

GENERAL REQUIREMENTS FOR DECK CONSTRUCTION

CITY OF SALINE, MI. 100 N. Harris St., Saline MI 48176-1642; Phone: 734-429-8296 ext 2223 Fax: 734-429-5280

REQUIREMENTS APPLY TO: RESIDENTIAL, COMMERCIAL, AND OTHER STRUCTURES CLASSIFIED AS 'DECKS'

STANDARD REQUIREMENTS:

ALL DECKS SHALL HAVE:

1. Post holes or foundations with a minimum depth of 42 inches.
2. A graspable handrail(s) with a height of 34-38 inches. The most common height is 36 inches.
3. A guardrail 36" in height if the residential deck is more than 30 inches above the finished grade and a guardrail 42" in height if it is a commercial deck.
4. Spindles or balusters or any vertical members shall be spaced less than 4 inches.
5. Steps for residential use cannot have a rise greater than 8 ¼ inches, and a run less than 9 inches. All steps shall be uniform in rise and run.
6. Steps for commercial or other use cannot have a rise greater than 7 inches, and a run less than 11 inches.
7. Handrails on the stairs if the stairs (steps) have 4 or more risers, then a handrail is required.
8. Nails installed in all holes of joist hangers that are used for the framing support. Nails shall be galvanized or equivalent.
9. Hot dipped galvanized or stainless steel carriage bolts and washers (minimum half inch) to attach the support beam to the posts.
10. The ledger attached to the bond by means of a minimum half inch diameter fastener that is hot dipped galvanized or stainless steel if the deck is to be attached to the house.
11. A continuous non-corrosive flashing inserted under the siding and over the ledger to prevent water from collecting at this area.

OTHER REQUIREMENTS:

- A. Joist spacing shall be 16 inches on center.
- B. If deck is more than 8 feet off of ground, a minimum 4x6 post is required.
- C. When applying for a building permit for a deck, a site plan shall be submitted showing the proposed location and size of the deck.
- D. Drawings and details showing how the deck is to be constructed.
- E. Attachment detail if the deck frame is attached to an existing structure(s).
- F. Decks may project into a required rear yard a distance not more than eight feet.

BUILDING CODE REFERENCES:

ZONING CODE REFERENCES: Section 4.03 (3) E. 2.

BUILDING DEPT. FORMS UTILIZED:

- Application for Residential Building Permit
- Application for Electrical Permit if the deck has electrical fixtures or features

OTHER PERMITS:

- Construction of a deck may require a Soil Erosion and Sedimentation Control permit from the Washtenaw County Office of Water Resources; call 734-222-3978
- Properties in Condominium Associations require furnishing of an approval letter from the Homeowners Association board for the deck project