

Prince William County Typical Deck Detail

Version 2023-09-29

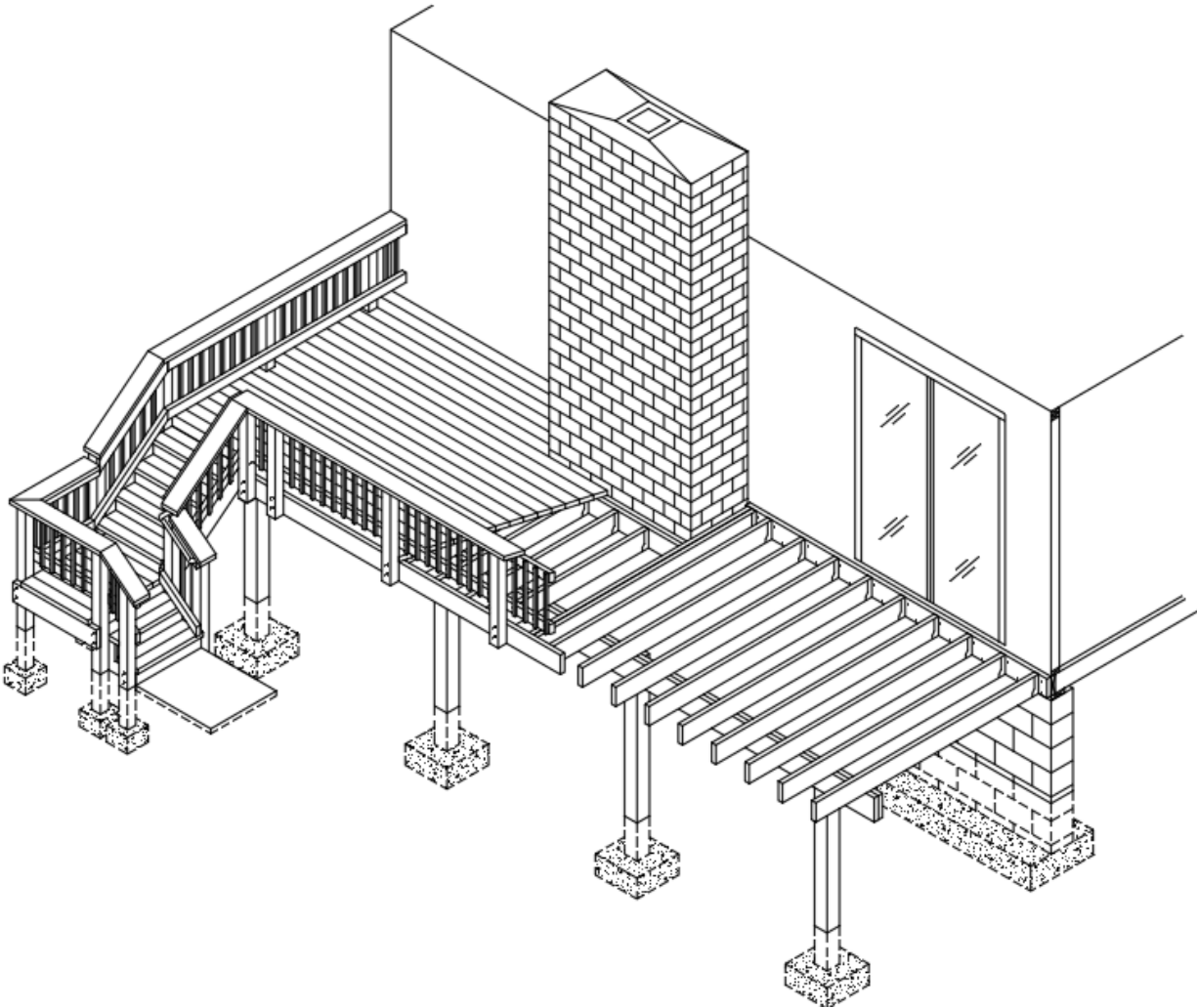




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General Notes

All decks constructed under this county typical are subject to field inspections. If deficiencies are identified by inspectors, changes may be required. This document is not inclusive of all code requirements.

If your gas meter is going to be located under or on the deck, contact the **gas company** for a courtesy inspection if the distance from finished grade to bottom of joist at the gas meter is less than 5'-0" or a roof will cover the deck.

Typically, the power company will not approve a meter location on or under a deck or stairs. Contact the **power company** for more information. A minimum working space in front of the meter must be maintained; 30" wide, 36" deep and 6'6" high.

Things to bring for permit

- Zoning Approval for Building Permit issued by Land Development with approved plat.
- A Building permit is not required if all portions of the top of the deck's flooring is within 16-1/2" of the finished grade unless it carries a structural load, e.g., hot-tub or roof. All decks require a zoning approval.
- Apply for permit through the ePortal at pwcgov.org/ePortal. Development Services counters are open between 8:00am and 4:00pm for homeowners who would prefer to apply in person.
- Completed Prince William County Typical Deck Layout Form (See page 27 and 28)

Design Considerations

- These details are based on the prescriptive requirements of the Virginia Residential Code, industry best-practices and applicable referenced standards such as the National Design Specification for Wood Construction.
- Emergency escape rescue windows under decks shall be fully openable and provide a path not less than 36 inches in height to a yard or court.
- All decks shall have at least one accessible electrical receptacle outlet.
- Column spacing and joist spans shown are maximum. Smaller decks may be constructed utilizing the same structural members.
- The use of these details to design and construct multi-level decks or attaching to an existing deck is prohibited.
- Single span decks are framed with joists that have one span between beams (not including overhang) as shown in Figure 9.
- Multi-span decks (maximum of two spans) have joists with more than one span which bear on multiple beams as shown in Figure 8.
- Free-standing decks are not supported by the house; instead bearing is provided by an additional beam located at or near the house wall.
- All deviations from these drawings will require an independent set of design documents to be



prepared and submitted to the Building Construction Plans Review Branch for review.

- Roofs, privacy screens, planters, surface mounted guardrail posts or hot tubs are not permitted on decks constructed using this detail.
- All impermeable membrane deck systems must be submitted for plan review.
- Gas fireplace terminations shall maintain an 18" minimum clearance from the top of the termination to combustible materials or per manufacturer's specifications.
- Clearances for furnace and water heater (PVC) terminations shall comply with the manufacturer's specifications.
- Glazing less than 36" horizontally from a stairway or intermediate landing and within 36" above the walking surface shall be safety glazing.
- Glazing within 60" horizontally in any direction and within 36" above a landing walking surface, shall be safety glazing.

