



CITY OF BRECKSVILLE
REGULATIONS FOR RESIDENTIAL DECKS

<u>ZONING:</u>	<u>R-60</u>	<u>R-40</u>	<u>R-30</u>	<u>R-20</u>	<u>R-16</u>	<u>R-8</u>
Minimum Side Yard:	20'*	20'*	20'	10'	10'	5'
Minimum Total of Both Side Yards:	40'	40'	40'	30'	30'	20'
Minimum Rear Yard:	80'	80'	70'	60'	60'	50'

*Required only on lots having a lot width of at least 125'. Lots having a non-conforming (less than 125') lot width shall maintain a minimum side yard of 10' and a total side yard of 30'.

CONSTRUCTION:

- If the deck is more than 30" off of the ground, a railing is required which must be a minimum of 36" high. Handrails are required on all stairs with more than three risers.
- Handrails shall have a circular cross section of 1 ¼" to 2" max.
- The footer for deck post holes must be a minimum 38" deep. An inspection of post holes is required.
- Deck joists should be 16" on center or 24" depending on type of lumber used and spans.
- Decks must be constructed of wolmanized lumber or equivalent.
- Gravel (57) and visqueen or the equivalent, is required under the deck and spread for adequate drainage.
- Spindles of the deck railing shall be spaced so that a 4" sphere cannot pass between the spindles.
- Deck posts must be a minimum of 4" x 4".
- Plan must describe the type of materials to be used.
- Submit a cross section of deck and railing detail.
- Provide ledger connection to house details - including flashing, hangers & minimum ½" lags or bolts spaced as required.

SEE REVERSE SIDE



APPLICATION PROCEDURES:

In order to make an application for a building permit for a deck, you must submit, in person, two sets of plans which will include:

- A site plan drawn to scale which shows the parcel, location of existing house, and proposed location of deck indicating a line dimension of the deck from the rear and side property lot lines.
- A construction plan showing how the deck will be constructed and what it will look like when it is completed.

When the plans along with a completed Application for Permit/Plan Approval are submitted in person to the Building Department, a 10-day waiting period begins. The Building Department will provide the applicant with a sign that shall be posted on site. The posting will be verified by the Building Department. Construction cannot commence until the waiting period has expired and a permit is issued.

Fees:

Deck.....\$40.40

Electrical..... \$50.50 (if any)

Inspections: 24 hours notice is required. Contact the Building Dept. at 440-526-2630

Footer – Electrical - Final

Notify the Building Department when the deck is completed. An inspector will stop by at the location to inspect the completed deck.

CHECK YOUR PROPERTY DEED RESTRICTIONS TO BE SURE DECKS ARE PERMITTED.

ALL CONTRACTORS MUST BE REGISTERED BEFORE ANY PERMITS CAN BE ISSUED.

CITY OF BRECKSVILLE BUILDING DEPARTMENT

DECK INFORMATION

Live Load – 40psf min.

