

RESIDENTIAL DECKS & PORCHES



Residential decks shall be designed to 60 psf in ground snow load areas 60 psf and below. In areas with a ground snow load from 60-70 psf, the design load shall be 70 psf. Ground snow load areas in excess of 70 psf shall require stamped and signed engineering by an engineer licensed in the State of Washington.

The enclosed pages are for informational purposes only, and may or may not be all inclusive of work required to meet the provisions of the code.

If your property is located in the National Scenic Area, the Columbia River Gorge Commission requires you to comply with all National Scenic Area regulations. They can be contacted at (509) 493-3323.

DECK FRAMING

- * Decks adjacent to manufactured homes shall be free-standing. Covered decks that are free-standing require greater post embedment into the ground.
- * Deck footings shall not be poured onto or into fill without a compaction report and engineering.

Here's a look at some of the important components of your deck:

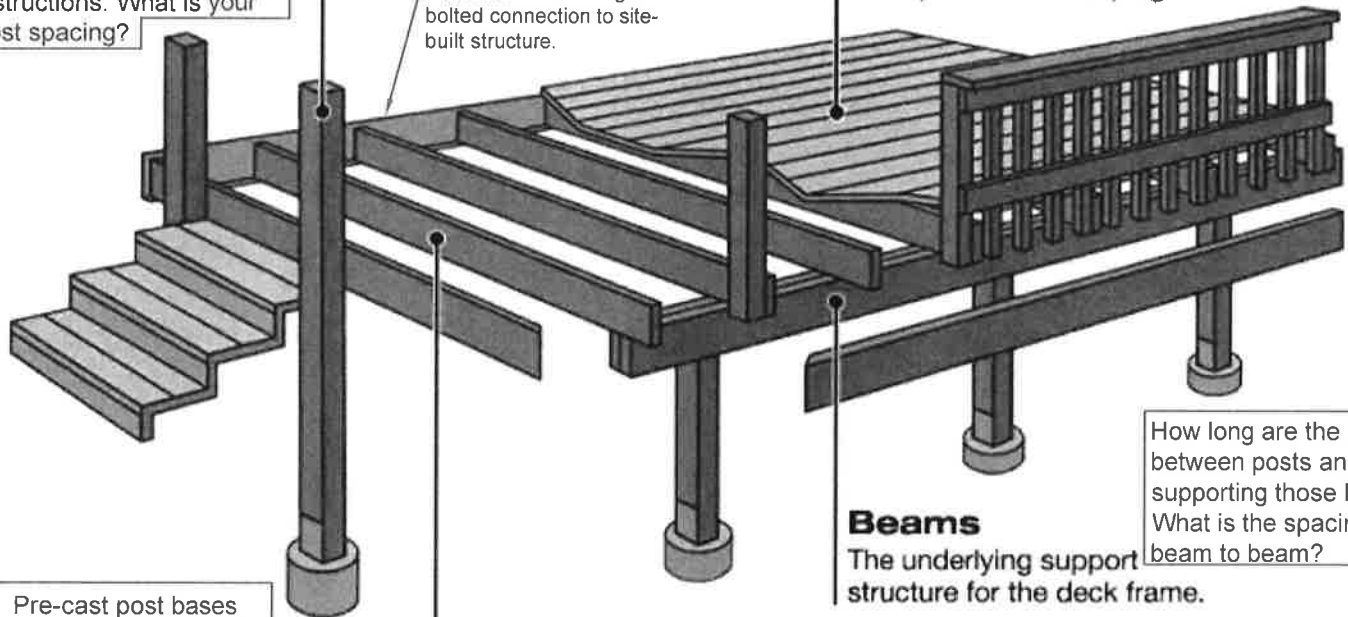
Posts need to be pressure treated and fastened to the center of the concrete footing with approved hardware installed per manufacturer's installation instructions. What is your post spacing?

Post
A vertical framing support for beams or joists.

Pressure treated ledger with bolted connection to site-built structure.

What is your decking material? Manufactured decking shall be installed per the manufacturer's installation instructions.

Decking
The actual wood beneath your feet, which should be periodically checked for separation or warping.



Pre-cast post bases are not code approved for structurally attached decks, covered decks, or decks more than 30" above grade.

