

DECK REFERENCE GUIDE



This document is intended for guidance only and does not relieve property owners of the requirements of the Municipal Code. Section 2009-24. Refer to the Arkansas Fire Prevention Code Volume III, for codes not referenced.

PERMIT REQUIRED

All deck structures must obtain a building permit from the Building Division. Deck permit does **not** include permits for any added electrical work.

GENERAL LOCATION REQUIREMENTS

- In cases where plats were recorded prior to adoption of the Zoning Code, enforceable setbacks shall be as stated on the plat of the subdivision.
- In the absence of any recorded plats containing building setbacks, the setback requirements contained in the Zoning Code shall prevail.
 - Agricultural District - minimum setback of thirty (30) feet for front, side and rear yards.
 - R-E (Residential Estate) district - minimum front setback of fifty (50), twenty (20) feet for side yards and a minimum of ten (10) feet for rear yards.
 - Residential Districts – R-1, Residential, Single Family – minimum setback of twenty (20) feet for front yards, fifteen (15) feet for rear yards and a minimum of ten (10) feet for side yards.
- Footings for decks shall maintain 5' of separation from existing or proposed septic systems and leach fields." 109-186(1)(d).
- On Residential (R-1) lots with access to bodies of water, decks shall be setback no closer than 25' from water's edge." 109-75(b)(3)(e). Consult the Zoning Code for body of water setbacks in other zoning districts.

GENERAL STRUCTURE REQUIREMENTS

- Design: Assumed minimum live load 40 lbs PSF. Minimum dead load 10 lbs PSF.
- Post Holes: Minimum 18" X18" X18"
- Post Size: Maximum Unbraced Heights
- 4X4 – 8'-0: 4X6 – 13'-0: 6X6 – 20'-0
- Floor Joist: Maximum spans for pressure treated lumber Southern Pine (REF. R502.3.1 (2) IRC).

16" On Center		24" On Center	
2X6	9'9"	2X6	8'6"
2X8	12'10"	2X8	11'
2X10	16'1"	2X10	13'1"

Joist hangers are required (REF. R502.6 IRC).

Guardrails

- All decks or raised floor surfaces more than 30" high above finish grade shall have guardrails: (Ref. R312.1 IRC)
- Minimum height: 36"
- Maximum space between pickets: 4"
- Maximum spacing between rail post: 6'