Material Requirements

- Lumber shall be pressure-treated, southern pine, grade #2 or better unless noted otherwise.
- Lumber in contact with the ground shall be rated as "ground-contact." Not all treated lumber is rated for ground contact.
- Concrete used in footings shall have a minimum compressive strength of 3,000 PSI.
- Nails shall be threaded, ring-shanked or annular grooved.
- Carriage-bolts may be substituted where through-bolts are specified provided torque washers are installed at the bolt head.
- Fasteners shall be hot-dipped galvanized, stainless steel or approved for use with pressure-treated lumber.
- Hardware and mechanical connectors, e.g., joist hangers or post anchors, shall be stainless steel or galvanized with 1.85 ounces of zinc per square foot (G-185 coating).
- Flashing at ledger board connections shall be copper (with copper nails only), stainless steel, UV resistant plastic (with a valid Code Evaluation Report) or galvanized steel with a G-185 coating.
- Plastic composites are materials composed of bound wood and plastic fibers. Permissible as noted in this document, plastic composites must bear a label indicating its compliance with ASTM D 7032 and have a flame spread not to exceed 200. Please note some composite members do not have the same capacity as their wood equivalents.
- PVC decking and guards are permitted with a valid Code Evaluation Report from an accredited testing agency. The manufacturer's installation instructions must be available to the inspector.

Footings and Posts

- Do not construct footings over utility lines or service pipe.
- Call Miss Utility at 811, TTY 711 before you dig.
- Footing size is found by using Table 1 based on the longest beam span length and the tributary width supported by the beam. All footings to be a minimum of 8" thick.



- Footing sizes shall be consistent for each beam and designed for its maximum span.
- Footings shall bear on solid, undisturbed soil 24 inches below grade; footings shall be deeper if solid, undisturbed soil is not found.
- Deck footings closer than 5 feet to an existing house footing must bear at the same elevation as the existing house footings.
- Post size shall be 6x6 with a maximum height of 14'.
- Deck posts with a height less than or equal to 2'-6" are permitted to be 4x4. Landing posts not higher than 8' are permitted to be 4x4.
- Post height is measured from the top of grade to the underside of the beam.
- Cut ends of posts shall be field treated with a wood preservative containing copper naphthenate.

TABLE 1 - FOOTING SIZE

Beam Span (See Figure 8 and 9)	Tributary Width (See Figure 8 and 9)	Max Post Height	Footing Size	
			Round Footing Diameter	Square Footing
6'	≤ 5'	14'	16	14
	≤ 10'	14'	19	17
	≤ 12'	14'	22	20
8'	≤ 5'	14'	16	14
	≤ 10'	14'	22	20
10'	≤ 10'	14'	25	22
12'	≤ 5'	14'	19	17
14'	≤ 5'	14'	22	20

Tributary Width = ½ longest joist span₁ + ½ longest joist span₂ + cantilever (See Figure 8 and Figure 9)



Post to Footing Connection

- Post attachment requirements shall be in accordance with Figure 1.
- Posts shall be centered on the footing.

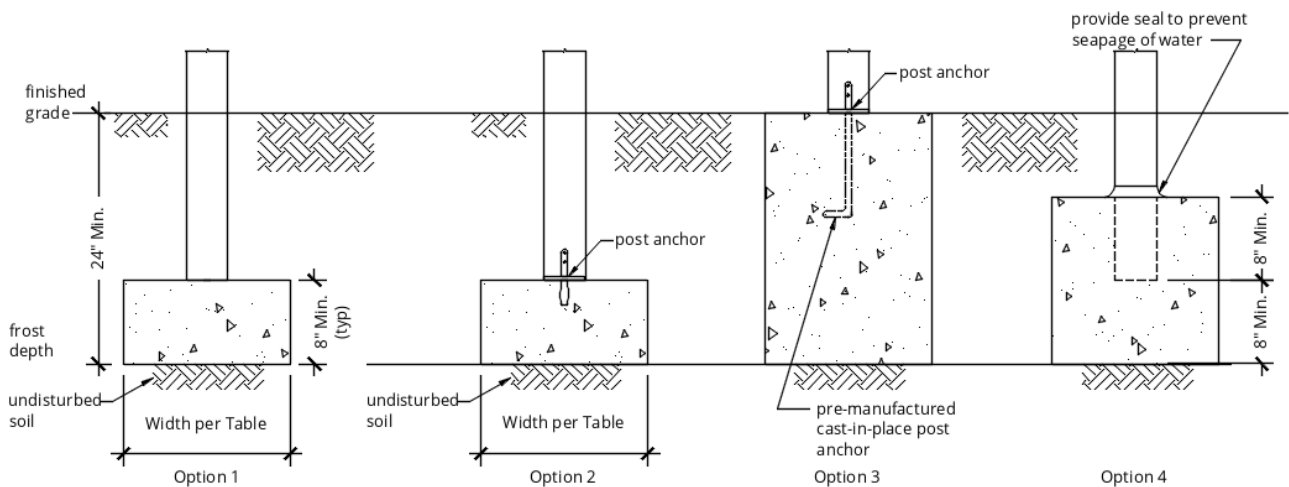


FIGURE 1 – POST TO FOOTING CONNECTION OPTIONS

Post to Beam Connection

- Single and two-ply beams shall be attached to 6x6 posts using the methods shown in Figure 2, Figure 3, and Figure 4.
- Three-ply beams shall be attached to 6x6 posts using the method shown in Figure 5.
- Beams shall be attached to 4x4 posts using the method shown in Figure 5
- 4x4 posts are prohibited from supporting three-ply beams.
- 6X6 posts are prohibited from supporting four-ply beams.
- Beams shall not be attached to the sides of an unnotched post as shown in Figure 6.
- Pre-manufactured post caps shall be specifically designed for two- or three-ply beams and the post size used. Attachment shall be per manufacturer's instruction.