Joist
The horizontal supporting planks running beneath the deck. Joist rot can weaken the deck's strength.

Poured-in-place footings. Size is determined by spacing of posts and beams for your project. The plans need to show locations. Will they be round or square? How do you plan to do the footings? Minimum 18" frost cover is required.

Beams
The underlying support structure for the deck frame.

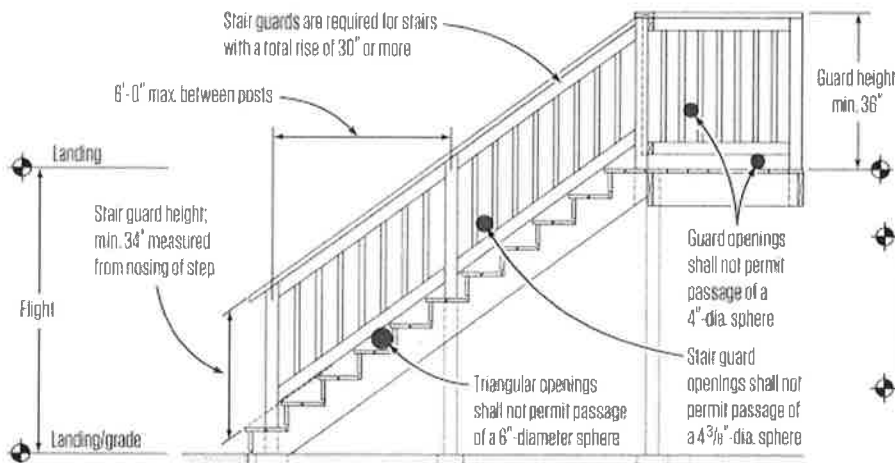
How long are the beams between posts and footings supporting those beams? What is the spacing from beam to beam?

How long are the joists running? Do you plan on any joist overhand beyond the edge of the beam? How far is that overhang?

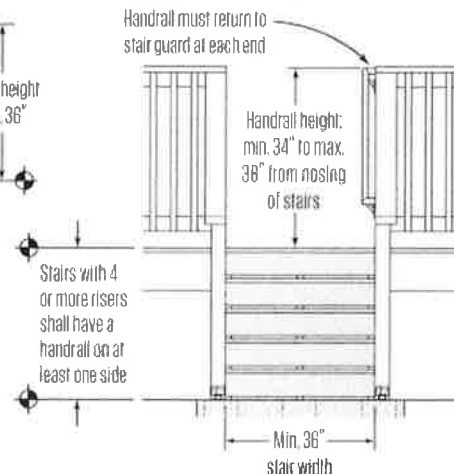
Decks cannot structurally attach to cantilevers, bay windows, stone or masonry veneer or surface materials.

