

RESIDENTIAL DECKS

CITY OF DUNDAS
BUILDING INSPECTIONS DEPARTMENT
DUNDAS CITY HALL
216 RAILWAY STREET NORTH, PO BOX 70
DUNDAS, MN 55019
507-645-2852

INFORMATION REQUIRED FOR A BUILDING PERMIT

1. Building Permit (Misc) Application is available at City Hall.
2. Signed and complete Building Misc Permit application form.
3. A Compliance Inspection for the existing septic system, where City sewer is not available (contact City Hall at 507-645-2852 for more information).
4. Provide an updated site plan of the property showing all property lines, existing buildings and dimensions, setbacks, wells, septic tank and drain field locations, where City sewer is not available, and proposed deck location with setbacks. New footings and foundations must be a minimum of 10' from septic tanks and a minimum of 20' from drainfields. A sample site plan is available from the City of Dundas Planning Department.
5. Submit three (3) sets of approved building plans showing proposed designs and materials. Plans shall be **drawn to scale** and shall include the following information. **(No hand drawings/sketches accepted)**
 - A. A floor plan indicating the following:
 - Proposed size of deck
 - Size and spacing of floor joists
 - Size of decking
 - Size, location and spacing of posts
 - Species and grade of lumber to be used
 - B. Elevations indicating the following:
 - Height of structure from established grade
 - Diameter and depth of footings
 - Guardrail height (if any)
 - Spacing of intermediate rails (if any)
 - Type of footing
 - Stairs (location and size)

Attached are examples of drawings, which are intended as **GUIDES ONLY!!**

GENERAL BUILDING CODE REQUIREMENTS

1. Footings shall be designed and constructed below frost depth (42" minimum).
2. Approved wood of natural resistance to decay or treated wood shall be used.
3. A guardrail shall protect decks that are more than 30" above grade not less than 36" inches in height above finished decking. Open guardrails and stair railings shall have horizontal, vertical or diagonal rails such that a sphere 4" in diameter cannot pass through.
4. Floor joist spaced at 24" on center requires 2" minimum decking and floor joist spaced at 16" on center requires 1-1/4" minimum decking. (Cannot install 1" decking diagonally across 16" oc joists.)
5. Decks shall be capable of supporting a 40-pound per square foot load.

6. **METAL FLASHING IS REQUIRED WHERE DECK RIM IS ATTACHED.**
7. Splice all members of beam over post.
8. Provide connection between posts and footings (foundation anchor strap or an approved post holder).
9. All fasteners (screw and nails) must be corrosion resistant. Only joist hanger nails may be used in joist hangers.
10. Cantilevers on decks may not exceed:

<u>JOIST SIZE</u>	<u>JOIST SPACING</u>	<u>MAXIMUM CANT</u>
2 X 10	12" OC	36"
	16" OC	24"
	24" OC	18"
2 X 8	12" OC	24"
	16" OC	18"
	24" OC	12"
2 X 6	12" OC	12"
	16" OC	12"

11. Maximum cantilever of beam past a post cannot exceed depth of beam member.
12. The cantilevered portion of a house may not support a deck.

NOTE: The above represent general code requirements relative to deck construction. For specific code requirements, please contact the Building Inspection Department at 507-645-2852.

REQUIRED INSPECTIONS

1. **Footings: After the holes are dug, but PRIOR TO POURING CONCRETE!!**
2. **Final: When the structure has been completed.**

GENERAL NOTES

1. The stamped, approved plans and survey shall be kept on the job site until the final inspection has been made.
2. The Inspection Record Card shall be placed on the outside exterior wall near the deck and shall remain posted until the final inspection has been made. Cards should be protected from the weather.
3. Call 507-645-2852 between 8:00 a.m. and 4:30 p.m. to arrange for an inspection.
4. Prior to digging, call Gopher Services at 800-252-1166 to verify utility locations. A 48-hour notice is required, excluding weekends and holidays.

PLEASE ALLOW 24 HOURS NOTICE FOR ALL INSPECTIONS!