



Uncovered Decks & Porches



DID YOU KNOW?

- As “owner-builder” you are the responsible party of record on such a permit. If your work is being performed by a contractor, you may protect yourself from possible liability if the contractor applies for the proper permit in his or her name
- If you plan to do your own work, with the exception of various trades that you plan to subcontract, the subcontractors must apply for trade permits
- If you plan to do your own work, including all of the trade work then you may apply for the permit
- Frequent practices of unlicensed contractors is to secure an “owner-builder” building and trades permits, erroneously implying that the property owner is providing his or her own labor and material personally
- It would benefit you to hire a licensed contractor to perform the trade work
- Permits are valid for work to begin within six months

Why Do I need a Permit?

There are many important reasons to obtain building permits and to have inspections performed for your construction project.

Protects property values

Your home is typically your largest investment. If your construction project does not comply with the building codes, your investment could lose value. If others in your neighborhood make unsafe or substandard changes to their homes, it could lower the resale values for the entire community.

Saves Money

Homeowners insurance policies may not pay for damages caused by work done without permits and inspections.

Makes Selling Property Easier

Listing associations require owners to disclose any home improvements or repairs and if permits were obtained. Many financial institutions will not finance a purchase without proof of a final inspection. If you decide to sell a home or building that has had modifications without a permit, you may be required to tear down the addition, leave it unoccupied or do costly repairs.

Improves safety

Your permit allows the building department to inspect for potential hazards and unsafe construction. By ensuring your project meets the minimum building code standards of safety, the building department can reduce the risk of fire, structural collapse and other issues that might result in costly repairs, injuries and even death. Inspections complement the contractor’s experience and act as a system of checks and balances resulting in a safer project.

It’s the Law

Permits are required by City Ordinance. Work without a permit may be subject to removal or other costly remedies.

The purpose of this guide is to assist you in the permitting process. This handout is intended to cover information for a basic plan submittal and typical project under the building codes. It is not intended to cover all circumstances. Depending on the scope and complexity of your project, additional information may be required. Discuss your project with city staff to determine if it is subject to additional requirements.

What do I need in order to apply for a building permit?

The following must be submitted:

<input type="checkbox"/>	Site Plan	Page 2
<input type="checkbox"/>	Construction Details	Page 2
<input type="checkbox"/>	House Attachment	Page 3
<input type="checkbox"/>	Guardrails	Page 4
<input type="checkbox"/>	Footings	Page 4
<input type="checkbox"/>	Permit Application	

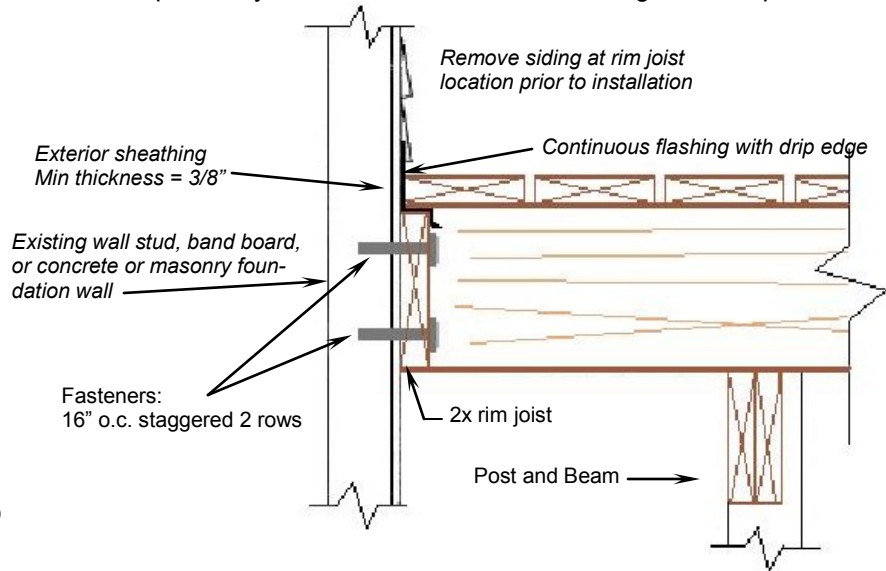


Construction Details: Attaching to the House

Correctly attaching your new deck to your existing home is critical to preventing collapses. A common issue that can cause deck failures and loss of life are decks that pull away from homes because of missing or inadequate house attachments.

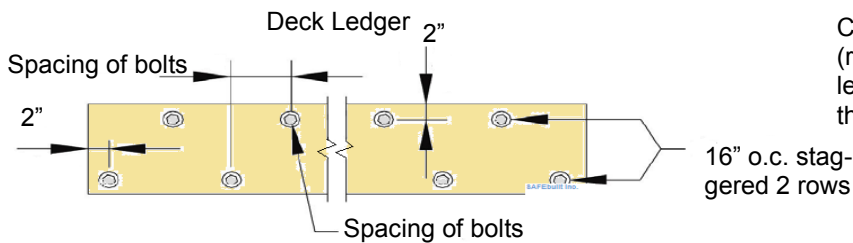
Cross-Section

Attach the deck rim joist to the existing house exterior wall as shown. The wall must be sheathed with a minimum 3/8" structural panel sheathing. Use non-corrosive lag screws or through-bolts when fastening to an existing band board or wall stud; use expansion band anchors or epoxy anchors when fastening to concrete or masonry. Fasteners shall be 16" on center (o.c.) and staggered in 2 rows. Note: place spacers (washers) behind rim joist to prevent trapping water.



Sample attachment detail

Georgia 2007 IRC Amendments: Fastener Spacing



Correct placement of fasteners in deck ledgers (rim joists). Bolts must be placed in the deck ledgers as shown with spacing determined by the below table.

Joist Span (feet)	6' and Less	6'-1" to 8'	8'-1" to 10'	10'-1" to 12'	12'-1" to 14'	14'-1" to 16"	16'-1" to 18"
Spacing (1/2" bolt with washers)	36"	36"	34"	29"	24"	21"	19"

On-Center Spacing of Fasteners

Notes:

1. The maximum gap between the face of the ledger board and face of the house band joist shall be 1/2-inch (13mm)
2. Ledgers shall be flashed to prevent water from contacting the house band joist
3. Bolts shall be staggered as depicted above
4. Deck ledger shall be 2x8 PPT No. 2 Southern Pine (minimum) or other approved method and material as established by standard engineering practice

Decks shall be constructed in accordance with the International Residential Code or Chapter 3 of the 1996 Forest Products Society, "Wood Decks, Materials, Construction, and Finishing" manual.

For residential applications using the following methods a total design load of 50 psf is required:

- Conventional framing
- Wood I-joist with rim board may require registered design professional.
- The deck ledger connection to floor truss system shall be designed & approved by the truss manufacturer's design professional.



REMINDER:

Permits are only issued after plan review. The time required to conduct this review will depend on the completeness of the information received in the plans.

