

## 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 (357) and visqueen or the equivalent, is recommended 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".
- Exterior stairways shall be provided with illumination located in the immediate vicinity of the top landing of the stairway (RCO 311.5.7, 303.6)
- Plan must describe the type of materials to be used.
- Submit a cross section of deck and railing detail.

#### 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.
- Construction plan showing how the deck will be constructed and what it will look like when it is completed.

When these plans are submitted, an application for a building permits is completed at this time in the Building Department office and the 10-day waiting period begins. Construction cannot commence until the waiting period has expired.

Fees: Deck.....\$40.40

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

Inspections: 24 hours notice is required.

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  
PEMITTED.

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

# CITY OF BRECKSVILLE BUILDING DEPARTMENT



## DECK INFORMATION

**Live Load – 40psf min.**

### Deck Reference Sheet - Span Tables

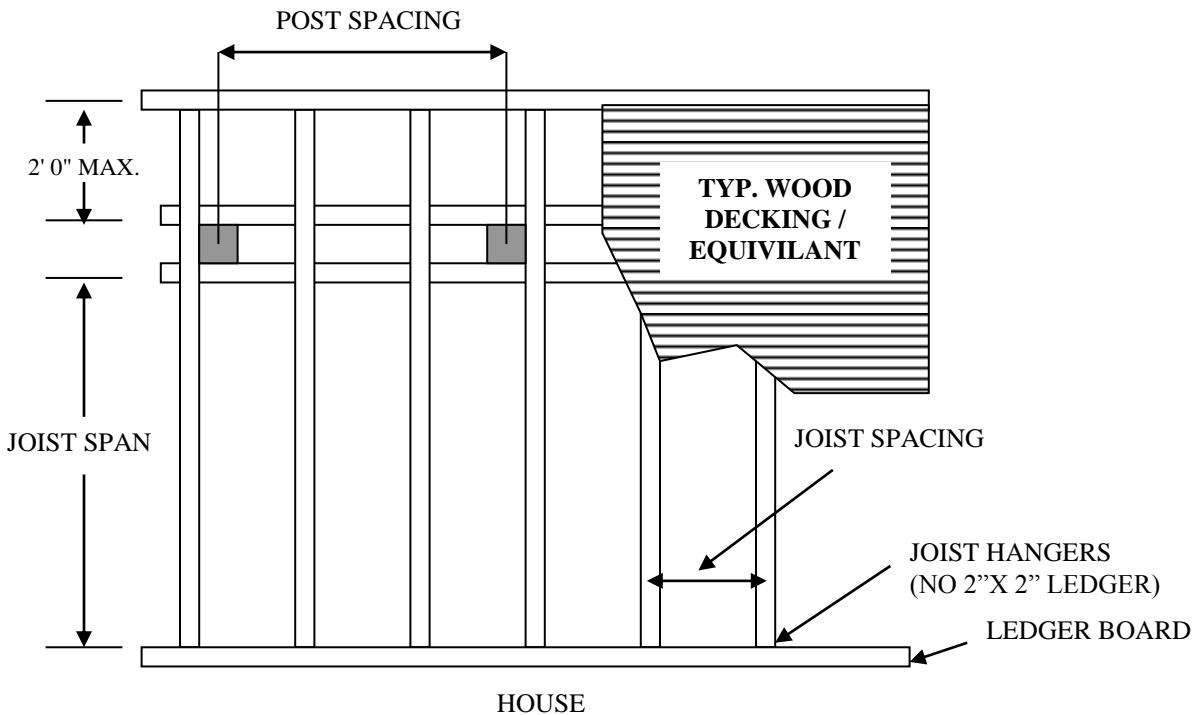
*Maximum Floor Joist Spans*

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)