Deck Reference Sheet - Span Tables

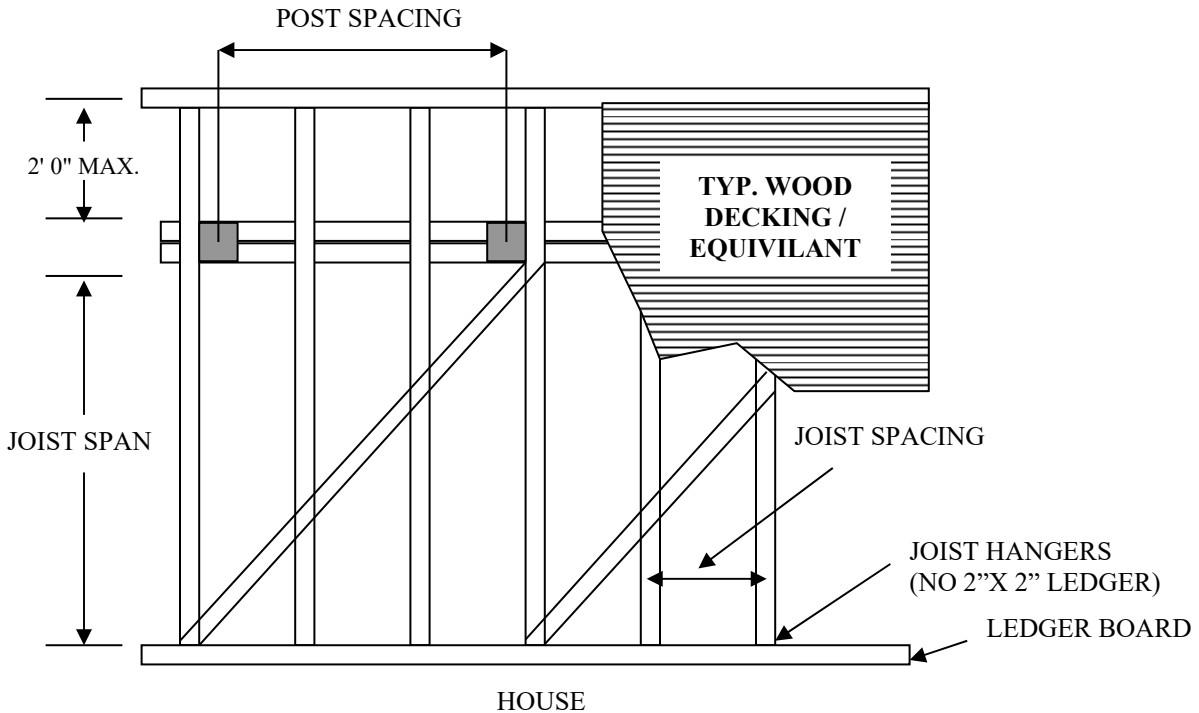
Maximum Floor Joist Spans

Floor Joist Size	16" on center	24" on center
2" x 6"	9'-6"	7' -10"
2" x 8"	12'-7"	10'-4"
2" x 10"	16'-0"	13'-3"
2" x 12"	19'-6"	16'-0"

Beam/Girder Sizes

Joist Span	2: 2"x6"	2: 2"x8"	2: 2"x10"	2: 2"x12"	4: 2"x10"	3: 2"x12"	4: 2"x12"
5'-0"	6'-9"	9'-6"	11'-11"	14'-7"	16'-10"	17'-10"	20'-7"
6'-0"	6'-2"	8'-9"	10'-11"	13'-5"	15'-6"	16'-5"	19'-0"
7'-0"	5'-9"	8'-1"	10'-2"	12'-6"	14'-6"	15'-4"	17'-8"
8'-0"	5'-5"	7'-8"	9'-7"	11'-9"	13'-6"	14'-4"	16'-7"
9'-0"	5'-1"	7'-3"	9'-1"	11'-2"	12'-10"	13'-8"	15'-9"
10'-0"	4'-10"	6'-11"	8'-8"	10'-8"	12'-3"	13'-0"	15'-0"
11'-0"	4'-8"	6'-7"	8'-4"	10'-2"	11'-9"	12'-6"	14'-5"
12'-0"	4'-6"	6'-3"	8'-0"	9'-9"	11'-3"	12'-0"	13'-9"
13'-0"	4'-4"	6'-2"	7'-8"	9'-5"	10'-10"	11'-6"	13'-4"
14'-0"	4'-2"	5'-11"	7'-5"	9'-1"	10'-6"	11'-2"	12'-11"
15'-0"	4'-1"	5'-9"	7'-3"	8'-10"	10'-2"	12'-10"	12'-6"

Allowable Span Table (200 PSI)



