To: Residential Applicants

From: Donald L. Mock, P.E., Chief of Plan Review

Date: July 12, 2022

Subject: Plan requirements for residential accessory structures, 200 square feet or more

Effective September 1, 2022, construction plans will be required for all residential accessory structures, 200 square feet or more. Structures such as but not limited to:

- Decks (regardless of the height), Screened Porches, Pavilions, Gazebo’s, Pergola’s

If you are unable to draw the construction plans accurately, basic deck plan dimensions and specifications details (sample provided**) will be required with each permit application. You must provide either construction plans or the completed basic deck plan dimensions and specifications at the time of application or online submittal. If submitting online, please upload plans labeled as “construction drawings”.

A plot plan of the property, showing the dimensions to property lines, has always been required, and will remain so.

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- Example #1 – Deck’s only
- Example #2 – Porches with Shed Style Roof
- Example #3 – Porches with Gable Style Roof
SEE DECK CODE COMPLIANCE GUIDELINES FOR MINIMUM SPECIFICATIONS

EXISTING HOUSE

REMOVE SIDING AND PROVIDE FLASHING
BEHIND LEDGER AND 2 FLASHING OVER LEDGER

LEDGER BOARD: ___ X ___

FLOOR JOIST SIZE: 2X ___
FLOOR JOIST SPACING: ___ O.C.

POSTS, SIZE: ___ X ___
POST SPACING: ___

BEAM SIZE: (2) 2X ___
(3) 2X ___

FLOOR JOIST CANTILEVER ___ X ___

BEAM ___ FEET ___ INCHES

DECKING: DIAGONAL ___, STRAIGHT ___
2 X ___? 5/4 X ___? OTHER ___?

INDICATE ON PAGE 2 IF ADDITIONAL BEAMS ARE PLANNED

MINIMUM POST FOOTINGS: 18" DIAMETER
10" CONCRETE UNDER POST
SEE DECK CODE COMPLIANCE GUIDELINES

FEET ___ INCHES

Sample ① DECK FLOOR FRAMING PLAN EXAMPLE

1 OF 2

OPEN DECK
*** SEE DECK CODE COMPLIANCE GUIDELINES FOR MINIMUM SPECIFICATIONS

EXISTING HOUSE

GUARD RAIL TO CODE

2 X JOISTS OC

(2) 2 X MAIN FLOOR BEAM

DISTANCE BETWEEN BEAMS

FEET INCHES

FINISHED GRADE

TYPICAL FOOTING TO CODE

IF ADDITIONAL BEAMS ARE PLANNED SUBMIT LOCATION OF BEAM, POST SPACING, AND BEAM SIZE

NOTE: DECK CANNOT BE SUPPORTED BY A HOUSE CANTILEVER. BEAM AT HOUSE IS REQUIRED

DECK CROSS SECTION

2 OF 2
EXISTING HOUSE

ROOF SLOPE

ROOF PITCH: 12

SHED TYPE ROOF

(2) 2 X ROOF HEADER

POST SIZE

POST SPACING

GUARD RAIL TO CODE

2 X FLOOR JOISTS OC

(2) 2 X MAIN FLOOR BEAM

POST SIZE

POST SPACING

FINISHED GRADE

TYPICAL PIER FOOTINGS TO CODE

Sample DECK WITH SHED TYPE ROOF FRONT VIEW

- SHED
- PORCH
- PAVILION
- CARPORT
- GAZEBO
- PERGOLA

1 of 2
CROSS SECTION. DECK WITH SHED TYPE ROOF TYPICAL SIDE VIEW

- ROOF PITCH: 12
- RAFTER LEDGER BOARD: X
- 2X RAFTERS OC
- (2) 2X ROOF HEADER
- POSTS INCHES APART TYPICAL
- GUARD RAIL TO CODE
- 2X JOISTS OC
- (2) 2X MAIN FLOOR BEAM
- LEDGER BOARD: X
- FINISHED GRADE
- TYPICAL FOOTING TO CODE

EXISTING HOUSE
EXAMPLE SIDE VIEW FOR DECK WITH RETURN GABLE ROOF

Sample 3

1 of 3
Provide collar ties or ridge straps 4' OC.

2 x [ ] ridge board or structural ridge beam size & span [ ]

2 x [ ] rafters [ ] OC. & rafter ties or ceiling joist attached to each rafter or pre-engineered roof truss [ ]

Ceiling joist size 2 x [ ] or rafter tie size 2 x [ ]

(2) 2 x [ ] headers: typ. both sides

2 x [ ] floor joist [ ] OC.

2 x [ ] header [ ]

2 x [ ] band board

(2) 2 x [ ] beam inset [ ] inches

Post size & spacing

Post size & spacing

Finished grade

Typical footings to code

Cross section for return gable roof over new or existing deck
EXISTING HOUSE

LEDGER BOARD: X

DECK SIZE: X

FLOOR JOIST SIZE & SPACING
2 X ___ O.C.

POSTS SIZE: X

POST SPACING:

BEAM(S) (2) 2 X

FLOOR JOIST CANTILEVER:

BEAM FEET INCHES

REQUIRED BEAM TYPICAL BOTH SIDES TO CARRY ROOF LOAD:

FEET INCHES

TYPICAL DECK FLOOR FRAMING FOR A RETURN GABLE ROOF ABOVE

3 of 3