

City of Moscow Mills
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Residential Deck Building Permit Information

CONSTRUCTION REQUIREMENTS

- ▶ All footings/piers for posts must be concrete and extend 30" below grade for frost protection and be a minimum of 8" wide.
- ▶ All load bearing posts must be anchored to footings with a pin, stirrup, bolt and other approved fastener.
- ▶ All wood which comes into contact with the ground must be termite and decay resistant. Examples: Redwood Cedar or pressure treated (wolmanized) lumber.
- ▶ Joist hangers are required at band board or ledger board or ledger board connections.
- ▶ Band Boards are to be attached to house with ½" lag bolts 12" from each end and 3' on center, or with 3/8" lag bolts 12" from each end and 16" on center, or two Simpson Strong Drive LSDS ¼ x 4 ½ placed 16" on center.
- ▶ Guardrails are required when grade surface to deck surface is more than 30".
- ▶ Guardrails must be a minimum of 36" in height with balusters spaced not more than 4" on center and be able to withstand a 200 lbs. lateral force. No guardrails shall create a "ladder effect".
- ▶ Handrails must be 34" to 38" high, measured vertically above the nosing of the treads. Handrails shall be graspable with a circular cross section with an outside diameter of at least 1 ¼" and not greater than 2".
- ▶ Stairways with fewer than 3 risers are not required to have handrails.
- ▶ Stairs shall be a maximum riser height of 8 ¼" and the minimum tread dept shall be 9". Maximum riser gap shall be 4".
- ▶ All electrical/plumbing additions require a building permit.
- ▶ All electrical work must be performed in accordance with the 2005 National Electrical Code by a licensed electrician registered in Lincoln County.

- ▶ Check with you local fire district for any additional requirements which may apply.

Obtaining a Permit

Two copies of plans with the below information is necessary for obtaining a deck permit.

1. Site Plans

Provide a scaled copy of your plot plan or survey with the deck indicated as proposed. Show cantilevers on house and all easements and setbacks. It is the applicant's responsibility to ensure that the proposed construction does not encroach onto any easements. All decks must be located in compliance with the same side yard setback distance as required by the zoning district for the house.

2. Construction Plans

General: All plans must be drawn to scale and must include the following to be considered for review.

- Deck dimensions and elevation
- Lumber size and type of house joists/bandboard
- Joists spans (length of joist to beams or supports)
- Joist spacing (distance between joist)
- Pier/footing depth and size
- Post size, post length, detail or post to beam and post to pier attachment, beam size
- Guardrail detail, fastening to deck, materials and spacing, minimum height 36"
- Existing or new electric receptacle location

Deck Attachment to House:

- Approved fastener diameter, length, and spacing
- Detail of ledger attachment and method of attachment and cantilevers

A Stair Detail:

- Tread and rise measurement
- Guardrail height and respective spacing
- Spindle spacing
- Hand rail height and diameter

Important Framing Requirements

All beams, girders, and trimmers joists used to frame around bays or cantilevers or other construction methods **MUST** bear on the existing house wall and **MAY NOT** be supported on the deck ledger with hangers or fasteners. Alternatively, they may be attached directly to the house bandboard with approved hangers, supported by posts and piers, or deck joists at cantilevers may be independently run inside and rest on the existing wall plate or be constructed as a freestanding deck by post and beam construction. All decks will be required to be laterally braced with approved hold down tension devices at a minimum of two locations or diagonal bracing. Decks attached to homes with I-Joists must be laterally braced at each end at 10' O.C with approved tension devices. Opposing lateral

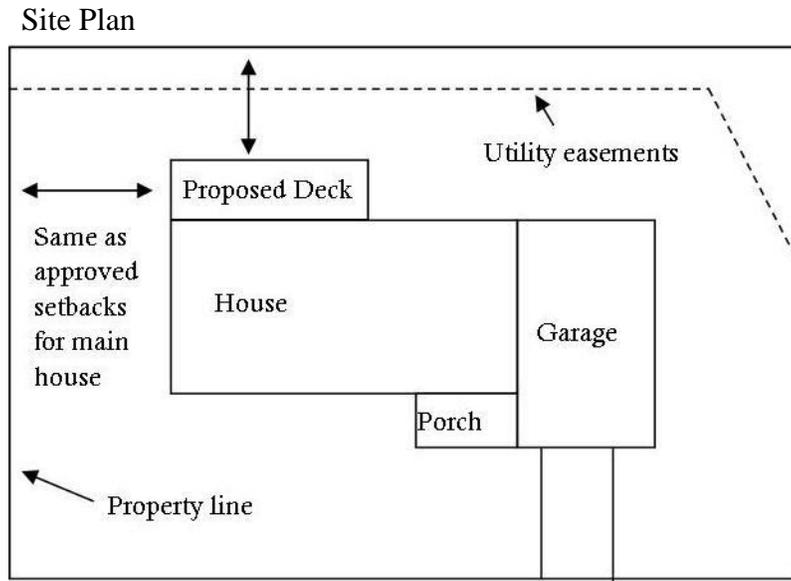
bracing can be achieved by installing decking at a 45 degrees or installing diagonal (X or K) bracing at each post.