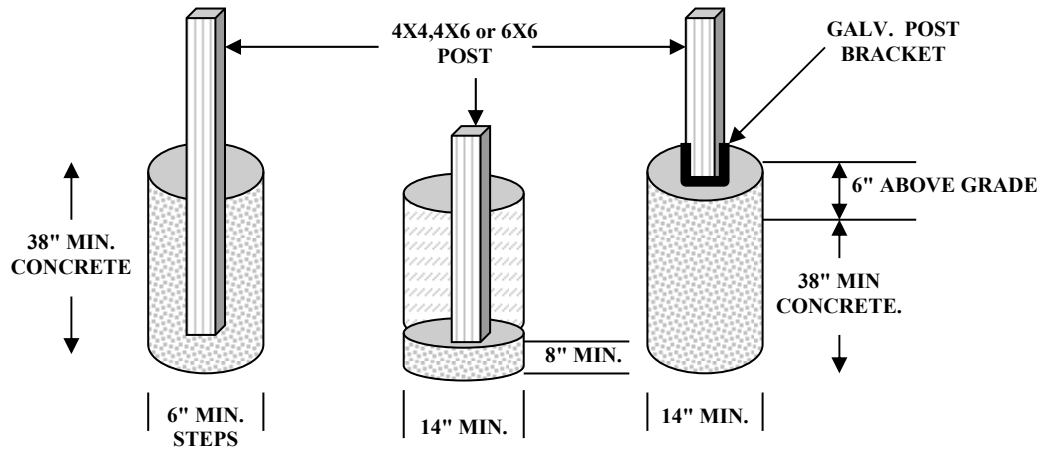
CITY OF BRECKSVILLE

BUILDING DEPARTMENT

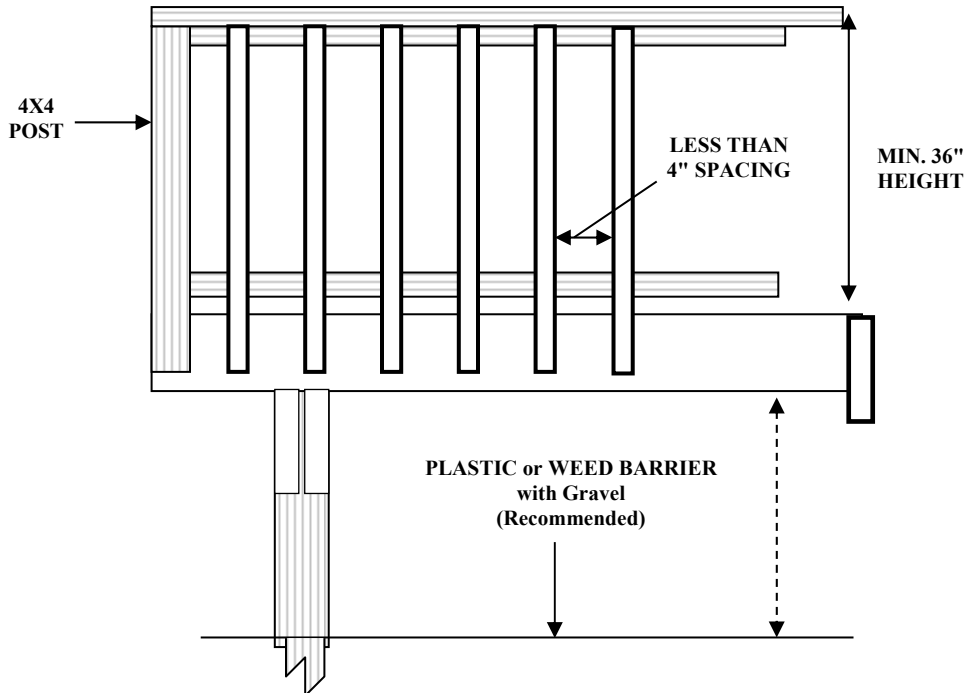
DECK INFORMATION

POST / FOOTING DETAIL

Typical
(Table [RCO] R 403.4)