DECK FRAMING - CONTINUED

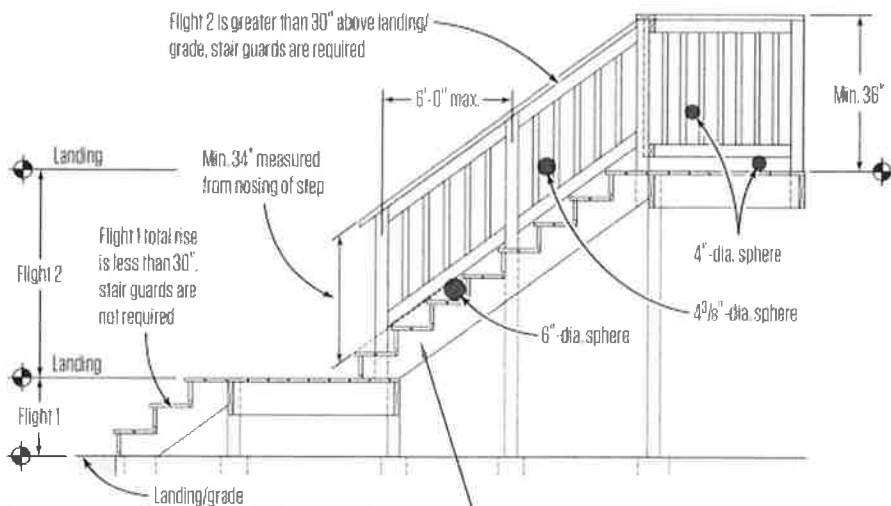
Stair Guard Requirements



Handrail Requirements

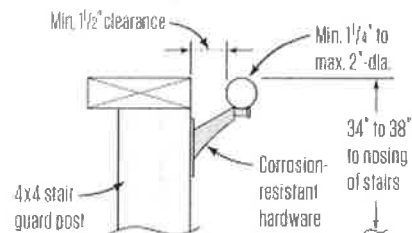


Stair Guard Requirements

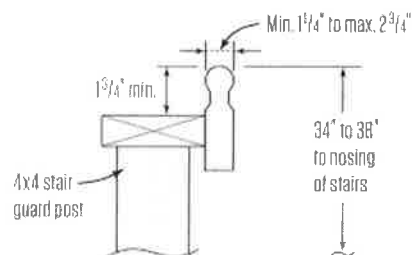


Handrail Mounting

Type I Handrail



Type II Handrail

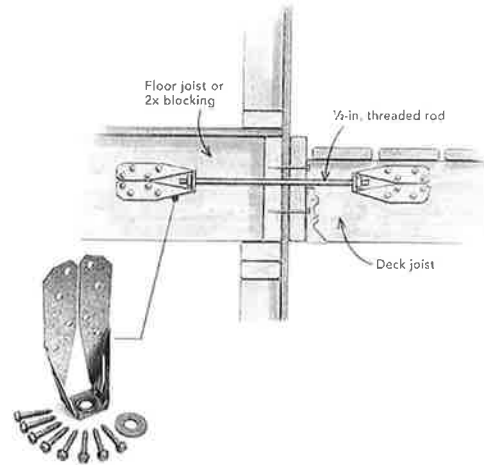
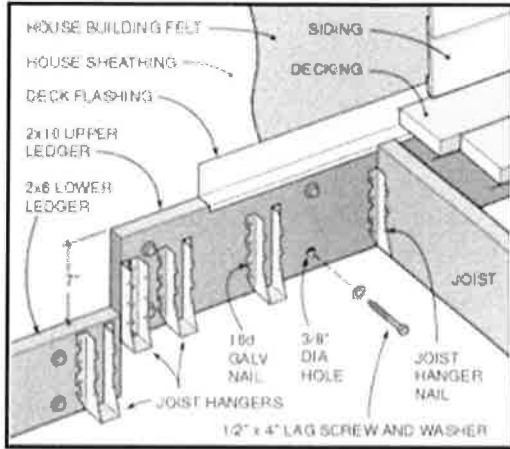


The landing space at the bottom shall be a minimum of 36" in the direction of travel and the width of the stairs. Wood contacting the ground shall be pressure treated. The landing and base for your stairs shall be firm and level.

Rise: 7 3/4" maximum
Run: 10" minimum
If stairs are below an overhanging roof, maintain minimum 6'-8" head clearance at all areas.

Decks cannot be structurally attached to manufactured homes.

FLASHING/ATTACHMENTS

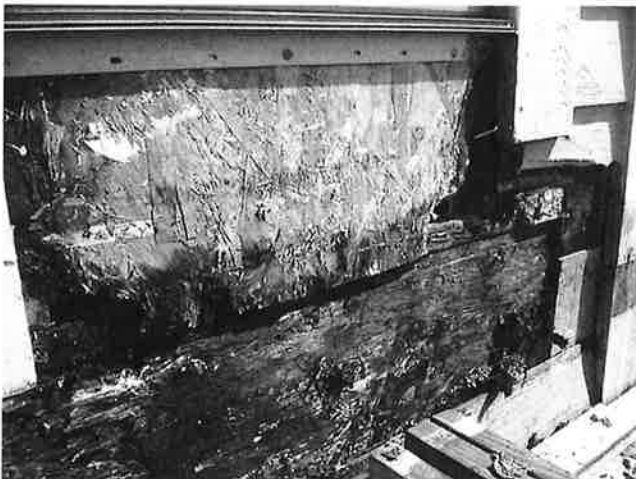


Proper deck connections into the structure framing is critical for a safe deck.

