

Building Guide

Residential Decks

Residential decks that meet all the following conditions do not require a building permit.

- a) Are no larger than 200 sq. ft.
- b) Are not more than 30 inches (762 mm) above adjacent grade
- c) Are not over any basement or story below
- d) Do not have elements which provide roof structure support.

General Notes: All decks require the following

1. This submittal would add a new elevated wooden deck to an existing structure.
2. Footings must be 12" X 12" minimum. The bottom of the footing must be 12" below grade minimum.
3. Use an approved post base or show the connection of the post to the footing. This connection must resist lifting of the post from the footing.
4. Use an approved post- to-beam connection or provide details of the connection.
5. Unless the deck is free standing you must provide details of the ledger to structure connection. This must be a "wood to wood" connection.
6. Show how the joist are running, spacing, materials, and all connections.
7. Show the decking material, direction, and fasteners used.
8. Provide the required GFCI receptacle on the deck.

Minimum Submittal Documents

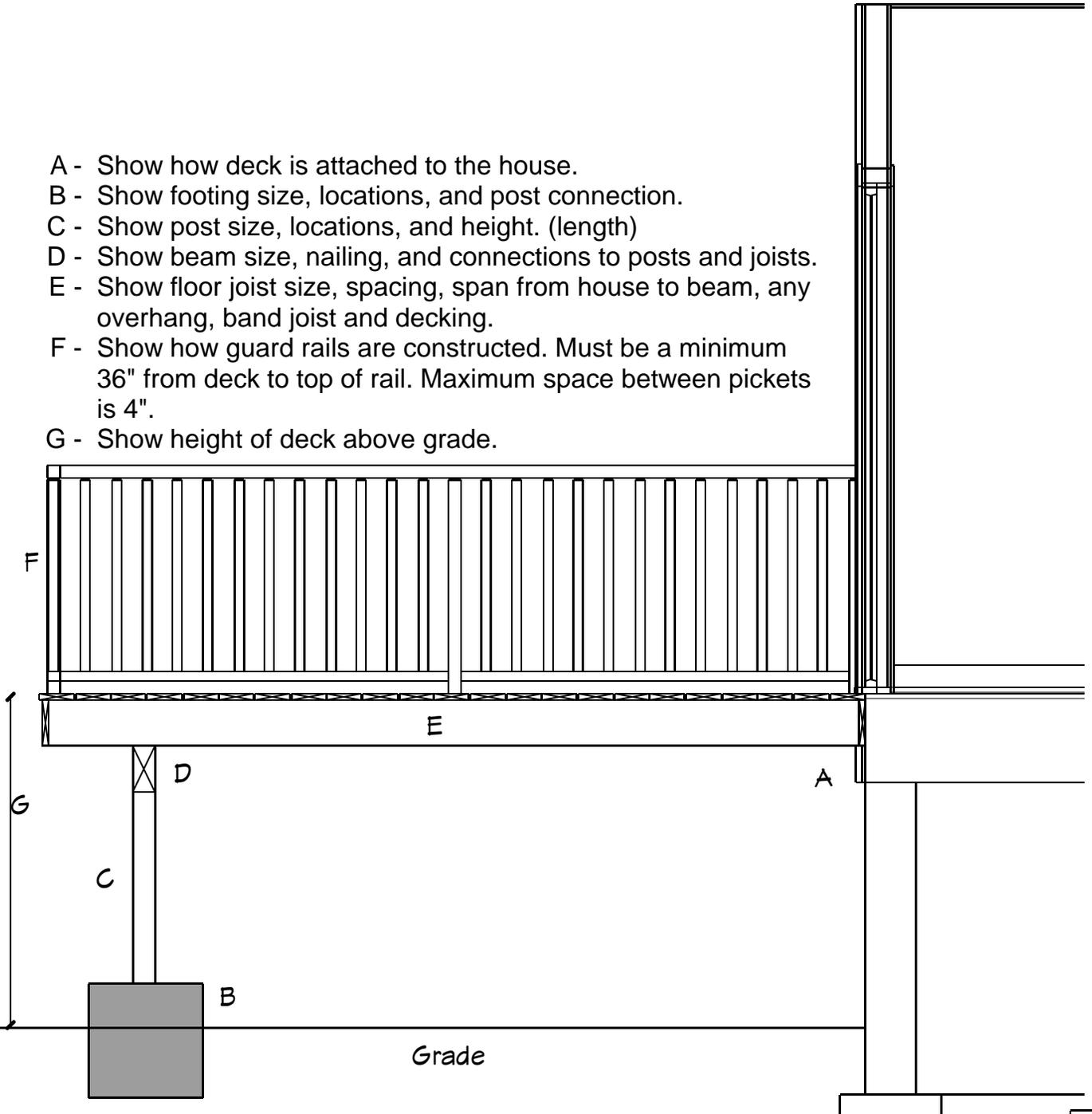
1. A completed permit application.
2. Two site plans showing the deck, its relationship to other structures on the property and the distance to all property lines.
3. Two sets of construction documents that clearly show all construction. You must show how the deck is to be connected to the slab/foundation, and the existing dwelling.
4. A floor plan showing all rooms in the dwelling that are directly adjacent to the deck with their use (living room, etc.) and show all doors and windows opening to the deck.