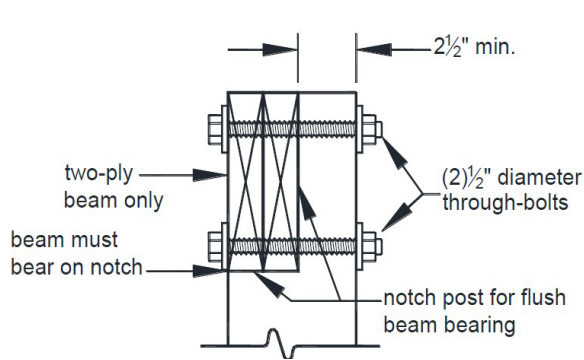


FIGURE 2 – POST TO BEAM CONNECTION

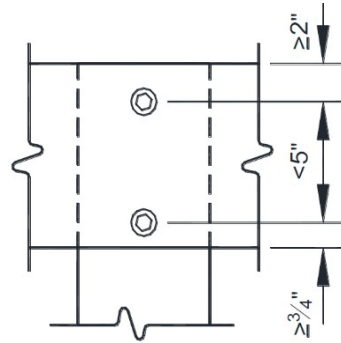


FIGURE 3 – CONNECTION DIMENSIONS

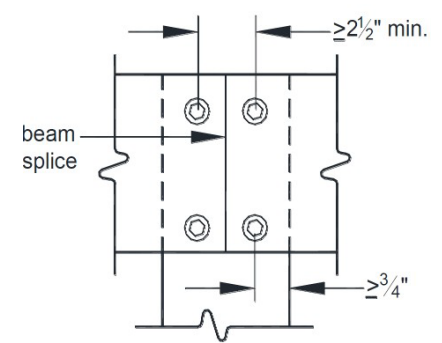


FIGURE 4 – BEAM SPLICE

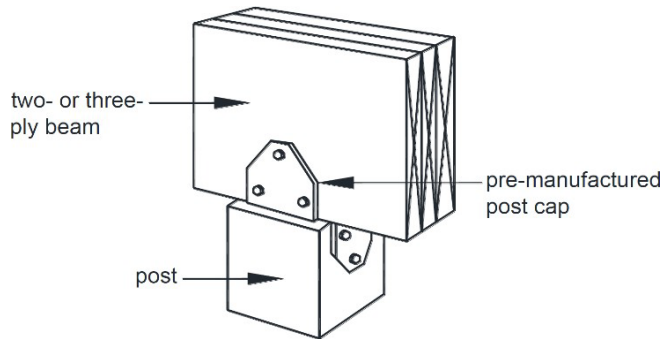


FIGURE 5 - POST CAP CONNECTION

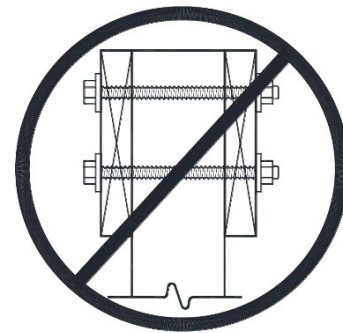


Figure 6 - Prohibited Connection

Beams

Multi-ply framing members are framing members comprised of more than one member attached together which span between supporting posts.

Beam Size

- Beam size is based on the longest beam span and the longest joist span.
- Beam span length, as shown in [Figure 8](#), is measured between the centerlines of two adjacent posts and does not include the beam overhangs.
- Beams may overhang past the center of the post up to one-fourth of the actual beam span.
- Flush beams shall have a depth greater than or equal to the deepest joist.
- Landings not exceeding 4' in width are permitted to use a single ply 2x8 beam minimum.



TABLE 2 - ALLOWABLE BEAM SPAN

Tributary Width (ft) (See Figure 8 and Figure 9)	Longest Beam Span (feet)				
	6	8	10	12	14
3	(2)2x6	(2)2x8, (3)2x6	(2)2x10, (3)2x8	(2)2x12, (3)2x8	(3)2x12
4	(2)2x8, (3)2x6	(2)2x10, (3)2x8	(2)2x12, (3)2x10	(3) 2x12	
5	(2)2x8, (3)2x6	(2)2x10, (3)2x8	(3)2x10	(3)2x12	
6	(2)2x8, (3)2x6	(2)2x12, (3)2x10	(3)2x12		
7	(2)2x10, (3)2x8	(2)2x12, (3)2x10	(3)2x12		
8	(2)2x10, (3)2x8	(2)2x12			
10	(2)2x12, (3)2x10				
12	(2)2x12, (3)2x10				

Beam Assembly

- The plies of a beam shall be fastened together in accordance with Figure 7. Split beams are prohibited.
- The distance from the centerline of the fastener to the top or bottom edge of the beam shall be ½-inch minimum.
- The distance from the centerline of the fastener to the ends of the beam shall be 1" minimum.
- Beam plies are permitted to have splices located at a post as shown in Figure 4.