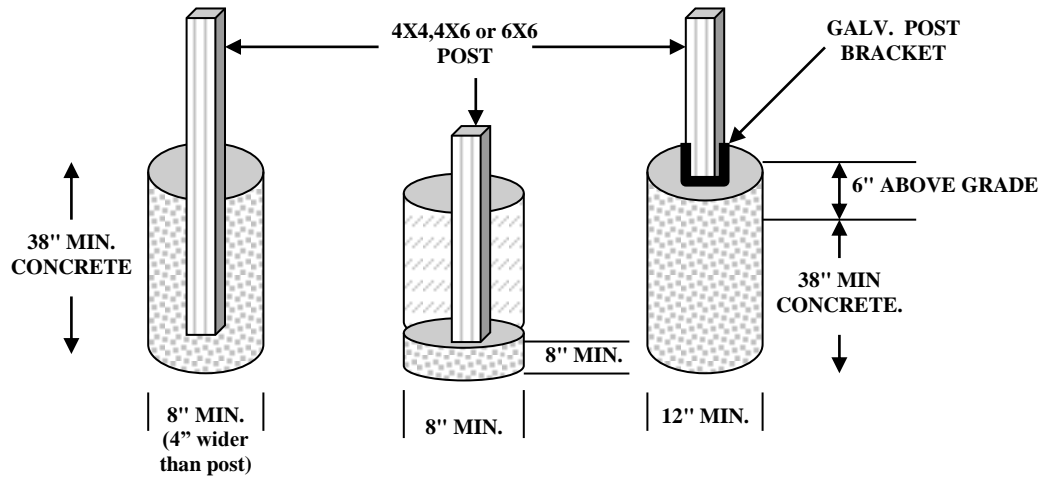
# CITY OF BRECKSVILLE

## BUILDING DEPARTMENT

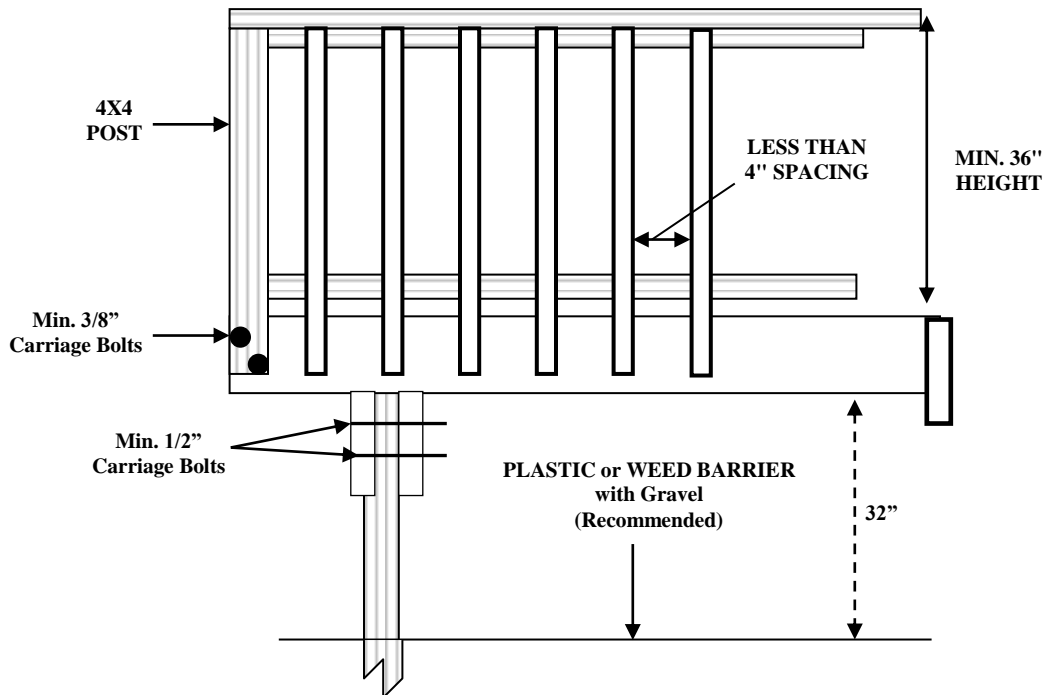
### DECK INFORMATION

#### POST / FOOTING DETAIL

Typical  
(Table [RCO] R 403.4)