RAIL DETAIL

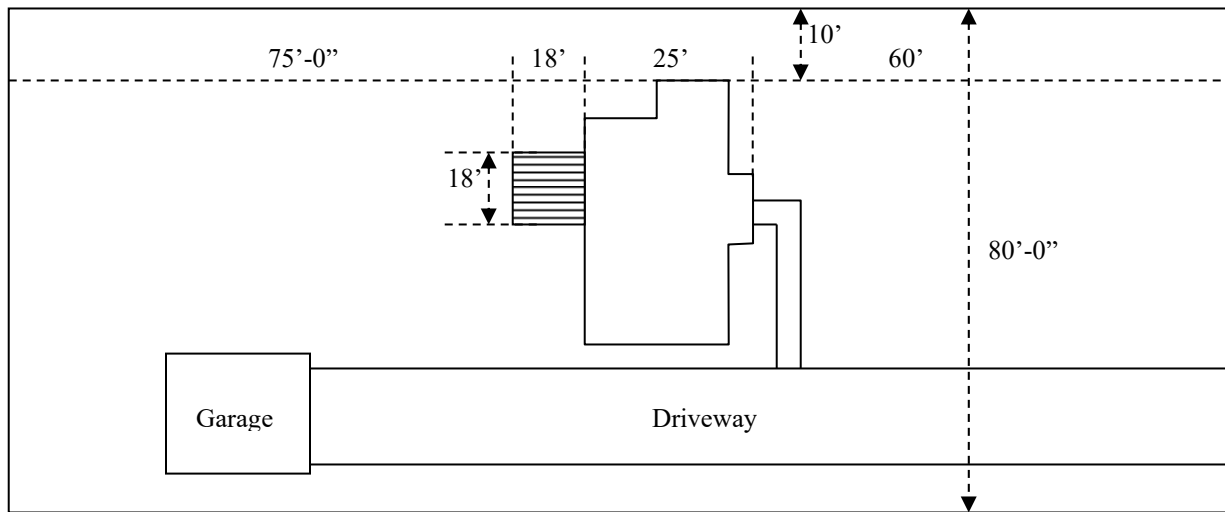
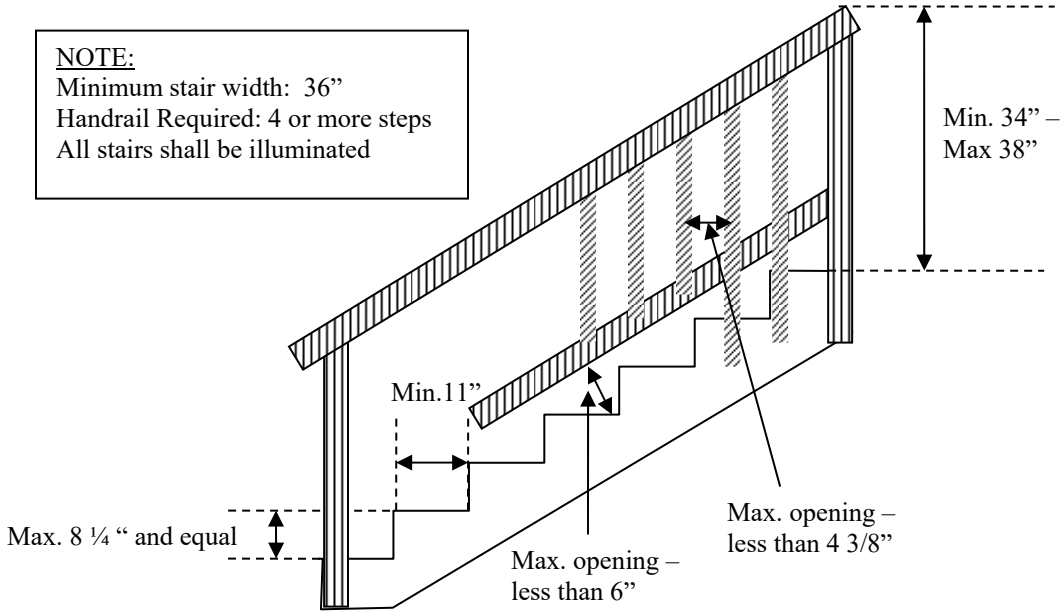