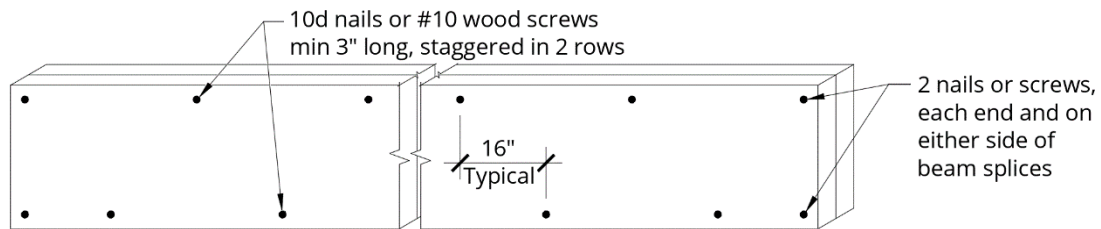


FIGURE 7 - BUILT- UP BEAM ASSEMBLY

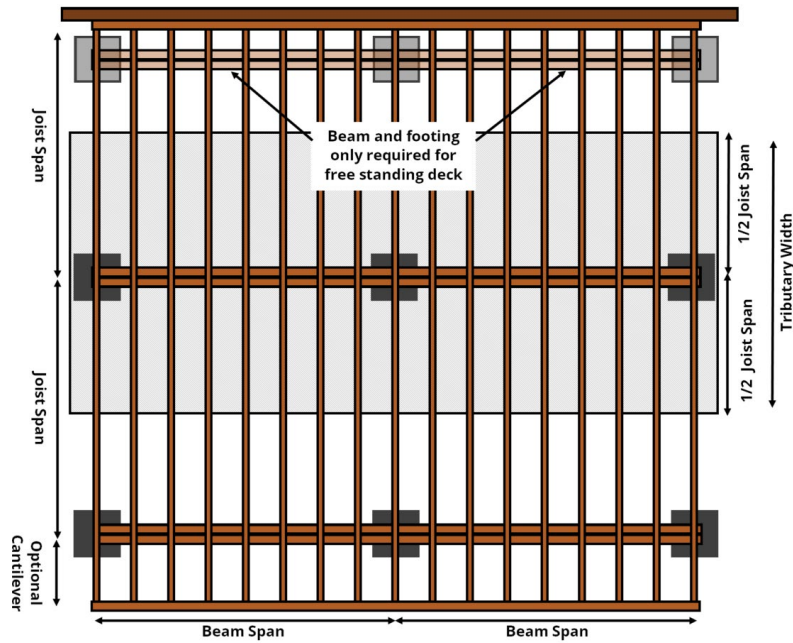


FIGURE 8 - DOUBLE- SPAN DECK PLAN FIGURE

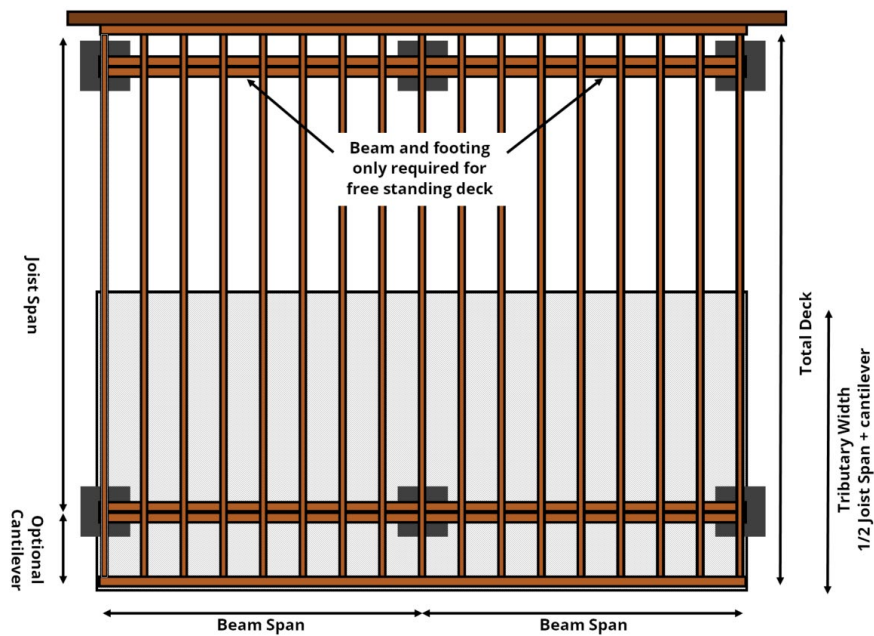


FIGURE 9 - SINGLE SPAN DECK PLAN FIGURE



Joists

- Joist span is measured from the ledger board to center of supporting beam, or between the center of the supporting beams at each end of the joist as shown in Figure 8 and 9.
- Joist span length does not include cantilevers.
- Joist cantilever cannot exceed more than ¼ of the joist span length.
- Use [Table 3](#) to determine joist size and the corresponding maximum allowable cantilever.
- Decking boards may dictate joist spacing. Please verify maximum spacing per [Table 4](#).
- Provide blocking between joists above beam locations not less than 60% of the joist depth.
- Where blocking between joists is required, attach blocking using joist hangers at each end or by toe-nailing blocking to joists at each end, top and bottom with 10d nails.
- A continuous rim joist at the joist ends is required as shown in [Figure 10](#).
- If using 2x6 joists:
 - Ledger board must be 2x8 minimum.
 - Guards cannot be attached to decks framed with 2x6 joists.

Joist Spans

TABLE 3 – ALLOWABLE JOIST SPAN

Joist Spacing	Joist Size	Allowable Span	Max Cantilever ²
12	2x6 ¹	9'-11"	1'-3"
	2x8	13'-1"	2'-1"
	2x10	16'-2"	3'-4"
	2x12	18'-0"	4'-6"
16	2x6 ¹	9'-0"	1'-4"
	2x8	11'-10"	2'-3"
	2x10	14'-0"	3'-6"
	2x12	16'-6"	4'-2"
24	2x6 ¹	7'-7"	1'-6"
	2x8	9'-8"	2'-5"
	2x10	11'-5"	2'-10"
	2x12	13'-6"	3'-4"

1 - GUARDS CANNOT BE ATTACHED TO 2X6 MEMBERS - SEE GUARD SECTION
 2- CANTILEVER CANNOT EXCEED ¼ OF THE ADJACENT JOIST SPAN