#### RAIL DETAIL

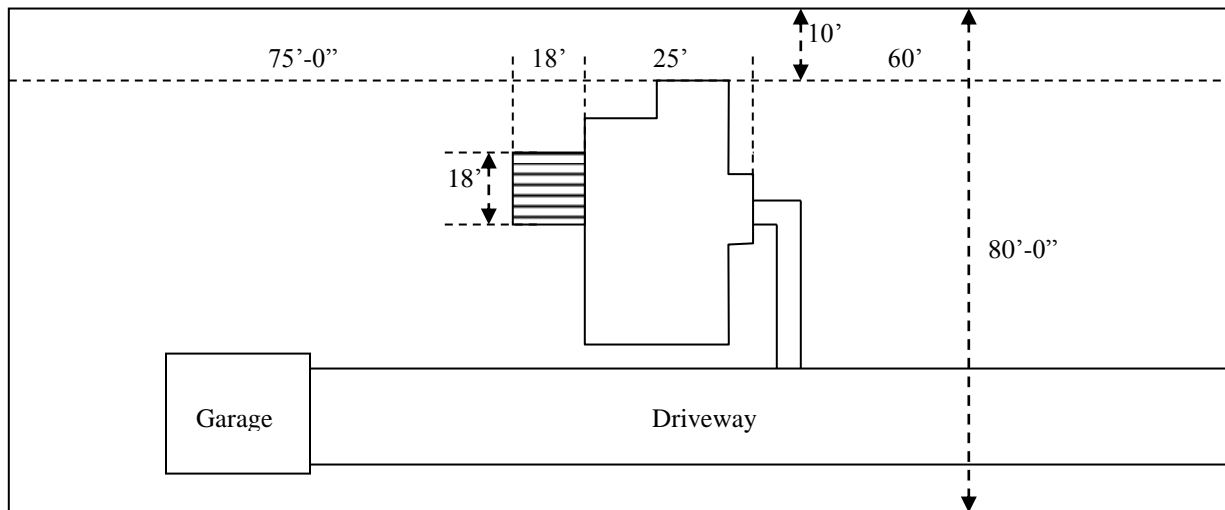
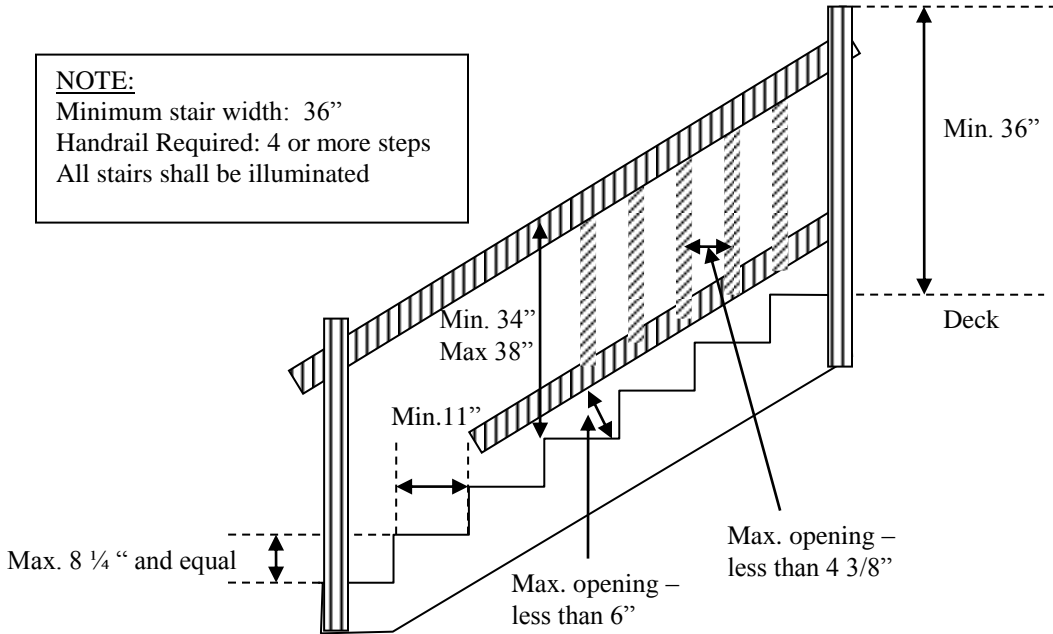


# CITY OF BRECKSVILLE

## BUILDING DEPARTMENT

### DECK INFORMATION

#### STEP / RAIL DETAIL



Sample Plot Plan