



## CITY OF BLACK DIAMOND

Community Development Dept.

24301 Roberts Drive / PO Box 599  
Black Diamond, WA 98010  
(360) 851-4447

# RESIDENTIAL DECK CHECKLIST

## ABOUT RESIDENTIAL DECK PERMITS:

Under the 2018 International Residential Code, building permits are not required for decks not exceeding 200 square feet in area that are not more than 30" above grade at any point, are not attached to a dwelling and do not serve the exit door required by IRC Section R311.2. Permits are required and must be obtained for any decks that do not meet all of these conditions. Exemption from permit requirements of the IRC shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the IRC or any other laws or ordinances of the City of Black Diamond.

See the attached Deck Construction Tip Sheet for more information.

## SUBMITTAL REQUIREMENTS

1. ☐ Completed, signed Building Division Master Application form
2. ☐ Site Plan.
  - a. Provide scale and north arrow. Use an Engineering scale, Maximum 1"= 40' (Preferred scale 1" = 20', or 1" = 40').
  - b. Show dimensions of property lines.
  - c. Show the sizes, locations, and uses of existing and proposed buildings
  - d. Show dimensions of setbacks of structure(s) from all property lines
  - e. Show the location of utilities (water, sewer, gas, and electricity) for new buildings or additions.
  - f. Identify any existing structures, or portions thereof, that are to be removed or demolished.
  - g. Indicate the location and dimensions of driveways and describe paving materials.
  - h. Show stairs, if applicable.
  - i. Show all easements.
3. ☐ Typical Deck Section Checklist
  - a. Show finish grade elevations in relation to structure.
  - b. Specify material: decay-resistant wood, cedar, pressure treated or engineered wood product.
  - c. Where post and beam or girder construction is used, the design shall provide positive connections to ensure against uplift and lateral displacement.
  - d. Knee braces are required if height from grade to top of post exceeds 4'. See Knee Brace Details, Sheet 10.
  - e. If egress from the existing building passes under the proposed deck, or if there is an existing patio under the proposed deck, 6'-8" minimum clearance is required.

## Code References

Black Diamond Municipal Code  
2018 IRC  
2018 IBC

## Resources

Building Division  
Permit Center  
Permit Status

## Questions?

Permit Technician:  
360-851-4447

## Submittal

Email to:  
[permits@blackdiamondwa.gov](mailto:permits@blackdiamondwa.gov)

## City of Black Diamond

24031 Roberts Drive  
PO Box 599  
Black Diamond, WA 98010  
[www.ci.blackdiamond.wa.us](http://www.ci.blackdiamond.wa.us)