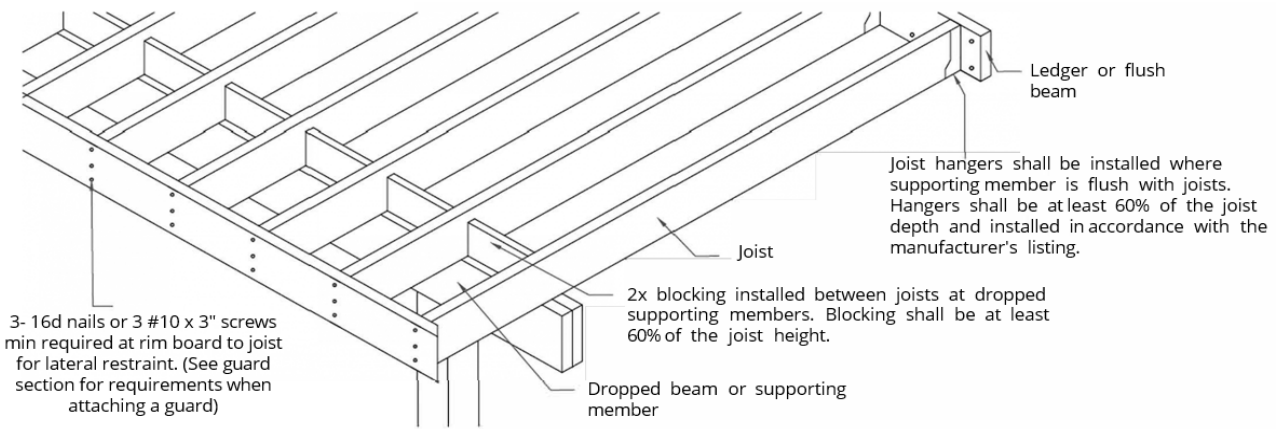


FIGURE 10 - RIM JOIST ATTACHMENT

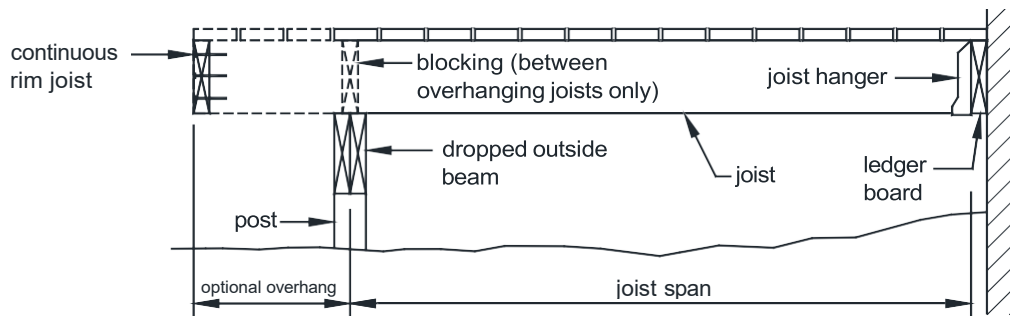


FIGURE 11 - SINGLE SPAN DECK - JOISTS ATTACHED AT HOUSE WITH DROP BEAM

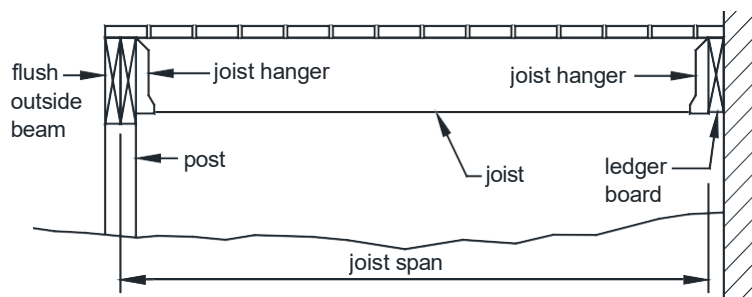
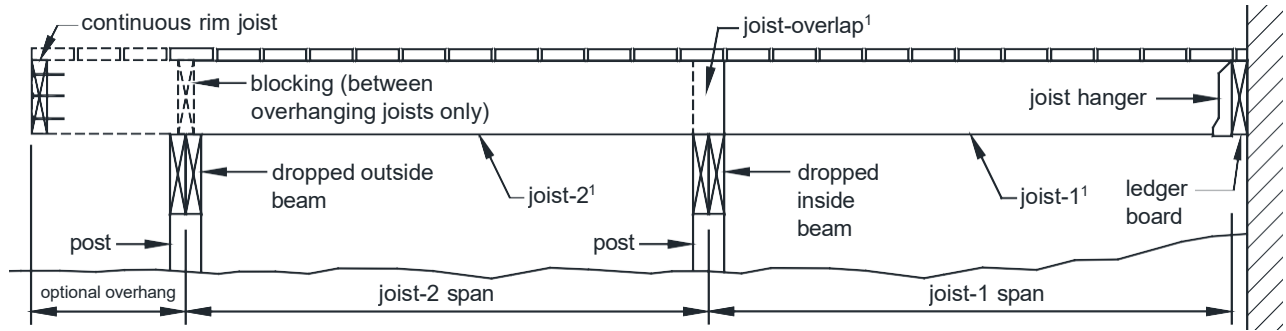


FIGURE 12 - SINGLE SPAN DECK - JOISTS ATTACHED AT HOUSE WITH FLUSH BEAM



¹ One continuous joist is permitted to span over the top of the inside dropped beam with no overlap.

FIGURE 13 - MULTI-SPAN DECK - JOISTS ATTACHED AT HOUSE WITH DROP BEAM

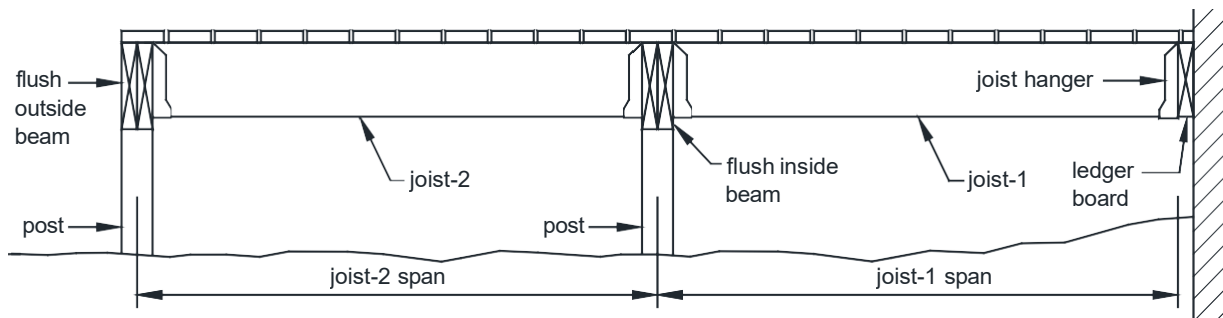
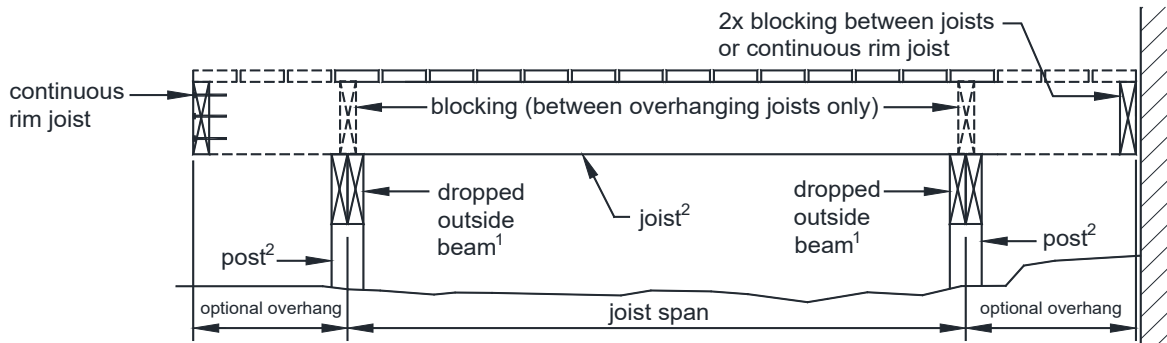


FIGURE 14 - MULTI-SPAN DECK WITH FLUSH BEAM



¹ Flush beams are permitted with freestanding decks when joists do not overhang.

