

DECK

BUILDING PERMIT REQUIREMENTS

This guideline is intended to provide the homeowner/contractor with the basic information needed to apply for a building permit to construct a deck on a residential home.

Complete a Residential New Structure Permit Application on the [Citizenserve Online Portal](#).

Upload a complete set of detailed building construction plans drawn to scale and containing the following:

Site Plan:

- Provide a scaled copy of your Plot Plan or Survey with the deck indicated as proposed.
- Show cantilevers on house and all easements and setbacks.
- No portion of the deck shall extend into an easement, including stairs and cantilevers.
- Decks must be located behind the primary structure and may not protrude into the required side or rear yard setbacks more than one-half the distance of the minimum side or rear yard setback. For more information visit <http://www.lakesaintlouis.com/175/Zoning-Districts-Regulations> .

Constructions Plans (see attached samples of construction designs):

- Deck dimensions and elevation
- Lumbers size and type of house joists/band board
- Joist spans (length of joists to beams or supports)
- Joist size and spacing (distance between joists)
- Pier/footing depth and size
- Post size, post length, detail of post to beam and post to pier attachment, beam size
- Guardrail detail, fastening to deck, materials and spacing, minimum height 36"
- Existing or new electric receptacle location

Deck Attachment to House:

- Approved fastener diameter, length, and spacing
- Detail of ledger attachment and method of attachment at cantilevers

Stair Detail:

- Tread and rise measurement
- Guard rail height and respective spacing
- Spindle spacing
- Hand rail height and diameter
- Landing required at bottom of steps

Important Framing Requirements:

All beams, girders, and trimmer joists used to frame around bays or cantilevers or other construction methods **MUST** bear on the existing house wall or post & piers and **MAY NOT** be supported on the deck ledger with hangers or fasteners. All decks will be required to be braced with an approved tension device (3000 lbs.).

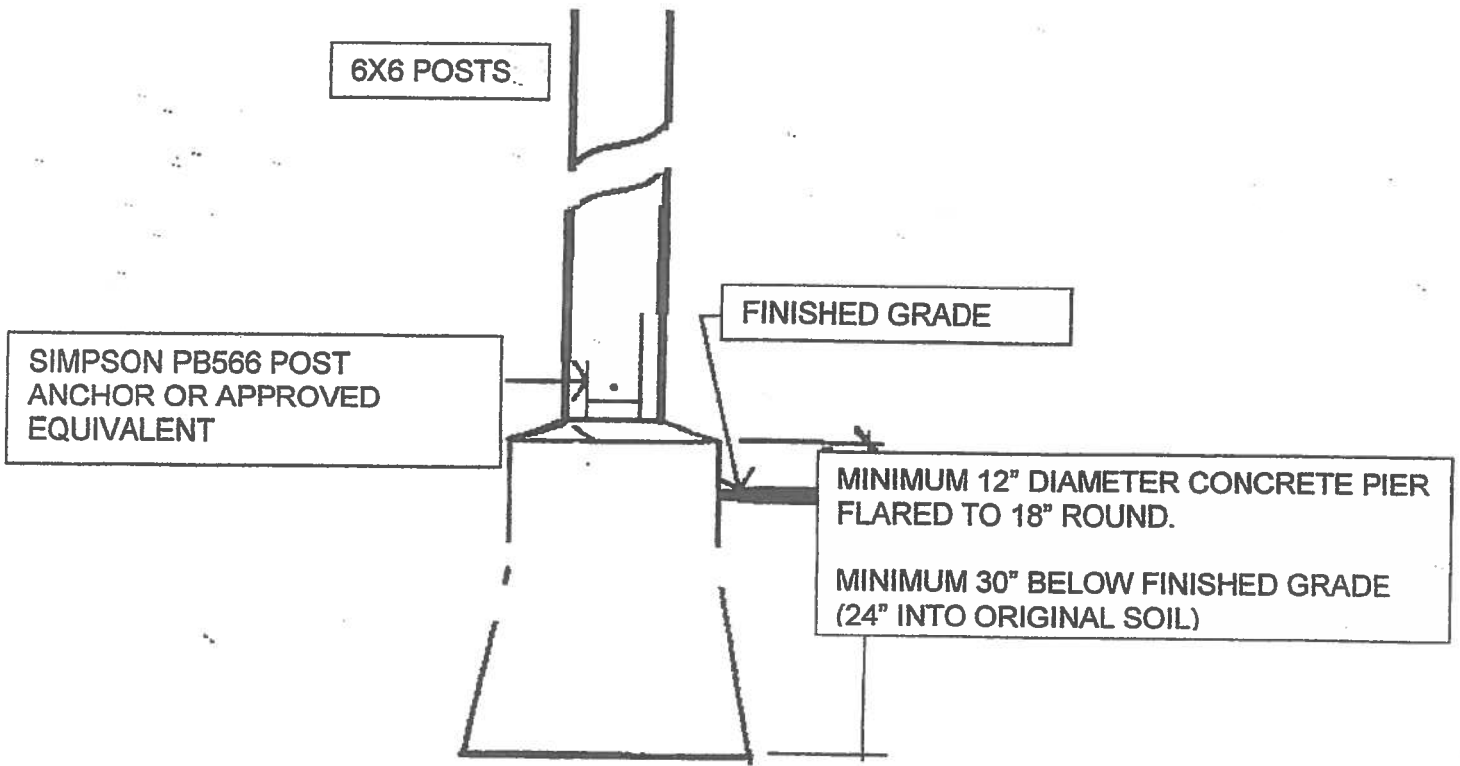
Required Inspections:

- Pier inspection: **Before** concrete is poured. Piers must be full depth and dry at the time of inspection
- Framing inspection: If height of deck will not allow access to walk underneath it or if framing will be concealed
- Final inspection

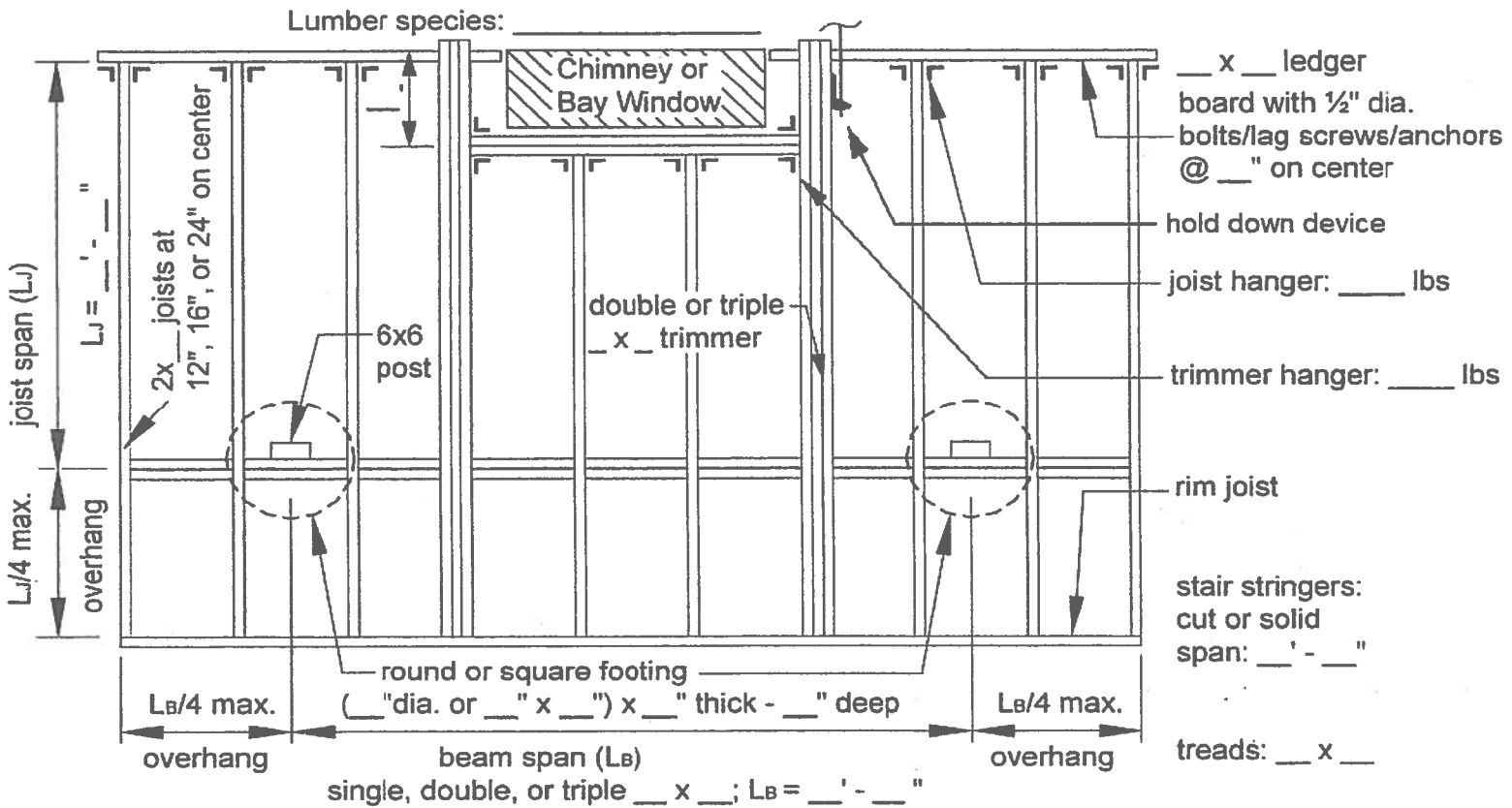
The permit applicant is responsible to call for all required inspections. Please email buildinginspections@lakesaintlouis.com or schedule using the [Citizenserve Online Portal](#).