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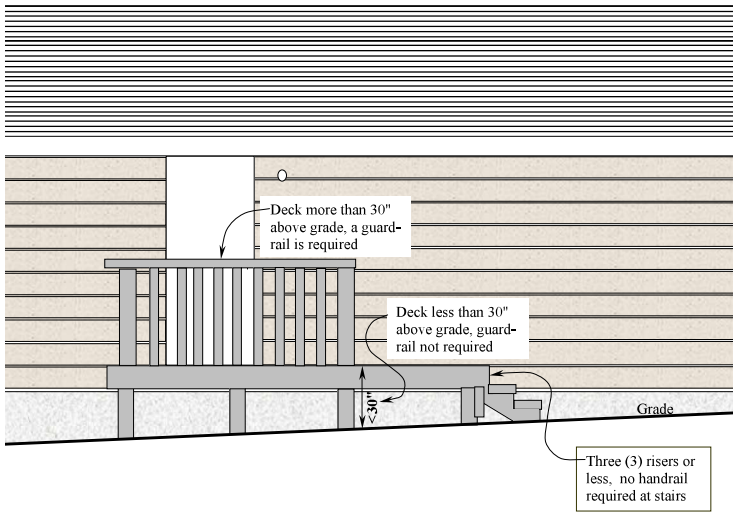
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PERMIT SUBMITTAL REQUIREMENTS	<p>Stairways</p> <ul style="list-style-type: none">▪ Minimum width – 31 ½ one side, 27 both sides (R311.7)▪ Rise: Maximum 7 ¾”▪ Tread: Minimum depth – 10”▪ All stairways shall have handrails – height 34”-38”▪ Maximum spacing between posts – 4’
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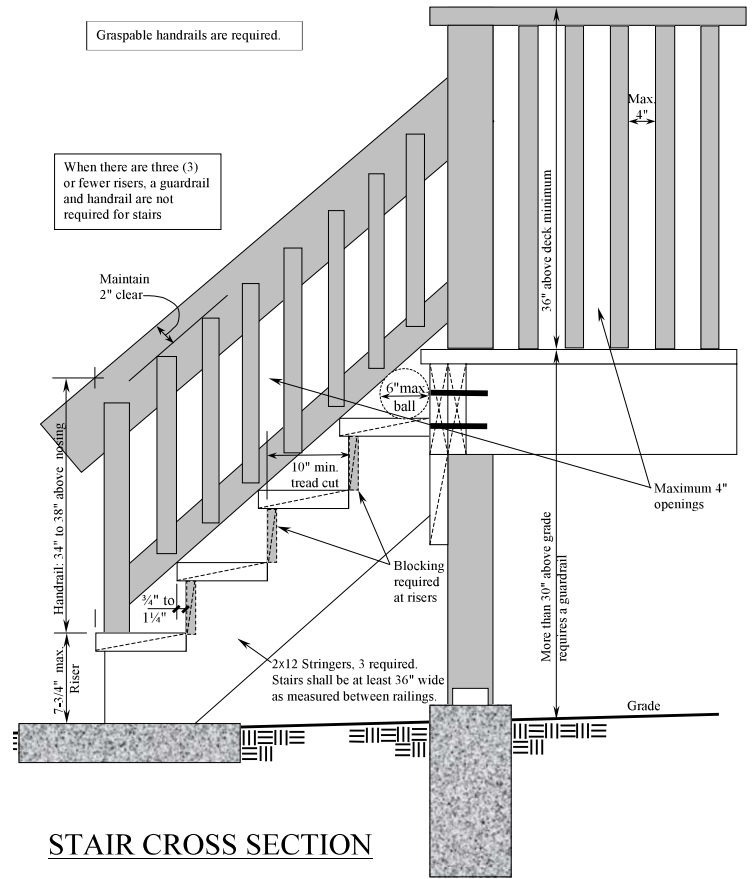
PERMIT SUBMITTAL REQUIREMENTS	<ol style="list-style-type: none">1 Completed application2. Plot Plans, drawn to a standard engineering scale should depict:<ol style="list-style-type: none">a. Property lines;b. Existing and proposed structure locations;c. Septic drainage field location, if applicable;3. Details:<ol style="list-style-type: none">a. Plot plan with location, drawn to scale, including dimensions.b. Elevation drawings of structure detailing the materials and their location with dimensions.c. Drawings need to include a footing/foundation plan.d. Drawings need to be labeled to include any utilities that may be added or moved.
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INSPECTION CLOSEOUT	<ul style="list-style-type: none">▪ <u>Inspection:</u> The applicant is responsible for contacting the Building Division upon completion to request a final inspection.