

DECK REQUIREMENTS

**MUST CONFORM TO 2000 MICHIGAN RESIDENTIAL CODE
WITH STATE AMENDMENTS
&
CITY OF MILAN ZONING ORDINANCE**

STEPS – Section R314

1. *Riser heights are 8 1/4" maximum –4" minimum.*
2. *3 or more risers require a handrail at 34" to 38" in height.*
3. *Tread depth is 9" minimum.*
4. *There can be no more than 3/8" difference in adjacent riser heights or tread depths.*

HANDRAILS – Section R315

1. *Handrails are to be 34" to 38" in height. If a handrail forms a part of a guardrail system than 36" is the minimum height.*
2. *Heights are measured vertically from the nosing of treads.*
3. *All handrail ends must be returned into a wall or post.*
4. *All handrails must be grippable.*

GUARDRAILS – Section R316

1. *Decks with floor surfaces of 30" or more above finished grade shall have a guardrail system not less than 36" in height.*
2. *Guardrail systems shall be able to withstand a 200lb load in either direction.*
3. *Vertical spindles shall have a maximum opening of 4" between adjacent spindles.*

MATERIALS

1. *All wood materials must be wolmanized, Redwood or Cedar.*
2. *Joist hangers must be used on all concealed beams.*
3. *All nails, fasteners & hardware should be stainless steel, aluminum or hot dipped galvanized. Electroplated galvanizing is not acceptable.*

FOOTINGS

1. *Foundation must be 8" piers or 4"x4" posts. (Sec. R403.1.4)*
2. *Footings must be 42" minimum below grade. (Sec. R403.1.4)*
3. *If deck is 10' above grade, posts must be 4"x 6" minimum.*

All electric installed on deck must meet the current national electrical code standards and must have a separate permit.

BEAMS

Sizes and spans must correspond to the following table:

<i>SIZE</i>	<i>SPAN</i>
<i>2"x6"</i>	<i>8'7"</i>
<i>2"x8"</i>	<i>11'4"</i>
<i>2"x10"</i>	<i>14'6"</i>

Update 08/11/05

JOISTS

Sizes and spans must correspond to the following table:

(O.C. = on center)

SIZE	SPAN	O.C.	SPAN	O.C.
2"x6"	9'4"	16"	7'9"	24"
2"x8"	11'8"	16"	10'2"	24"
2"x10"	14'11"	16"	13'	24"
2"x12"	18'1"	16"	15'10"	24"

DECKING

(o.c. = on center)

Nominal 2" material...joists shall be...24" o.c.

Nominal 5/4" material...joists shall be...16" o.c.

PLOT PLAN

Lot Width _____



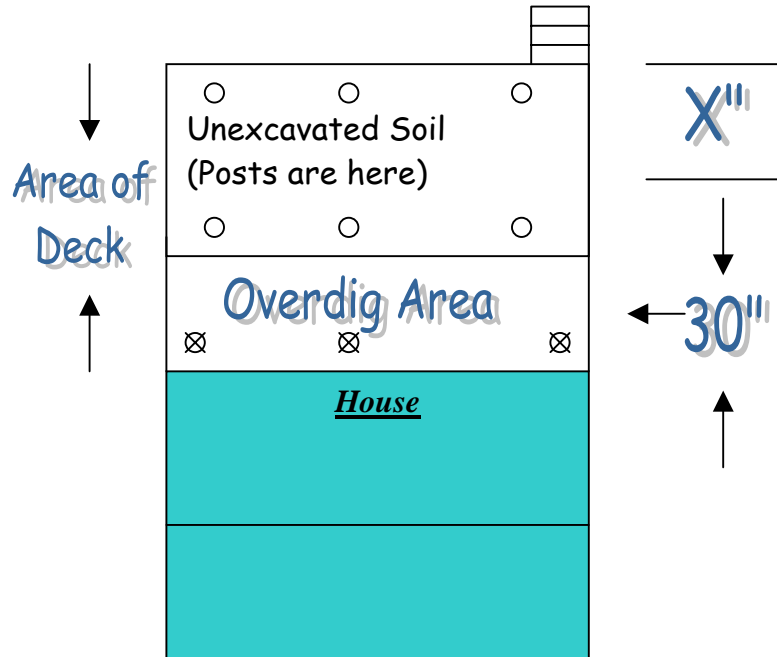
Required Information:

- 1. Indicate Lot width and depth.**
- 2. Show front, side and rear yard setbacks.**
- 3. Show dimensions of all buildings located on property.**

Update 08/11/05

Attention Homeowners and Contractors

If you are building a deck onto a home that has been completed within the last five years, the postholes for that deck cannot be put in the "over-dig" area of the foundation. The area, which is normally 30" around the foundation, has been excavated and is no longer to be considered undisturbed, load bearing soil. If the posts in this area are for supporting the deck, the deck will sink as the soil settles.