CITY OF BRECKSVILLE

BUILDING DEPARTMENT

DECK INFORMATION

STEP / RAIL DETAIL



Sample Plot Plan

#

MINIMUM FOOTING SIZE FOR DECKS (sq ft)^{a,b,c}

LIVE OR GROUND SNOW LOAD ^b (psf)	TRIBUTARY AREA ^e	SOIL BEARING CAPACITY (psf)											
		1500			2000			2500			≥ 3000		
		SIDE OF A SQUARE FOOTING (in)	DIAMETER OF A ROUND FOOTING (in)	THICKNESS (in)	SIDE OF A SQUARE FOOTING (in)	DIAMETER OF A ROUND FOOTING (in)	THICKNESS (in)	SIDE OF A SQUARE FOOTING (in)	DIAMETER OF A ROUND FOOTING (in)	THICKNESS (in)	SIDE OF A SQUARE FOOTING (in)	DIAMETER OF A ROUND FOOTING (in)	THICKNESS (in)
40	20	12	14	6	12	14	6	12	14	6	12	14	6
	40	14	16	6	12	14	6	12	14	6	12	14	6
	60	17	19	6	15	17	6	13	15	6	12	14	6
	80	20	22	7	17	19	6	15	17	6	14	16	6
	100	22	25	8	19	21	6	17	19	6	15	17	6
	120	24	27	9	21	23	7	19	21	6	17	19	6
	140	26	29	10	22	25	8	20	23	7	18	21	6
160	28	31	11	24	27	9	21	24	8	20	22	7	
50	20	12	14	6	12	14	6	12	14	6	12	14	6
	40	15	17	6	13	15	6	12	14	6	12	14	6
	60	19	21	6	16	18	6	14	16	6	13	15	6
	80	21	24	8	19	21	6	17	19	6	15	17	6
	100	24	27	9	21	23	7	19	21	6	17	19	6
	120	26	30	10	23	26	8	20	23	7	19	21	6
	140	28	32	11	25	28	9	22	25	8	20	23	7
160	30	34	12	26	30	10	24	27	9	21	24	8	
60	20	12	14	6	12	14	6	12	14	6	12	14	6
	40	16	19	6	14	16	6	13	14	6	12	14	6
	60	20	23	7	17	20	6	16	18	6	14	16	6
	80	23	26	9	20	23	7	18	20	6	16	19	6
	100	26	29	10	22	25	8	20	23	7	18	21	6
	120	28	32	11	25	28	9	22	25	8	20	23	7
	140	31	35	12	27	30	10	24	27	9	22	24	8
160	33	37	13	28	32	11	25	29	10	23	25	9	
70	20	12	14	6	12	14	6	12	14	6	12	14	6
	40	18	20	6	15	17	6	14	15	6	12	14	6
	60	21	24	8	19	21	6	17	19	6	15	17	6
	80	25	29	9	21	24	8	19	22	7	18	20	6
	100	28	31	11	24	27	9	21	24	8	20	22	7
	120	30	34	12	25	30	10	24	27	9	21	24	8
	140	33	37	13	28	32	11	25	29	10	23	26	9
160	35	40	15	30	34	12	27	31	11	25	28	9	