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- A - Show how deck is attached to the house.
- B - Show footing size, locations, and post connection.
- C - Show post size, locations, and height. (length)
- D - Show beam size, nailing, and connections to posts and joists.
- E - Show floor joist size, spacing, span from house to beam, any overhang, band joist and decking.
- F - Show how guard rails are constructed. Must be a minimum 36" from deck to top of rail. Maximum space between pickets is 4".
- G - Show height of deck above grade.



This handout was developed as a basic plan submittal example under the 2012 International Codes. It is not intended to cover all circumstances.

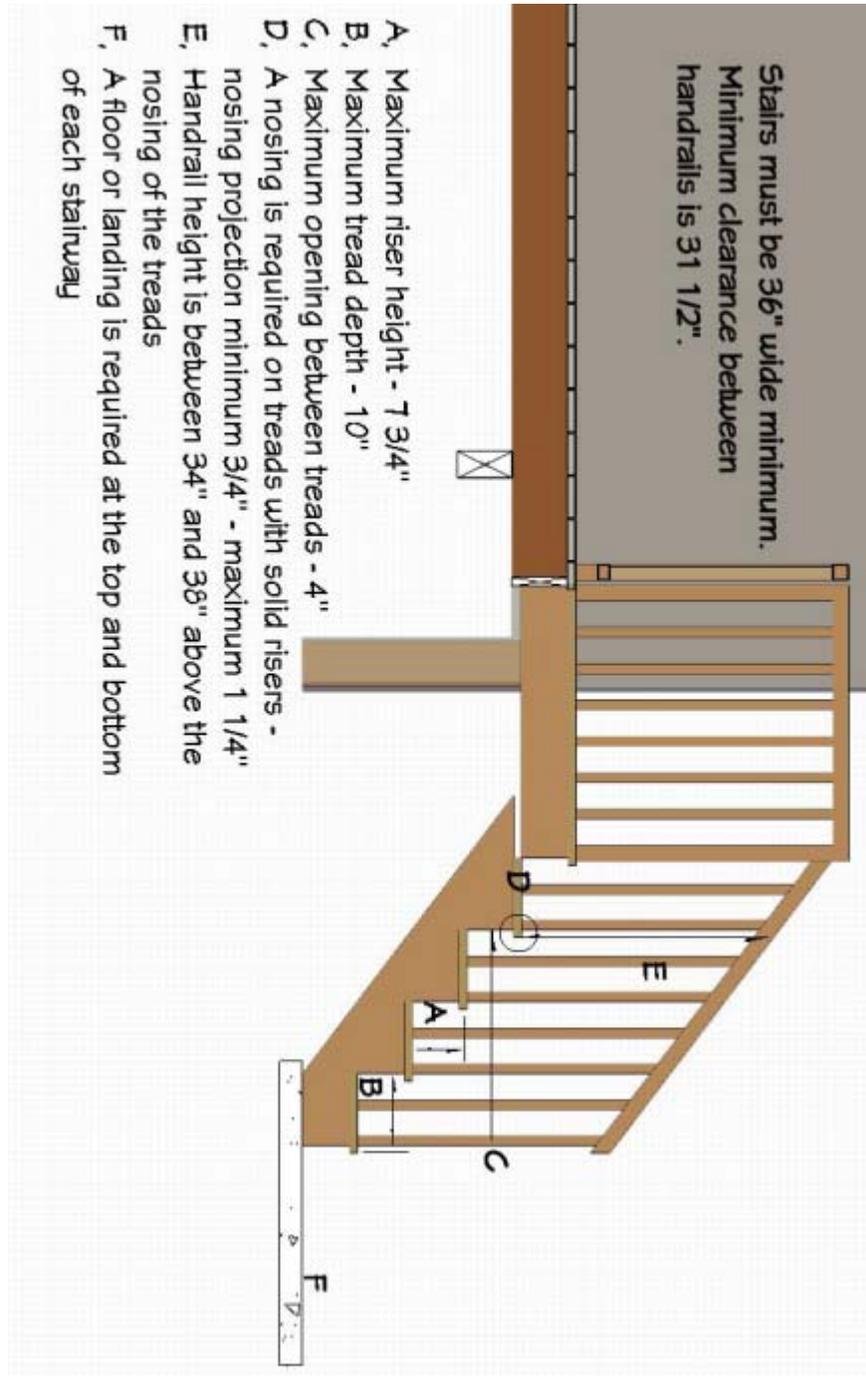


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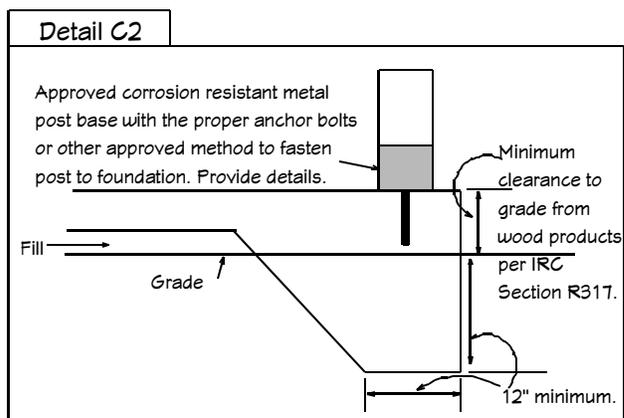
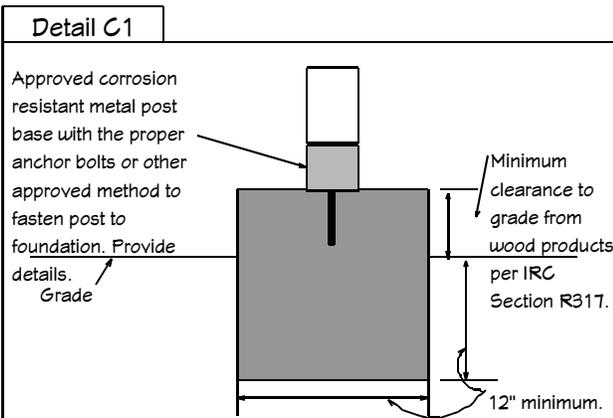
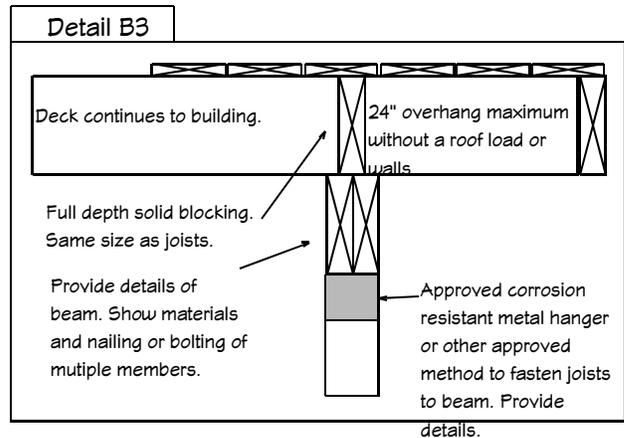
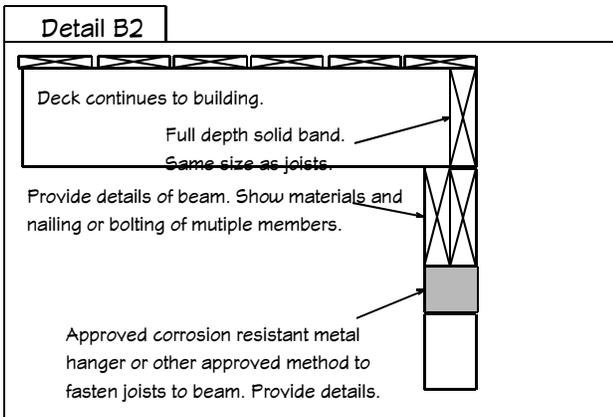
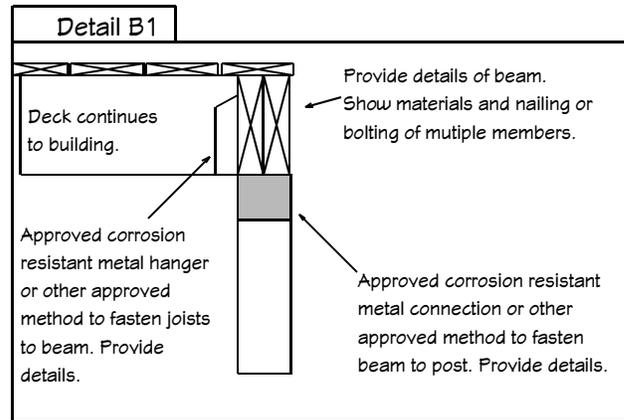
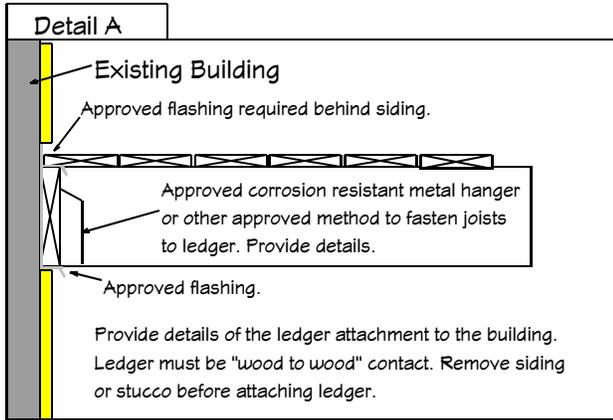