These requirements are in addition to the ICC Codes requirements. In case of apparent conflict of the above requirements and those of ICC Codes requirements will prevail.

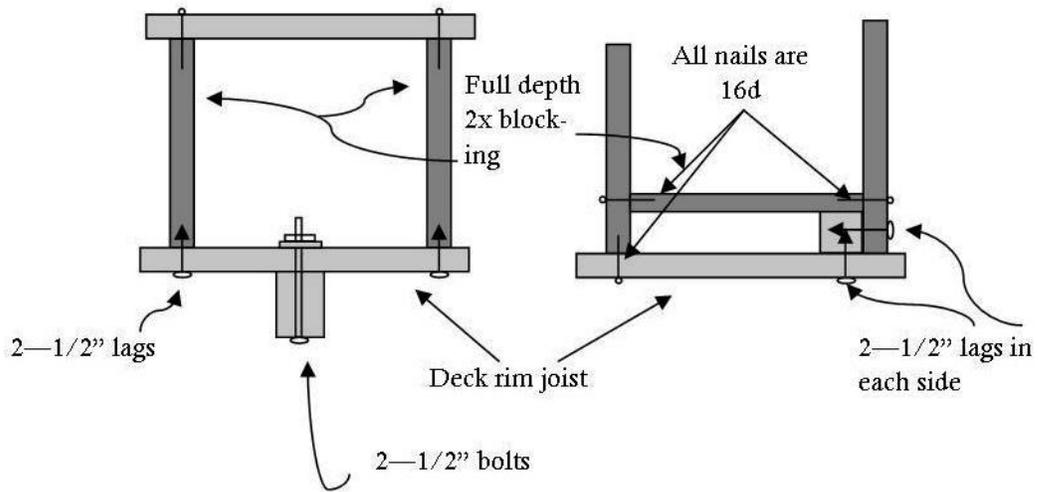
This brochure is not all inclusive of regulations, covenants, conditions or restrictions which may affect your project. To obtain further information, you may contact your local building department at:

George Butler Associates, Inc.
Suite 200
225 S. Main Street
O'Fallon, MO, 63366
(636)240-2444

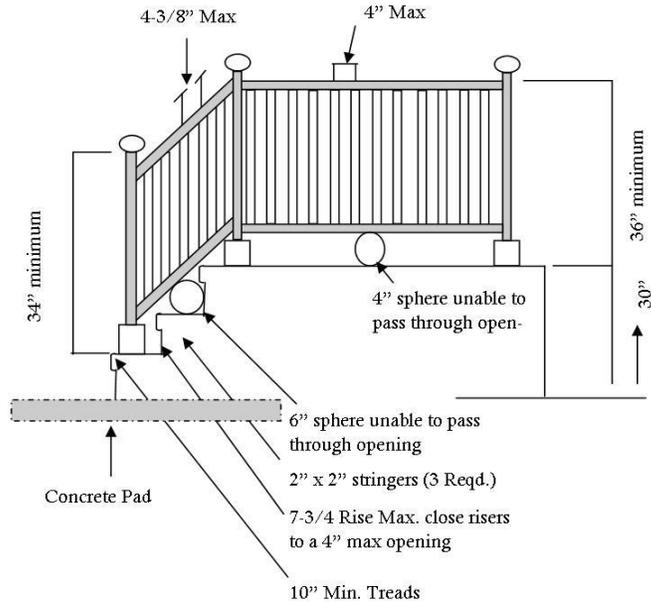
Drawings Sample:



Typical guard post attachment



Guard and Stair Detail



Typical types of footings, maybe belled at bottom