Where positive connections into the structure cannot be verified, the deck shall be free-standing.

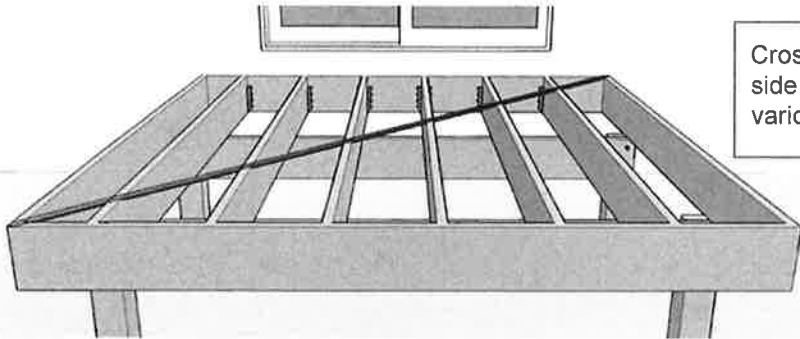
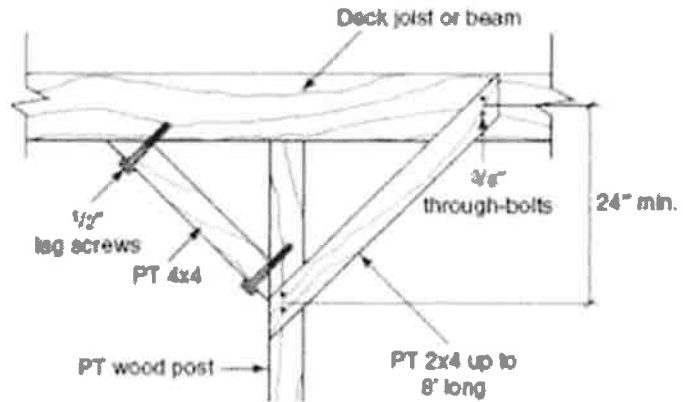


Nails are subject to withdrawal, and are one of the leading causes of deck failures.



Improper flashing or missing flashing between the deck and the structure can cause a great deal of expensive damages to your home.

FASTENERS/BRACING

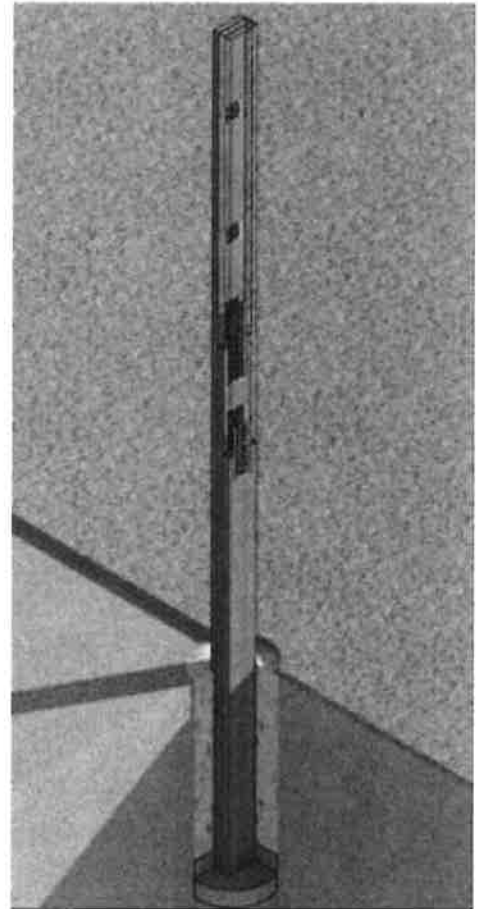


Cross-bracing is required to minimize sway, or the side to side movement of your deck. There are various methods to provide bracing.

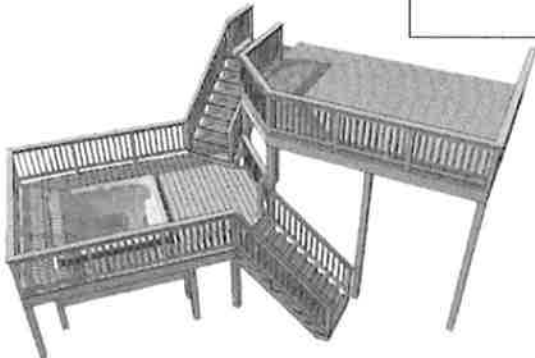


Fasteners in contact with treated wood shall be stainless steel or approved for contact with treated wood. Improper hardware will not last, and make your deck unsafe.

