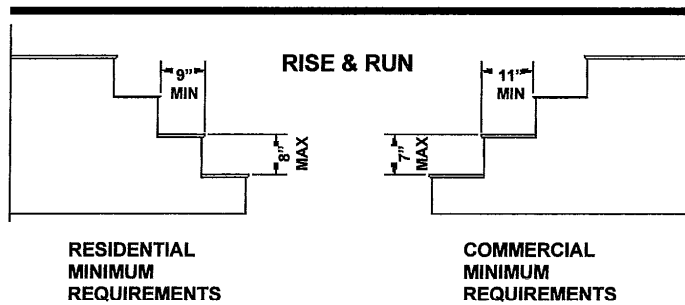
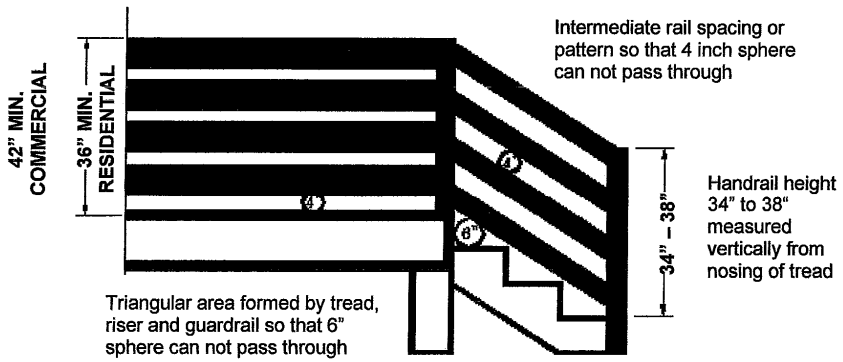
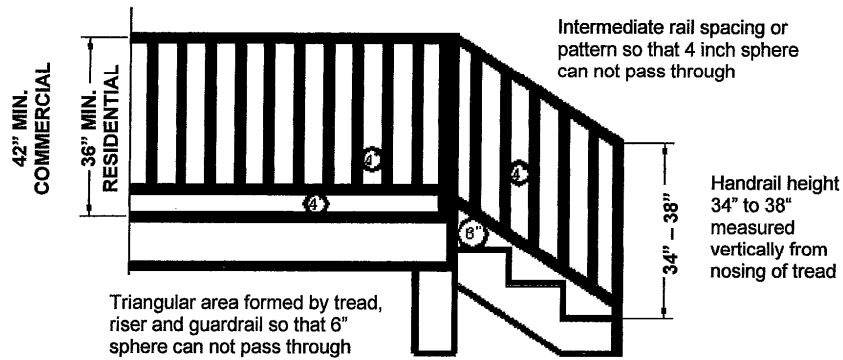


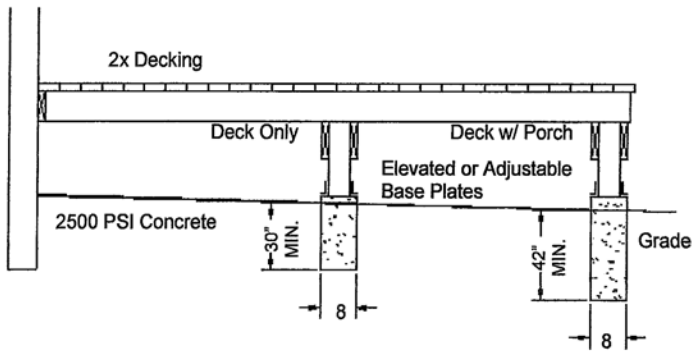
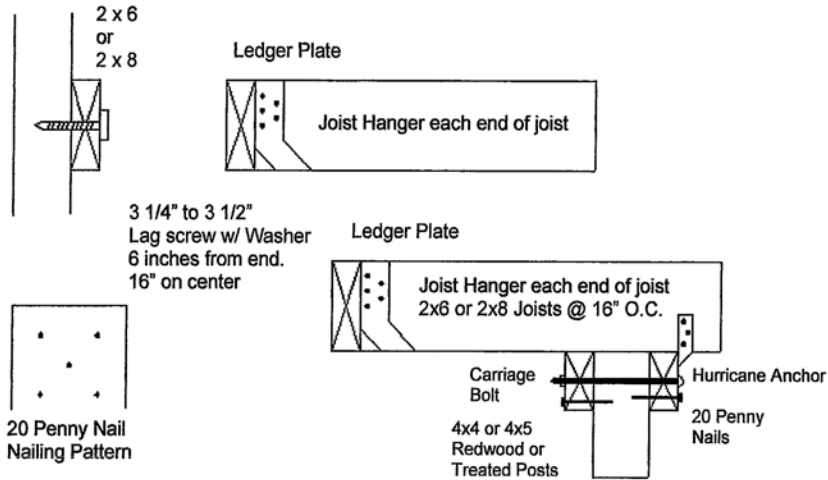
MINIMUM CODE REQUIREMENTS FOR DECKS