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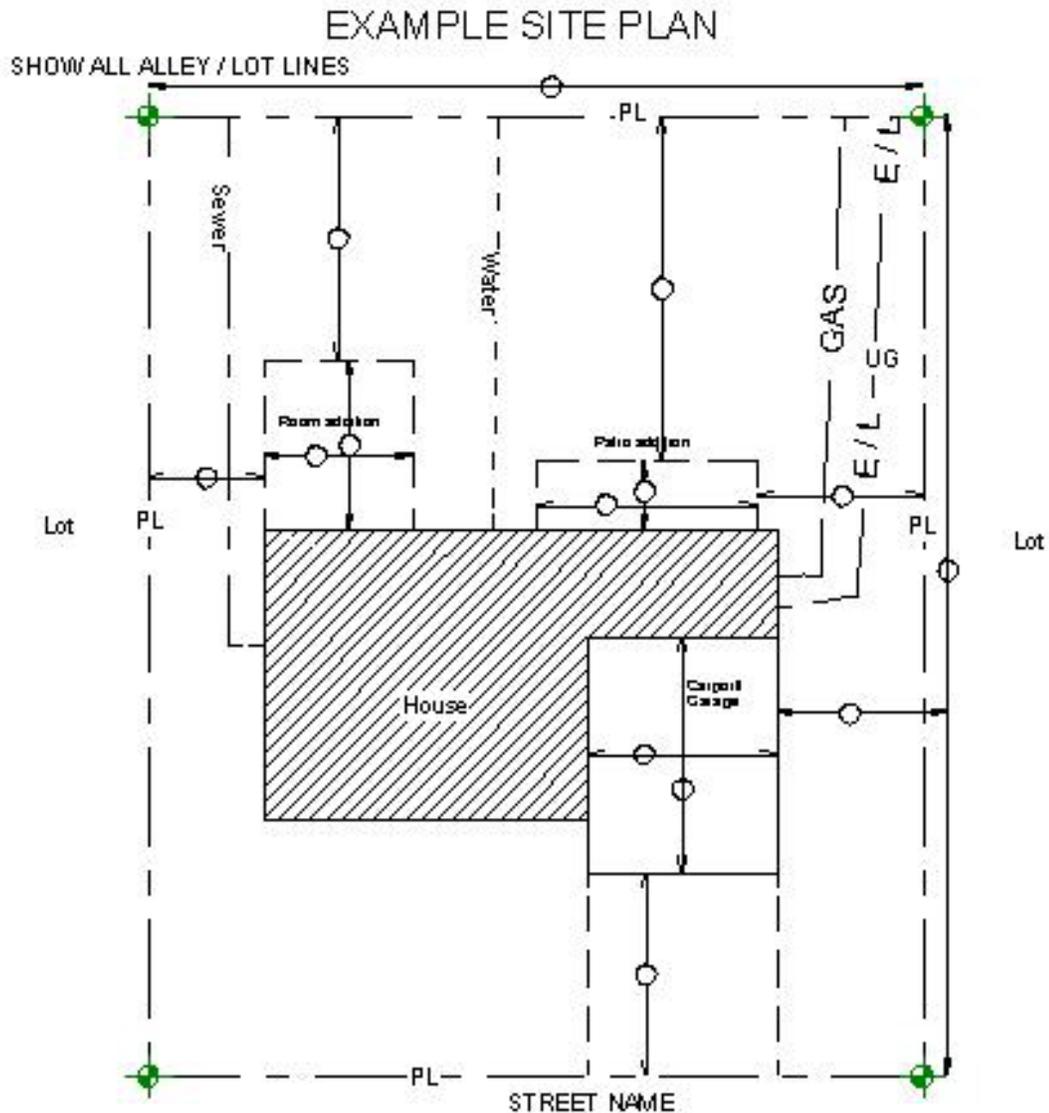


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THE SITE PLAN IS A AERIAL VIEW OF YOUR PROPERTY, SHOWING WHERE THE EXISTING HOUSE AND BUILDING ARE AND WHERE THE NEW WORK IS BEING DONE.

Site plan to be drawn to a scale

- Show dimensions represented by circle when applicable to permit application
- Show size and location of all existing structures, pools and spa
- Show location of all utilities. Gas, Electric (note if overhead or underground), Sewer, Water
- Show size and location of parking when carport or garage is enclosed into livable area
- Show all streets, alley and adjacent lots

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