² Align joists to be located at post locations in order to accommodate lateral bracing.

FIGURE 15 - SINGLE SPAN FREESTANDING DECK



Framing at Projections

Additional framing and ledger board fasteners are required at projections such as chimneys or bay windows as shown in Figure 16. Each ply of the header shall be equal to the deck joist size.

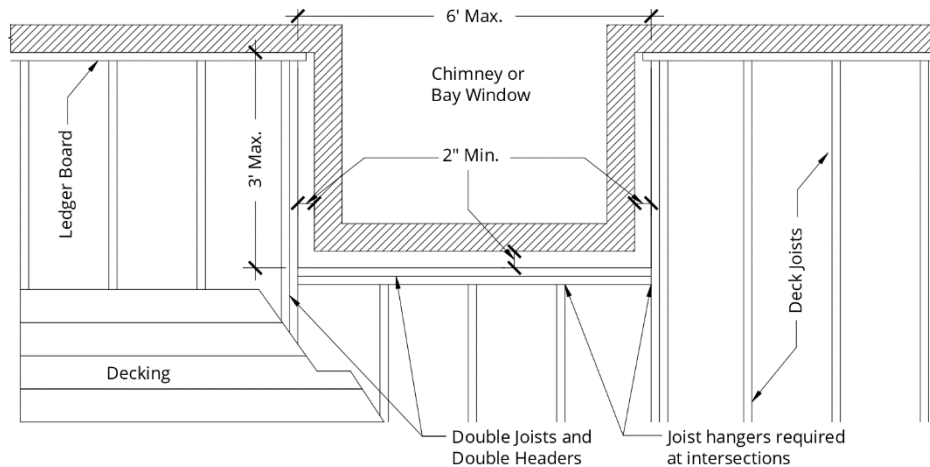


FIGURE 16 -FRAMING AT CHIMNEY OR BAY WINDOW

Joist hangers

- Joist hanger depth shall be equal to or greater than 60 percent of the joist depth.
- The manufactured width of the joist hanger shall accommodate the number of plies.
- Do not bend or modify any part of the hangers to accommodate field conditions.
- Joist hangers shall be fastened using the manufacturer's recommended fasteners.
- Use hangers with inside flanges when clearance to the edge of the beam or ledger board dictate.
- Clip angles or brackets used to support framing members in lieu of joist hangers are prohibited.

Joist-to-Beam Connection

- Each joist shall be attached to the beam in accordance with [Figure 17](#).
- The ends of joists shall have not less than 1.5" of bearing on wood or metal and not less than 3" of bearing on concrete or masonry over its entire width.
- Joist framing from opposite sides over a bearing support shall lap not less than 3" and shall be fastened together with a minimum of (3) 10d nails.
- Mechanical connectors or hurricane clips shall be installed per manufacturer's instructions.
- Hurricane clips cannot be substituted for the required blocking at beams.

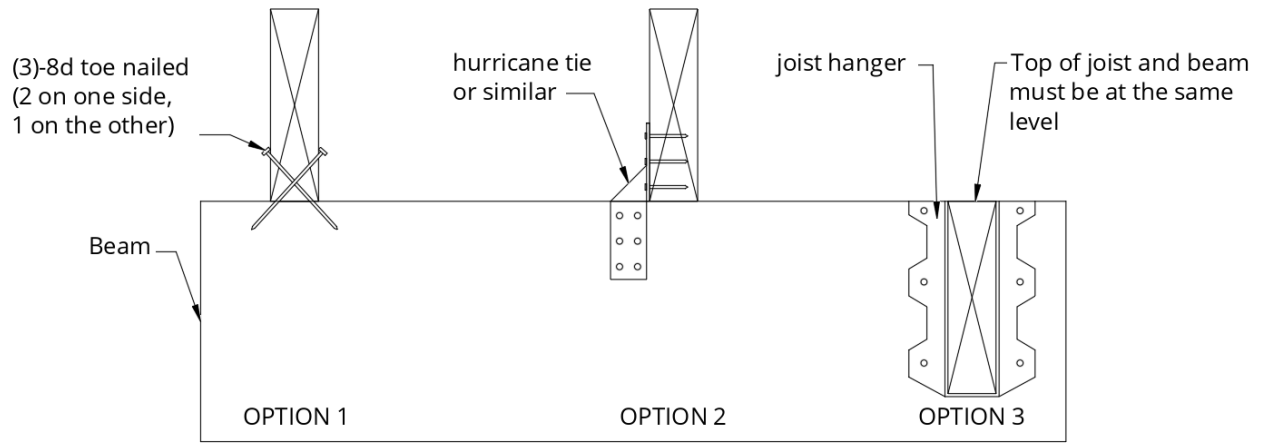


FIGURE 17 - JOIST ATTACHMENT

Decking

- Wood decking shall be attached to each supporting member with not less than (2) 8d threaded nails or (2) No. 8 wood screws
- Decking shall be installed per [Table 4](#).
- Each decking member shall bear on a minimum of three joists or blocking between joists.
- Placement and attachment of plastic composites shall be per manufacturer’s instructions.

TABLE 4 – JOIST SPACING BY DECKING MATERIAL

Material Type and Nominal Size	Maximum Joist Spacing (in)	
	Angular	Perpendicular
Wood “five-quarter” board (1.25”)	12	16
2” thick wood	16	24
Plastic composite	Per manufacturer	Per manufacturer



Vertical and Lateral Support

Bracing Methods for Lateral Support

All decks with post heights greater than 2.5' are required to be designed to resist lateral load caused by human activity and environmental forces. Use [Table 5](#) to determine the applicable methods based on post height and deck type.