▪ Post holes shall be inspected after they are dug.▪ A final inspection is required when completed.▪ A minimum 24 hour notice is required for inspections.▪ Inspection of permitted work may reveal code violations not discovered during plan review.▪ <u>Close Out:</u> If the deck is constructed in accordance with the regulations and submitted permit materials, a Certificate of Compliance will be issued. Otherwise, the Building Inspector will prepare an inspection report detailing the deficiencies.
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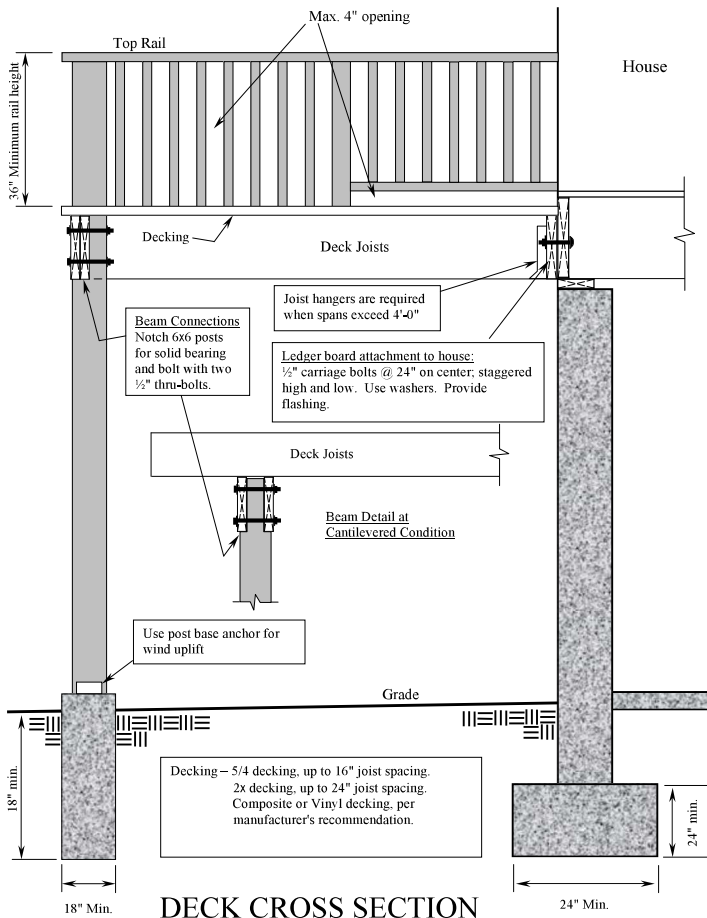
<p>Community Development Services Department 616 W. Lancashire Blvd. Bella Vista, Arkansas 72715 (479) 268-4980</p>	QUESTIONS?
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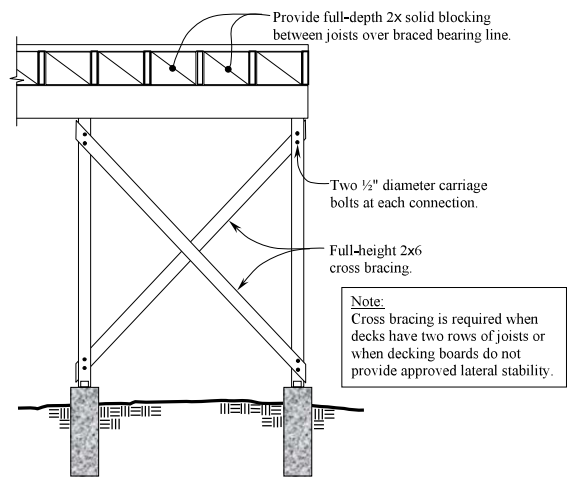
Railing Requirements



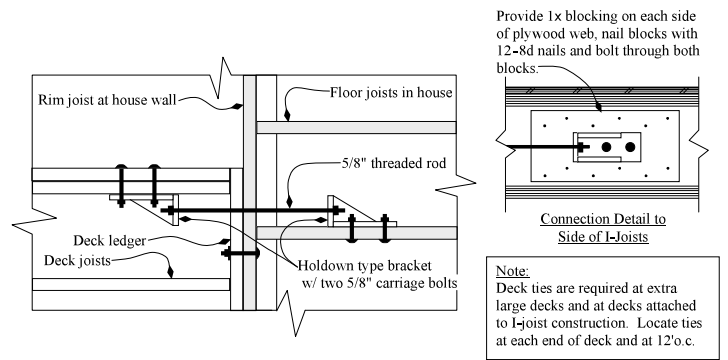
STAIR CROSS SECTION



DECK CROSS SECTION



Cross Bracing Detail



Deck Tie, Plan View

DECK PLAN DETAILS



Deck

Height	Width/length	Footing size
Post Size	Post set in concrete or with bracket	Distance between post
Joist size	Joist span	Beam span

Railing

Railing Height	Space Between pickets
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Stair

Riser Height	Stair Width	Tread Width
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