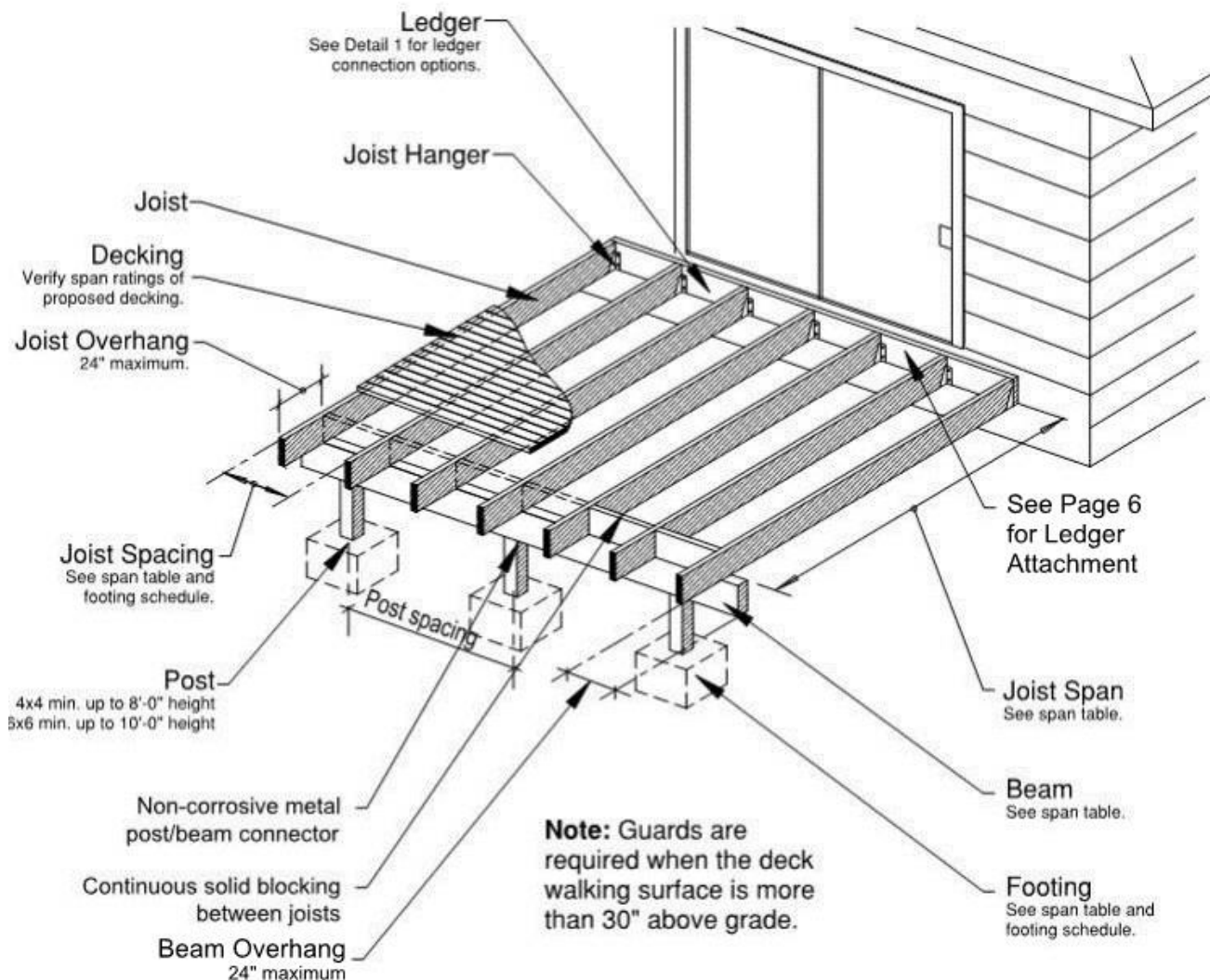
- f. Show deck guard attachment detail.
- 4. ☐ Framing & Foundation Plan Checklist
  - a. Provide scale (1/4" or 1/8") and north arrow.
  - b. Specify project area (square footage).
  - c. Provide the sizes, species, grades, spacing and spans of all framing members including posts, lateral bracing, and guards (formerly known as "guardrails"). Show sizes of concrete footings.
  - d. Show dimensions of perimeter foundation, isolated footings and/or piers, and depth of footings.
  - e. Show all connections.
  - f. Wood permanently exposed to weather must be decay-resistant heart wood of redwood, black locust, cedar, black walnut, pressure treated, or manufactured wood.
  - g. Blocking, bridging, straps, approved framing anchors or mechanical fasteners shall be installed to provide continuous ties from the deck to the foundation system.
  - h. Show on the drawings the numbers and sizes of nails connecting wood members. Connections that resist seismic forces shall be completely and clearly detailed on the drawings. Show the locations and specify the brand names and model numbers of all framing connectors.
  - i. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Toenails or nails subject to withdrawal may not be used. Where positive connection to primary structure cannot be verified by inspection, deck must be self-supporting.
  - j. Show dimensions of stairs treads & risers. Maximum riser height shall be 7-3/4" and minimum tread depth shall be 10"
  - k. Show landings for stairways.
  - l. Stairways shall be not less than 36" wide at all points above the handrail which may project no more than 4-1/2" into the stairway.
  - m. Decks more than 30" above grade shall have guards not less than 36" in height. The open sides of stairs with a total rise of more than 30" above grade shall have guards not less than 34" in height measured vertically from the nosing of the treads. The guards shall have intermediate rails or an ornamental pattern such that a sphere 4" in diameter cannot pass through.
- 5. ☐ Drawings must be developed by qualified individuals meeting Washington State requirements for experience and education in the field
- 6. ☐ A copy of contractor's registration, by issuance
- 7. ☐ A City of Black Diamond Business License, if applicable
- 8. ☐ Application fee, determined at submittal