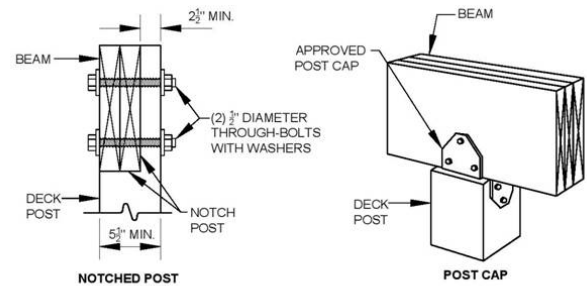
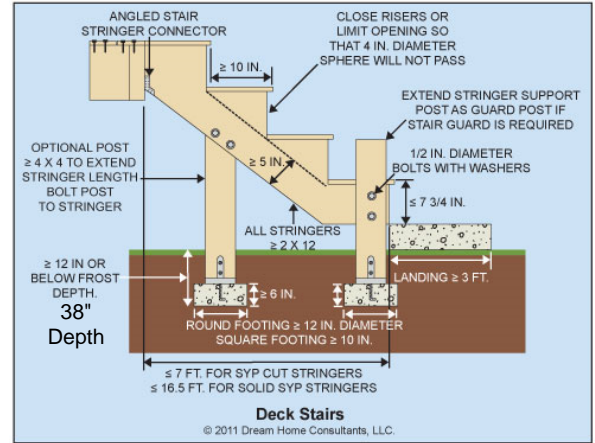
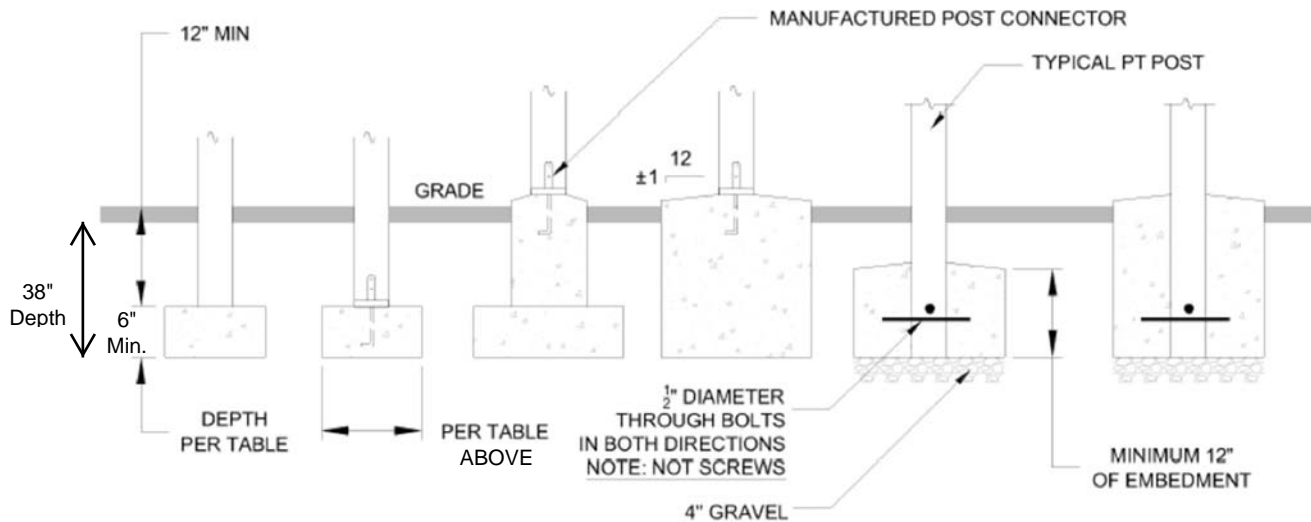


FIGURE R507.7.1
DECK BEAM TO DECK POST

a. Interpolation permitted, extrapolation not permitted
 b. Based on highest load case: Dead + Live or Dead + Snow
 c. Assumes minimum square footing to be 12"x12"x6" for 6x6 post
 d. If the support is a brick or cmu pier, the footing shall have a minimum 2" projection on all sides.
 e. Area, in square feet, of deck surface supported by post and footing



NOTE:
POSTS MUST BE CENTERED ON OR IN FOOTING