TABLE 5 – REQUIRED BRACING METHODS

Max Post Height (feet)	Single Span Decks	Multi-Span Decks ¹	Free-standing Decks
2.5	Not Required	Not Required	Not Required
11	Method 1 or Method 2	Method 2	Method 2 and Method 3
14	Method 1 and Method 2	Method 1 and Method 2	Method 2 and Method 3

¹METHOD 2 MAY BE OMITTED FROM THE BEAM CLOSEST TO THE EXISTING HOUSE WALL IF METHOD 1 IS UTILIZED AT THE HOUSE CONNECTION.

Method-1, Tension-ties (four total):

- Install one tension-tie at each end joist and install the remaining two to inside joists equally spaced along the width of the deck as shown in [Figure 19](#).
- A set of tension-ties shall be installed for each structurally independent section of deck.
- Tension-ties shall be attached to the joists and exterior wall per the manufacturer’s instructions with specified fasteners as shown in
- [Figure 19](#). Fasteners shall penetrate a minimum of 3 inches into the sill plate or top plate of a wood framed wall.
- Approved tension-ties are listed in [Table 6](#).
- The minimum capacity of each tension-tie shall be 750 pounds.
- Where attaching to a concrete or solid masonry wall, fasteners are permitted to be substituted with expansion anchors or adhesive anchors with a threaded rod as recommended by the tension-tie manufacturer.
- The withdrawal capacity of the anchors shall be a minimum of 750 pounds.
- The anchor shall be installed per its manufacturer recommendations.

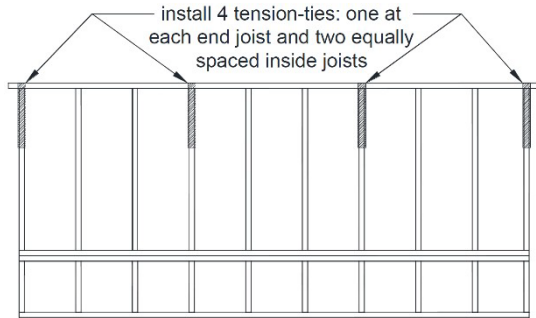
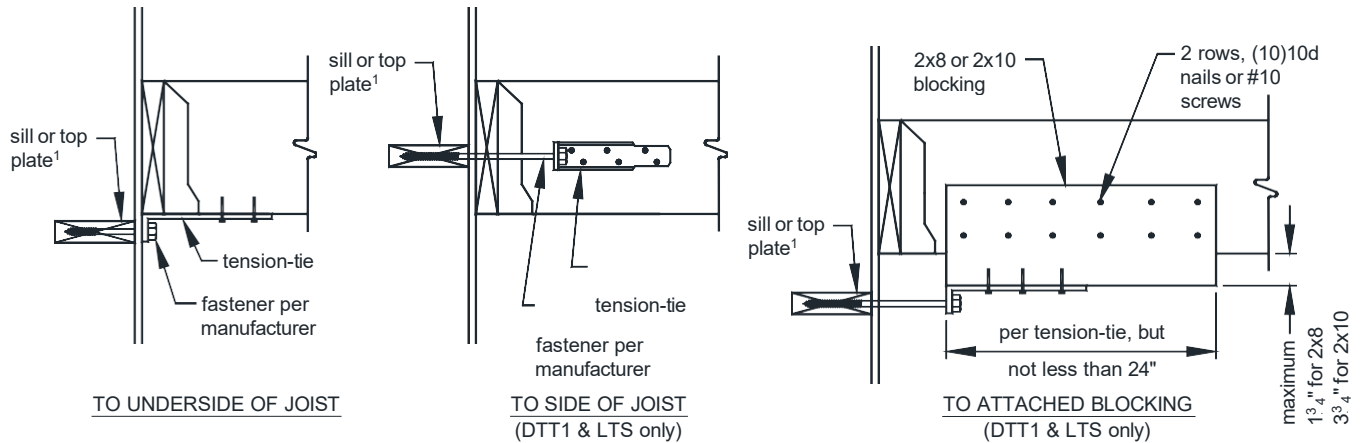


FIGURE 18 - TENSION TIE LOCATIONS

TABLE 6 - APPROVED TENSION TIES

Manufacturer	Product
FastenMaster	LTS
Simpson Strong-Tie	DTT1Z/DTT2Z
USP	LTS19
USP	ADTT-TZ



¹ TENSION-TIES MAY BE ANCHORED TO CONCRETE OR SOLID MASONRY WALLS WITH EXPANSION OR ADHESIVE ANCHORS

FIGURE 19 - TENSION TIE CONNECTION

Method-2, Knee-bracing parallel to beam:

- Knee-bracing shall be comprised of 2x or 6x6 members.
- Decks shall have 2x knee-bracing installed at each post-beam location or 6x6 knee-bracing at end posts and both sides of every other interior post in accordance with [Figure 20](#).
- Connections of knee-bracing shall be in accordance with [Figure 22](#) and [Figure 23](#).

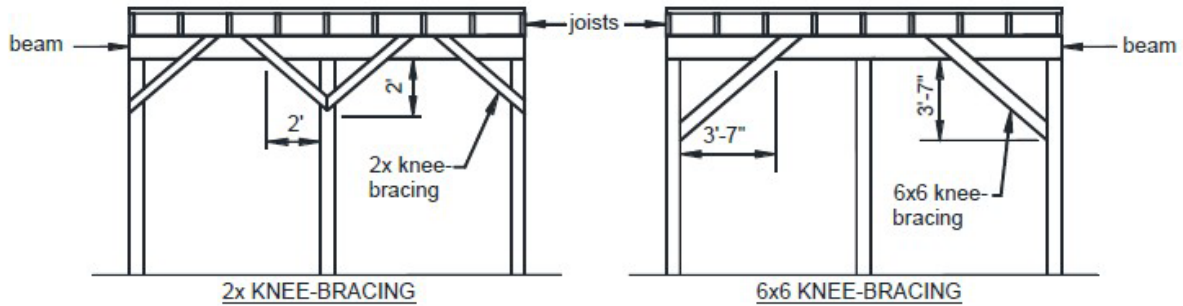


FIGURE 20 - KNEE BRACING AT BEAM

Method-3, Knee-bracing perpendicular to beam (free-standing decks):

- Knee-bracing shall be comprised of 2x or 6x6 members.
- Knee-bracing shall be installed at each post-joist location.
- Connections of knee-bracing shall be in accordance with [Figure 22](#) and [Figure 23](#).