This Tip Sheet reflects code requirements of the 2015 International Residential Code (IRC), sb 2018 with Washington State Amendments which update the live load to 60 psf.

This document provides building code information applicable to **prescriptive residential wood deck design**. You may need to hire a licensed architect or an engineer to design a deck where any of the following conditions apply:

- The deck serves other than a one- or two-family dwelling building
- The deck design includes more than one level
- The deck will support a hot tub, spa or other heavy object, including heavy deck covering (such as pavers)
- The walking surface is more than 10' above grade
- The deck ledger is attached to house overhangs, bay windows, bricks, stone or concrete block
- The deck is bearing on ground with a slope greater than 1' horizontal for every 1' vertical
- The deck is self-supporting (not attached to an exterior wall)

## Typical Deck



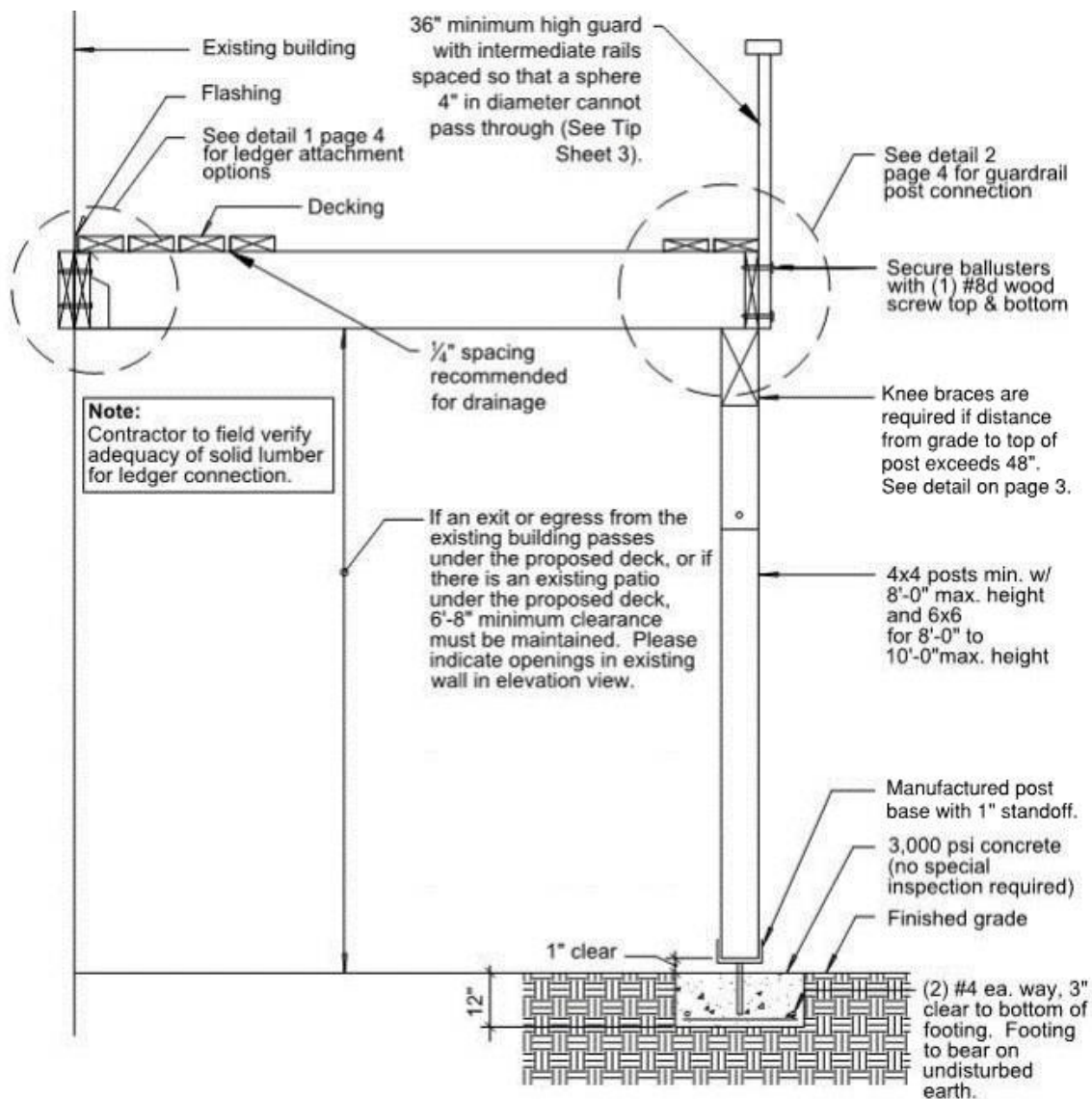
### GENERAL INFORMATION:

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## Deck Construction Notes

- Please note that due to the new 60 psf loading, previous lumber spans and footing sizes have changed.
- The illustrations and information in this Tip Sheet may be used for decks whether or not they require a permit. See Tip Sheet 0 for when a permit is required.
- All wood must be pressure treated or naturally resistant to decay. Treat cuts, holes and notches with end-cut solution.
- Fasteners, hangers, nails, etc., must be stainless steel, hot-dipped galvanized, or as specifically required for the specified wood preservative used. The coating weights for zinc-coated fasteners to be in accordance with ASTM A 153. Provide documentation in the field showing the required fastener protection for the wood chosen for your deck.
- You may modify any components of this Tip Sheet using accepted engineering practices. Any modifications must be reviewed prior to permit issuance. All attachments must be per manufacturer's installation instructions.
- This Tip Sheet is intended to represent good construction practices for deck construction and related IRC requirements. See related Tip Sheets: 1 for stairs, 2 for handrails, and 3 for guards.

## Typical Deck Section



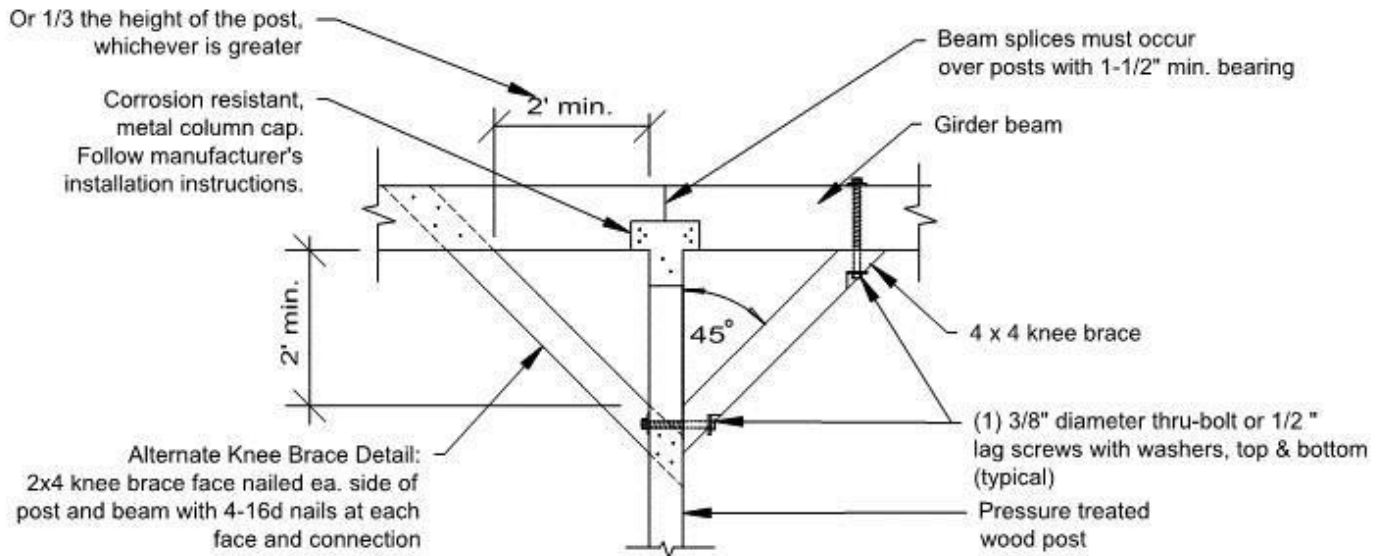
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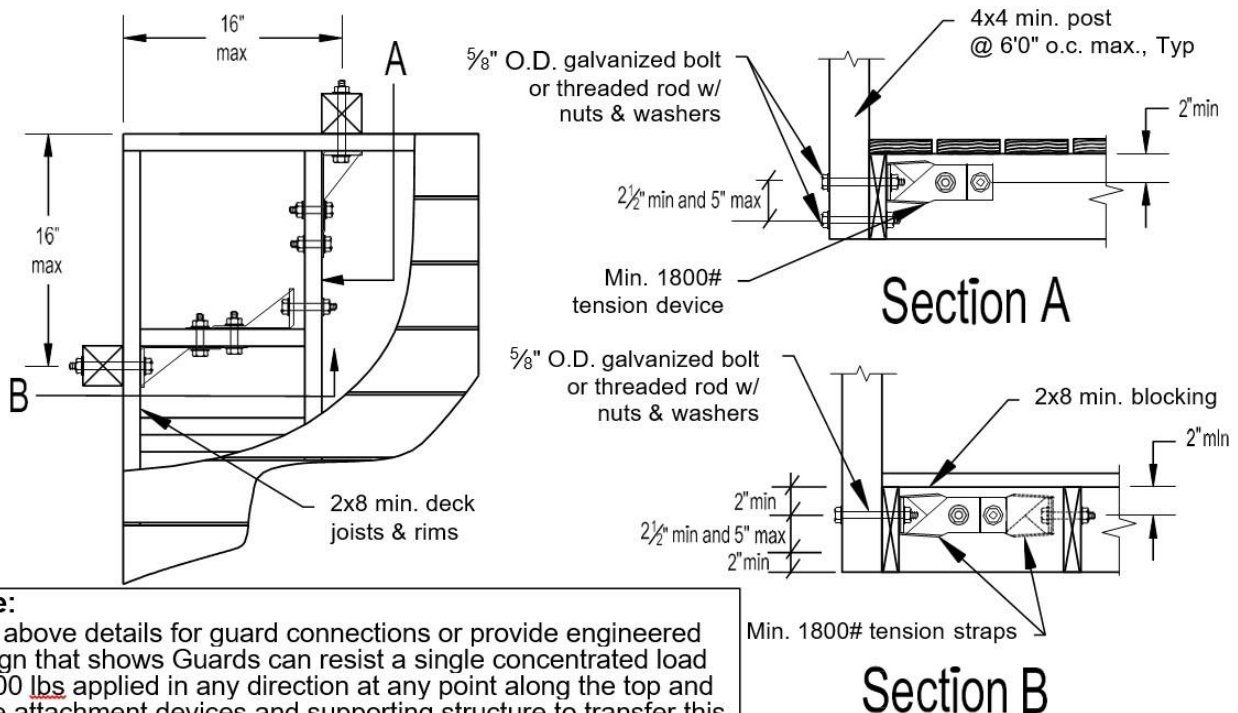
## Post to Beam Connection w/ Knee Brace

(Knee braces are required on posts greater than 4 feet in height.)