The American Wood Council's Deck Guide can be found at this link:
<https://awc.org/wp-content/uploads/2022/02/AWC-DCA62015-DeckGuide-1804.pdf>

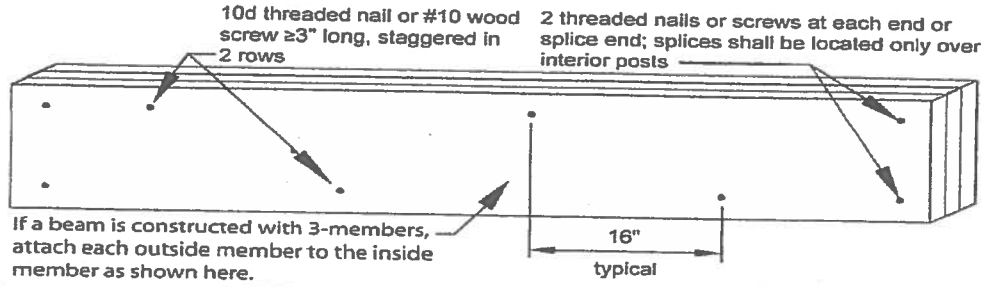
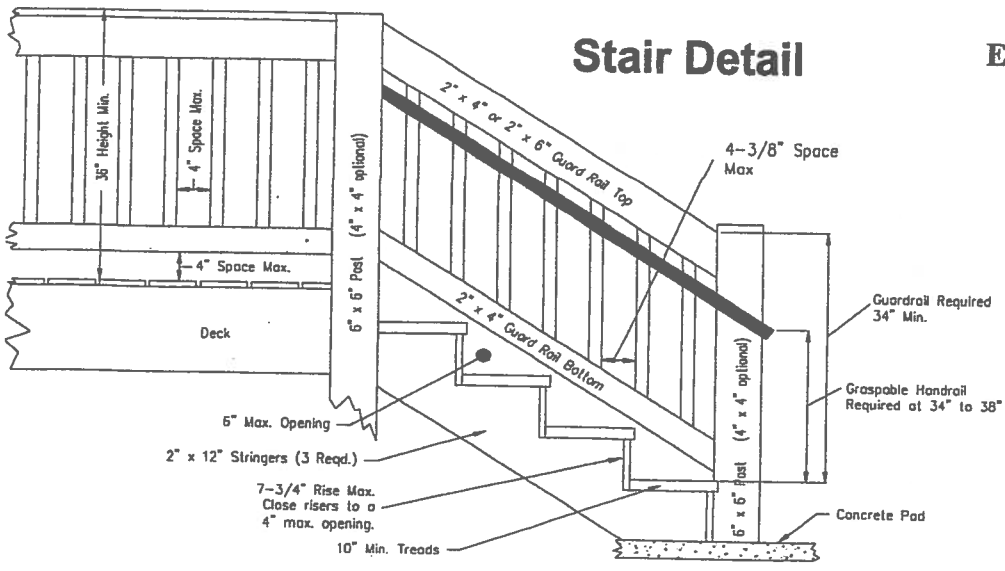
ATTACHING DECK POSTS



TYPICAL FRAMING PLAN



Stair Detail



Example handrails, other styles may comply