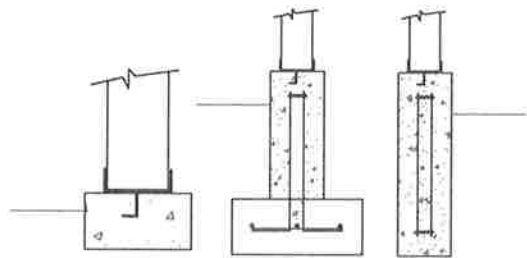
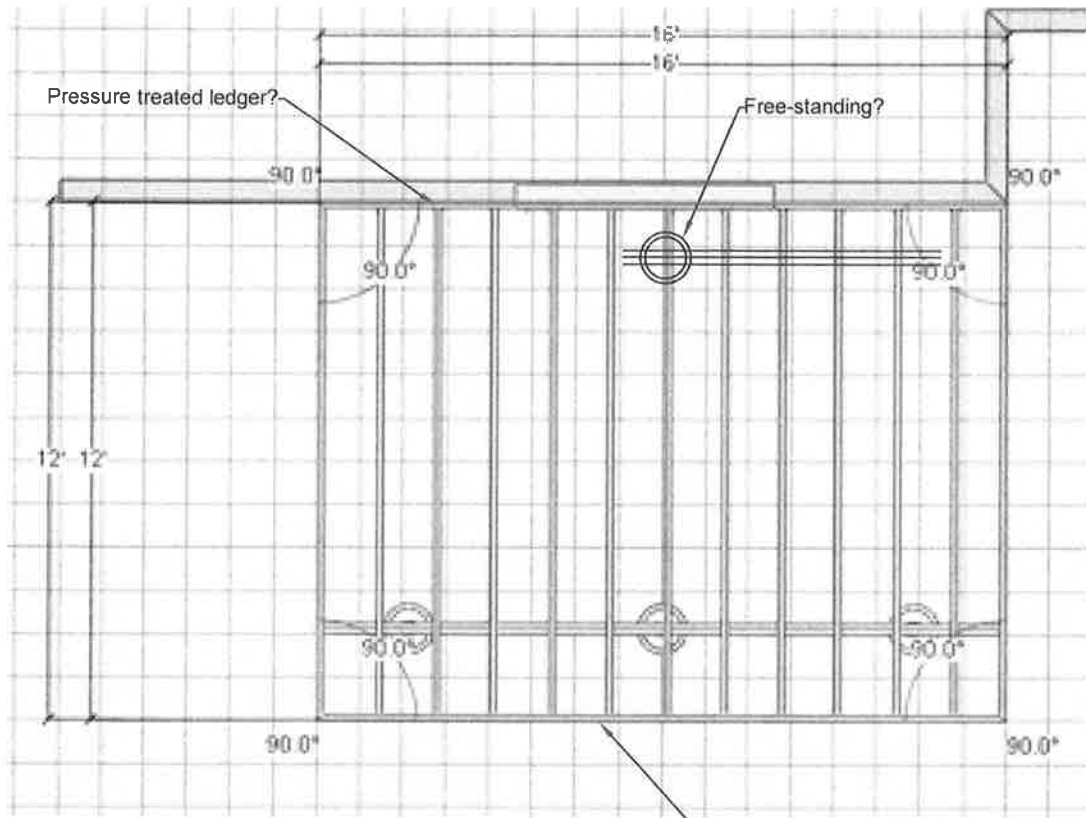
Spas and hot tubs supported on or by the deck requires stamped and signed engineering.



Free-standing covered decks require the posts to be embedded into the ground to help prevent the sway of the deck and roof.



EXAMPLES FOR SUBMITTED PLANS



How do you plan on doing your footings? Will they be square or round?



Is your deck covered or uncovered? How do you plan to do the roof?