## Guardrail Attachment

(Guardrails are required when the deck is more than 30 inches above grade.)



### Note:

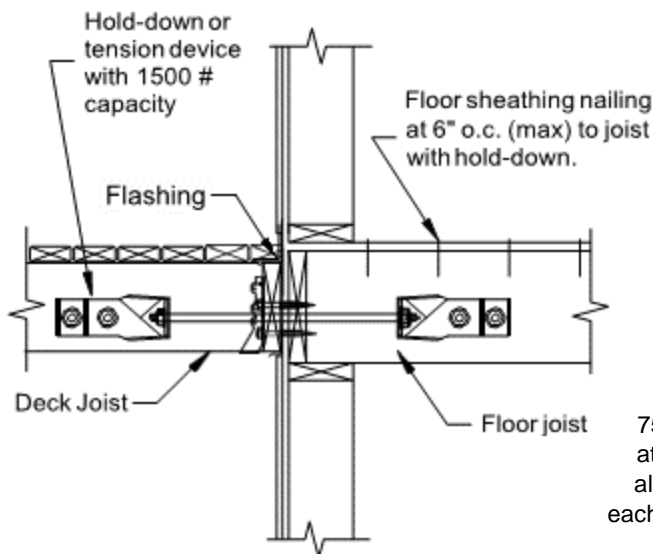
Use above details for guard connections or provide engineered design that shows Guards can resist a single concentrated load of 200 lbs applied in any direction at any point along the top and have attachment devices and supporting structure to transfer this load to appropriate structural elements of the building per IBC sec 1607.7.1.1

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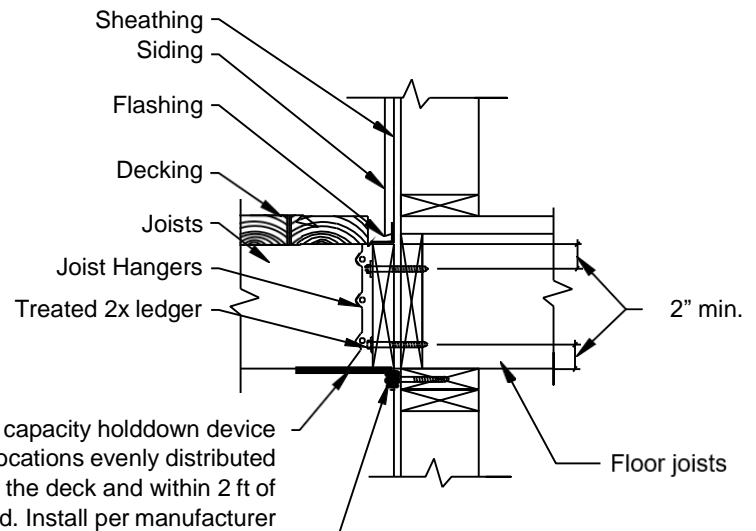
## Detail 1 – Ledger Attachment for Lateral Loads

(Knee braces are required on posts greater than 4 feet in height.)



### Option # 1

(Required for New Construction)



### Option # 2

(Existing Construction Only)

## Deck Connections

(All fasteners, nails, bolts, screws and connectors must be corrosion resistant.)

Connection:	Fastening:
Manufactured Connectors	Follow manufacturer's instructions
Post to Footing	Post base is required
Post to Footing (High Winds)	Consult with jurisdiction about additional uplift loads where wind exposure is greater than Risk Category B.
Post to Beam	Connector is required
Ledger to House Framing	See information on Sheet 5 and Sheet 6
Joist to Beam or Girder	(3) 8d – Toe nailed
Blocking or Bridging to Joist	(2) 10d –Toe nailed @ each end
Wooden Deck Boards	(2) 8d threaded nails <u>OR</u> (2) No. 8 screws
Composite Decking	Follow manufacturer's instructions

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## Span Table and Footing Schedule for Decks

Spans and footings assume the maximum 24" cantilever using Hem-Fir/Doug Fir No. 2 or better framing lumber.