- Building permit required for all covered decks and covered patios, and for uncovered decks larger than 120 Sq. Ft. in size or more than 30 in. above grade.
- Decks shall be designed and constructed to carry a 60 lb. per square foot live load
- Footings all decks can be 30 inches below grade.
- Rise for steps shall be a maximum of 7 1/2 inches for residential and 7 inches for commercial.
- Run for steps shall be a minimum of 9 inches for residential and 11 inches for commercial.
- Handrail is required when there is a four or more risers. Handrail height shall be 34 to 36 inches.
- Maximum opening through any part of the guardrail is 4”.
- Guardrail in front of decks is required when the deck is more than 30 inches from the adjacent grade. The minimum guardrail height is 36” for residential and 42” for commercial.
- A guardrail is required on decks, landings, porches and stairways over 30” in height above the finished grade.
- Common areas of multi-dwelling units to be treated as commercial units.
- Basic construction plans are requested, showing details including site plan, elevation drawings, stairways, guardrails, handrails, and engineering for decks 30” above grade.
- Inspections are required by the Building Department.
- Decks receiving hot tubs shall be designed by professional engineer in accordance with the I.B.C.
- **Concrete pyramid blocks are not allowed.**

REQUIREMENTS FOR DECK BUILDING PERMIT

- Two sets of plans on 8.5" X 11" paper
- Signature of approval from the Architectural Committee from the subdivision where the deck is being built.
- Roof design with truss engineering when needed.
- Site plan to scale showing accurate setbacks measurements any easements on the lot including public utilities easement (10 ft.) around the property. Location of home and any additional structures on the property there must be 6' min. between the eave of any accessory structure and deck.
- A deck is considered as an exterior floor system supported on at least two opposing sides by an adjoining structures and/or posts, piers or other independent supports. A deck which is less than 120 sq. ft. and less than 30 in. above adjacent grade, and independently supported, will not require a building permit and is not considered part of the main structure. However any deck is not permitted to be located within an easement or within 10 ft. of a property line.
- A covered deck is also considered part of the main dwelling and required to meet the associated setbacks.
- Highland city does not enforce covenants, conditions and restrictions commonly associated with a subdivision's home owner's association or architectural review committee. However you may be required to obtain approval from an HOA/ARC based upon the CC&R's recorded with your subdivision lot.
- Any deck larger than 120 Sq. Ft., more than 30 in. above grade and not independently supported shall be required to meet the setbacks of the home according to the zone it is located in.



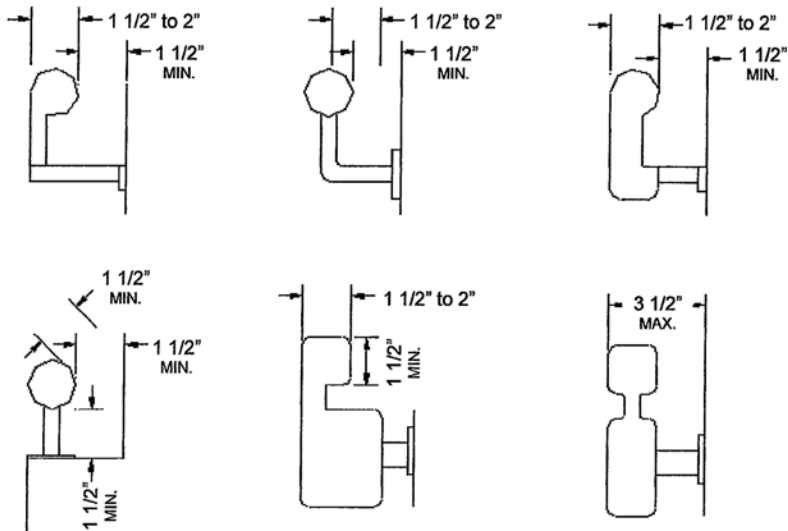


SUGGESTED JOIST SPANS

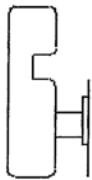
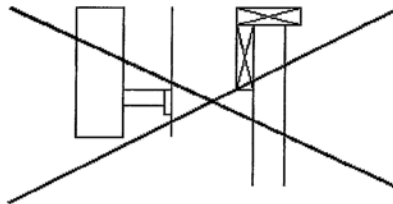
JOIST SIZE	JOIST SPACING	JOIST SPAN
2x6	16 inches on center	7 feet 3 inches
	24 inches on center	6 feet 0 inches
2x8	16 inches on center	10 feet 9 inches
	24 inches on center	8 feet 9 inches
2x10	16 inches on center	13 feet 6 inches
	24 inches on center	11 feet 0 inches

Extra weight on the deck surface, such as larger planter, hot tubs or spas, will require additional support.

**HANDRAILS
ACCEPTABLE SHAPES
AND INSTALLATIONS**



NOT ACCEPTABLE



NOTE:
OTHER SHAPES MAY BE
ACCEPTABLE IF THEY
PROVIDE AN EQUIVALENT
GRIPPING SERVICE.
SEE THIRD PARAGRAPH
OF SECTION 3306 (1).