

Deck Requirements

Is a permit required? Yes! A building permit is required for any deck construction, and the County is currently using the guidelines set forth by the 2009 International Residential Code.

How do I apply? Apply online at our Citizen Access Portal. Visit www.sccmo.org for more information.

What will I need to submit?

- Deck plans (pdf format preferred) indicating the size, spacing, spans, lateral bracket locations, and type of lumber being used. These plans should also include a floor plan, elevations, stair detail, guard detail and pier detail.
- A plot plan showing the location of your home with the proposed deck on the lot.

The plan review process typically takes about 10 working days. When the permit is ready, you will be notified via email that the permit is ready and the amount of the permit fee. This fee is based on the cost of construction.

INSPECTIONS

Inspections must be scheduled by 3:00 p.m. of the business day prior to your requested inspection date. To schedule your inspection, contact the Building Division at 636-949-7345. If it is necessary to cancel or change your inspection, please do so as soon as possible. Also, please remember to post your permit so that it is visible from the street.

The first inspection will be performed when the piers have been excavated. The inspector will measure them for proper depth, size, soil condition, location on the lot. Lateral brackets will be inspected during the framing inspection. The final inspection will be performed when the deck is completed, at which time your approved inspection sheet will serve as a Certificate of Occupancy (as long as all the requirements have been met.)

CONSTRUCTION REQUIREMENTS

1. All piers must be a minimum of 12 inches in diameter and may be required to bell out larger, depending on the load imposed on the post, and extend a minimum of 30 inches below grade. The post must be anchored to piers with a bolt or other approved fasteners.
2. Wood which is exposed to soil or weather must be termite and decay resistant. Examples include redwood, cedar, and pressure treated pine.
3. Decks are to be designed for 40 lbs/sq ft live load. If access is from the bedroom only, 30 lbs/sq ft live load is permissible.
4. Decks should not bear on cantilevered bays or fireplace chases.
5. Ledger board must be attached to an existing structure in conformance with the table R502.2.2.1 (included)
6. Joist hangers are required at the band board and ledger board connections.
7. Cantilevered areas must not exceed the following design parameters unless Missouri engineered:
 - 2x8's, 16" on center, maximum 2' span;
 - 2x10's, 16" on center, max 4' span;
 - 2x12's, 16" on center, max 6' span.
8. Guardrails must be a minimum 36" in height and are required when the ground to deck surface is greater than 30". The clear space between balusters must be less than 4", where a 4" diameter sphere would not be allowed to pass through.
9. Stair riser height cannot be greater than 7 ¾", tread length must be a minimum of 10", and these measurements must be uniform for the entire length of the stairs.
10. Handrails must be 34" to 38" high, measured vertically above the nosing of the treads. Handrail must extend from the nose of the top tread to nose of bottom tread and are required to be graspable continuously from top to bottom of stair row. Example: 2" x 2", 2" round, or 2" x 4" on edge.
11. Unsupported stair stringers must use metal stringer straps and use at least three (3) 2" x 12" stringers.
12. All lag screws, washers, and bolts must be either hot-dipped galvanized or stainless steel. All nails, screws, staples and hangars must be A.C.Q. lumber compatible.
13. Two (2) lateral support brackets on decks over 100 sq. ft. must be provided (See D5 table.)

- 14. 15 lb. moisture barrier between band board and ledger board must be provided.
- 15. Flashing behind siding and over top of ledger board must be provided.

TABLE R502.2.2.1; FASTENER SPACING FOR A SOUTHERN PINE OR HEM-FIR DECK LEDGER AND A 2-INCH NOMINAL SOLID-SAWN SPRUCE-PIN-FIR BAND JOIST ^{c,f,g} (Deck live load = 40 psf, deck dead load = 10 psf)							
JOIST SPAN	6' & 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'
½" diameter lag screw with 15/32" maximum sheathing ^a	30	23	18	15	13	11	10
½" diameter bolt with 15/32" maximum sheathing	36	36	34	29	24	21	19
½" diameter bolt with 15/32" maximum sheathing and ½" stacked washers ^{b,h}	36	36	29	24	21	18	16

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm. 1 pound per square foot = 0.0479kPa.

- 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 ½".
- c. Ledgers shall be flashed to prevent water from contact the house band joist.
- d. Lag screws and bolts shall be staggered in accordance with Section R502.2.2.1.1.
- 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 ½ 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.

Please be advised that this handout is a guide and should not be relied upon for the legality of the contents contained herein. Judicial decisions or legislative changes, as well as individual circumstances, could affect your application. You should consult an attorney.

To apply for a building permit, visit the Community Development Department’s webpage at www.sccmo.org or in person at: 201 N. Second Street, Ste. 412, St. Charles, MO 63301.

Questions?

**For code requirements and general construction questions:
Contact the Building Division at (636) 949-7345 or at building@sccmo.org**

**For placement and maximum structure size questions:
Contact the Planning and Zoning Division at (636) 949-7335 or at ctypnz@sccmo.org**

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