Table uses 70 psf. loading (10 psf. dead load + 60 psf live load) and 2000 psf. soil bearing pressure.

Joist Size	Joist Spacing	Max. Joist Span	Girder Beam Size and Max. Span Between Support Posts / Footing Type							
			4x6	Footing	4x8	Footing	4x10	Footing	4x12	Footing
2x6	12" o.c.	7'-5"	5'-11"	14x14	7'-9"	16x16	9'-6"	18x18	11'-1"	18x18
	16" o.c.	6'-9"	5'-11"	14x14	7'-9"	16x16	9'-6"	18x18	11'-1"	18x18
	24" o.c.	5'-9"	6'-3"	14x14	8'-9"	16x16	11'-0"	18x18	12'-10"	18x18
2x8	12" o.c.	9'-7"	4'-11"	14x14	6'-6"	16x16	8'-3"	18x18	10'-0"	20x20
	16" o.c.	8'-8"	4'-11"	14x14	6'-6"	16x16	8'-3"	18x18	10'-0"	18x18
	24" o.c.	7'-7"	5'-11"	14x14	7'-9"	16x16	9'-6"	18x18	11'-1"	18x18
2x10	12" o.c.	13'-3"	3'-6"	14x14	4'-8"	16x16	5'-11"	18x18	7'-2"	18x18
	16" o.c.	11'-6"	4'-1"	14x14	5'-5"	16x16	6'-11"	18x18	8'-5"	20x20
	24" o.c.	9'-5"	4'-11"	14x14	6'-6"	16x16	8'-3"	18x18	10'-0"	20x20
2x12	12" o.c.	15'-5"	3'-1"	14x14	4'-1"	16x16	5'-2"	16x16	6'-3"	18x18
	16" o.c.	13'-4"	3'-6"	14x14	4'-8"	16x16	5'-11"	18x18	7'-2"	18x18
	24" o.c.	10'-11"	4'-1"	14x14	5'-5"	16x16	6'-11"	18x18	8'-5"	18x18

Footings must have a minimum reinforcement of (2) #4 bars each way with a 3" clearance to the bottom of the footing.

Note: Footing sizes are based on decks designed with single span joists where there is no center bearing beam.

## Deck Ledger Connection to Band Joist <sup>a, b</sup>

(Reference IRC Table R507.2 - Deck live load = 60 psf, deck dead load = 10 psf, snow load ≤ 40 psf)

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

Connection Details	Joist Span						
	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'
	On-center spacing of fasteners						
½ inch diameter lag screw with ½ inch maximum sheathing <sup>c,d</sup>	22	16	13	11	9	8	7
½ inch diameter bolt with ½ inch maximum sheathing <sup>d</sup>	30	22	18	15	13	11	10
½ inch diameter bolt with 1 inch maximum sheathing <sup>e</sup>	26	19	16	13	11	10	9

- a. Ledgers shall be flashed in accordance with Section R703.4 to prevent water from contacting the house band joist.
- b. Snow load shall not be assumed to act concurrently with live load.
- c. The tip of the lag screw shall fully extend beyond the inside face of the band joist.
- d. Sheathing shall be wood structural panel or solid sawn lumber.
- e. Sheathing shall be permitted to be wood structural panel, gypsum board, fiberboard, lumber or foam sheathing. Up to 1/2-inch thickness of stacked washers shall be permitted to substitute for up to ½-inch of allowable sheathing thickness where combined with wood structural panel or lumber sheathing.