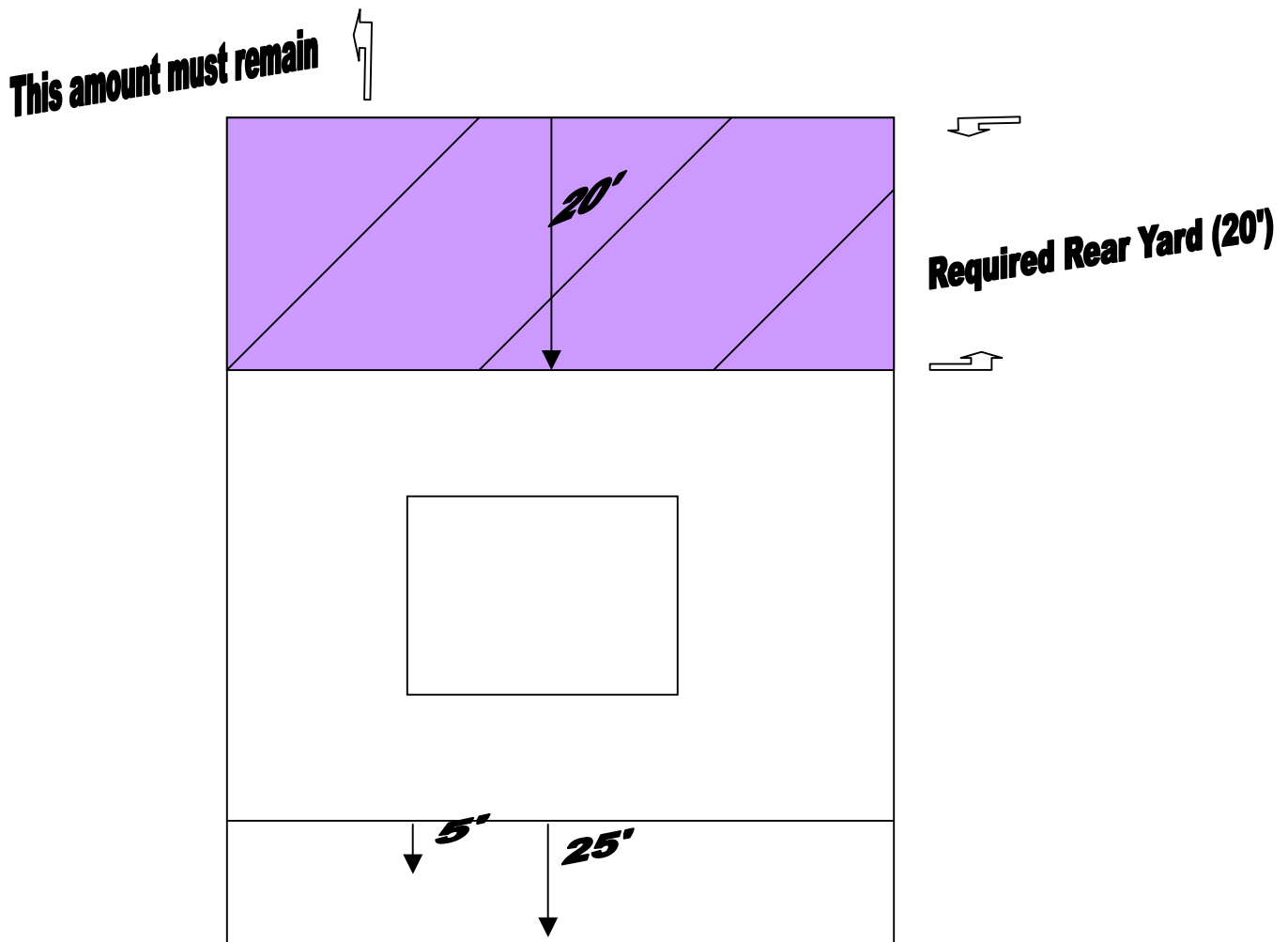
TERRACES, DECKS & PORCHES

□ **LOT COVERAGE:** Up to 30% of the area of a residential lot may be covered with structures, including a garage, shed and the primary dwelling.

□ **YARD REQUIREMENTS:** Decks shall be located in the side or rear yard only. Porches may be located in the front or side yard.

□ **SETBACKS FROM PROPERTY LINES:** Decks shall be located a minimum of 20 feet from the rear lot line and shall meet side yard setback requirements found in Section 19.10, Schedule of Regulations. Unenclosed porches may extend up to 5 feet into the required front yard setback for the primary dwelling.

□ **PLOT PLAN:** A plot plan, mortgage survey or other accurate depiction of the lot and all existing & proposed structures (with dimensions) must be submitted with the application for a new deck or porch.



**30% Overall Coverage includes
1st floor of house w/attached
garage or detached garage and sheds**