINUM, STEEL, GLASS, OR ANY OTHER MAN MADE PRODUCT. THOSE PRODUCTS MAY BE USED IF THE MANUFACTURER HAS A RESEARCH REPORT FROM THE INTERNATIONAL CODE COUNCIL AND THE PRODUCT IS INSTALLED IN STRICT ACCORDANCE WITH THAT REPORT.