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## Placement of Lag Screws and Bolts in Ledgers and Band Joists

(Reference IRC Table 507.2.1)

Minimum End and Edge Distance and Spacing Between Rows				
	Top Edge	Bottom Edge	Ends	Row Spacing
<b>Ledger</b> <sup>a</sup>	2 inches <sup>d</sup>	3/4 inch	2 inches <sup>b</sup>	1 5/8 inches <sup>b</sup>
<b>Band joist</b> <sup>c</sup>	3/4 inch	2 inches <sup>e</sup>	2 inches <sup>b</sup>	1 5/8 inches <sup>b</sup>

For SI: 1 inch = 25.4mm

a. Lag screws or bolts must be staggered from the top and bottom along the horizontal run. See figure below.

b. Maximum 5 inches.

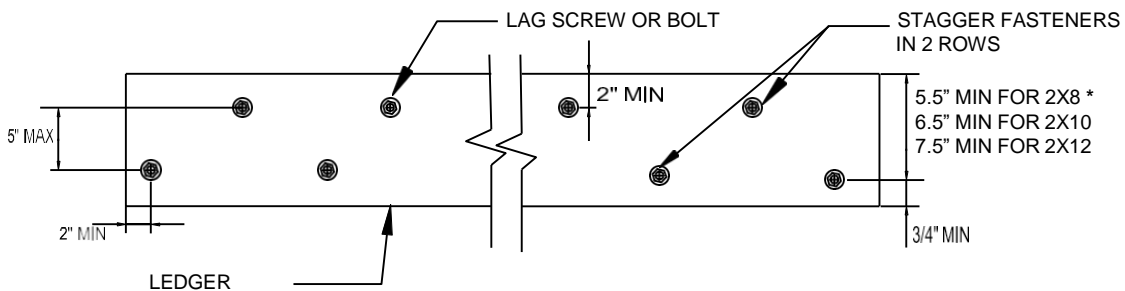
c. For engineered rim joists, the manufacturer's recommendations govern.

d. The minimum distance from the bottom row to the top edge of the ledger must be in accordance with figure below.

e. 2 inches may be reduced to 3/4 inch when the band joist is directly supported by a mudsill, header, or by double top wall plates.

## Placement of Lag Screws and Bolts in Ledgers

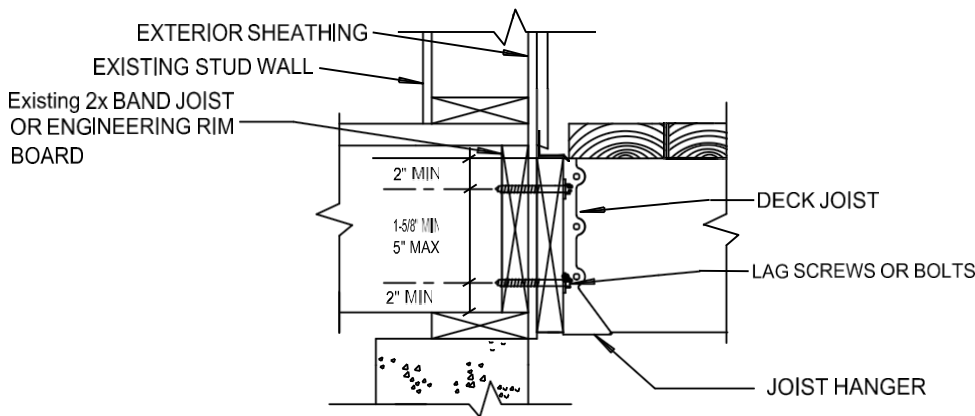
(Reference IRC Figure 507.2.1(1))



\*DISTANCE CAN BE REDUCED TO 4.5" IF LAG SCREWS ARE USED OR IF BOLT SPACING IS REDUCED TO THAT OF LAG SCREWS TO ATTACH 2X8 LEDGERS TO 2X8 BAND JOISTS.

## Placement of Lag Screws and Bolts in Ledgers

(Reference IRC Figure 507.2.1(2))



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