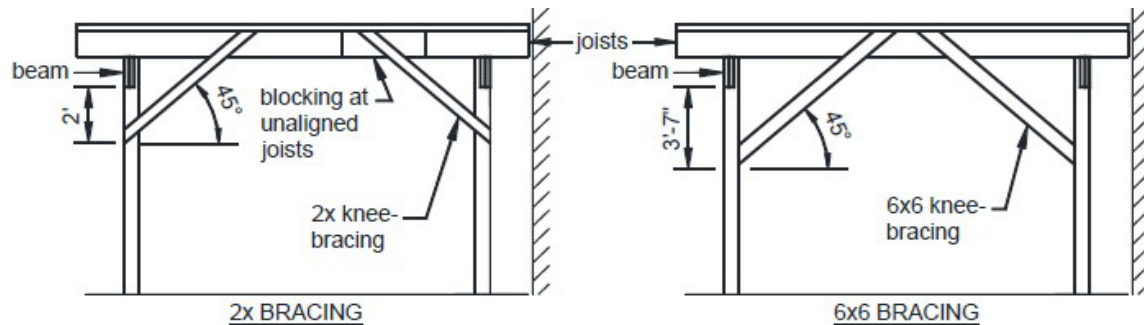
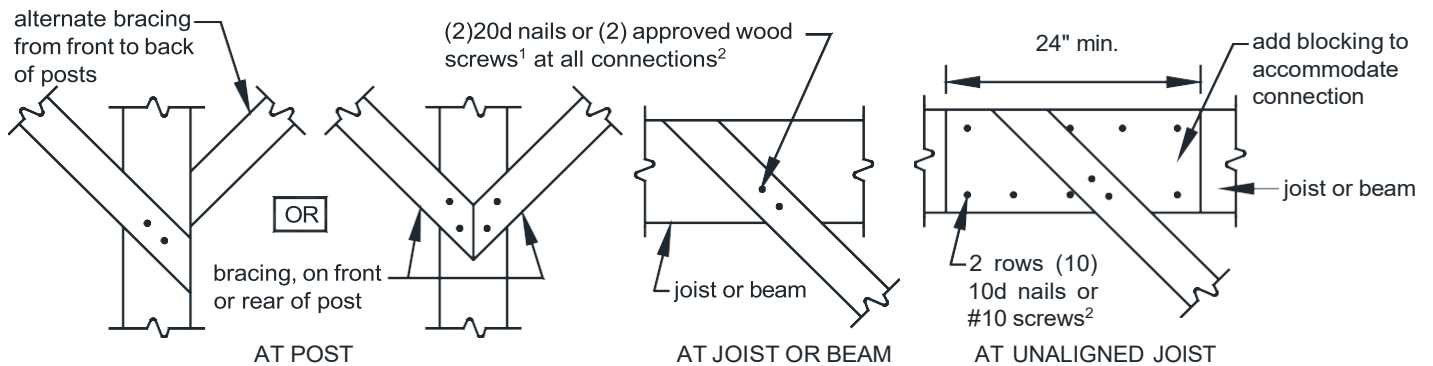


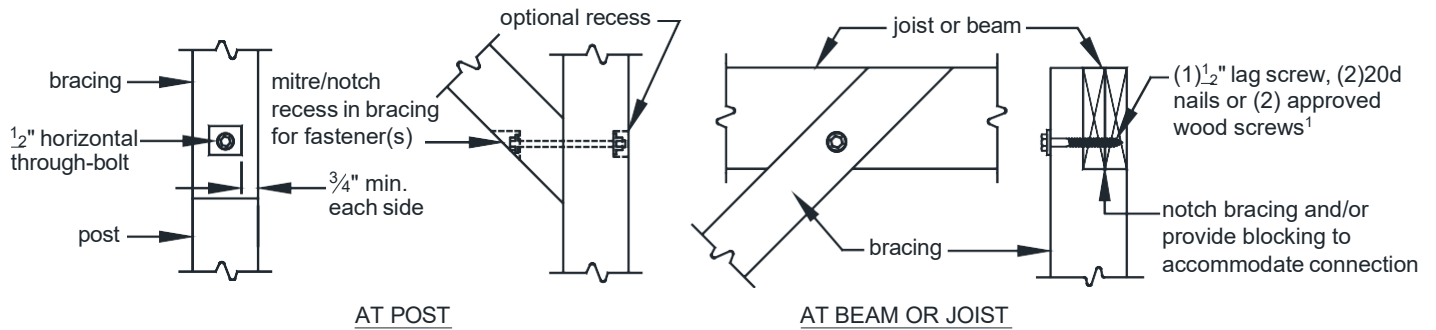
FIGURE 21 - KNEE BRACING AT JOIST



¹ Wood screws shall be 1/4" wood screws meeting the requirements outlined in material requirements.

² Nails shall have a distance of 3/8 inches to all edges and 7/8 inches to ends of the bracing member.

FIGURE 22 - TYPICAL CONNECTIONS OF 2x KNEE BRACING



¹ Approved wood screws 1/4" wood screws meeting the requirements outlined in material requirements.

FIGURE 23 - TYPICAL CONNECTION OF 6X6 KNEE-BRACING

Ledger Connection

- Deck ledgers shall be the same depth as the attached joists but not less than 2x8 nominal, pressure- treated Southern pine No. 2 grade or better.
- Deck ledgers shall not be supported by stone or masonry veneer.
- Band boards supporting a ledger shall be a minimum 2" nominal spruce-pine-fir or better lumber or engineered lumber approved for use as band board.
- Band boards shall support all required loads and bear fully on the primary structure.
- Fasteners in deck ledger connections shall extend beyond the inside face of the band board.
- Ledgers shall be flashed in accordance with [Figure 26](#).
- Alternative fasteners must be installed per manufacturer's installation instructions and a valid Code Evaluation Report must be provided.

TABLE 7 - DECK LEDGER CONNECTION TO BAND BOARD

Connection on Details	Longest 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 (S)						
1/2" diameter lag screw with 1/2" maximum sheathing	30	23	18	15	13	11	10
1/2" diameter bolt with 1/2" maximum sheathing	36	36	34	29	24	21	19
1/2" diameter bolt with 1" maximum sheathing	36	36	29	24	21	18	16

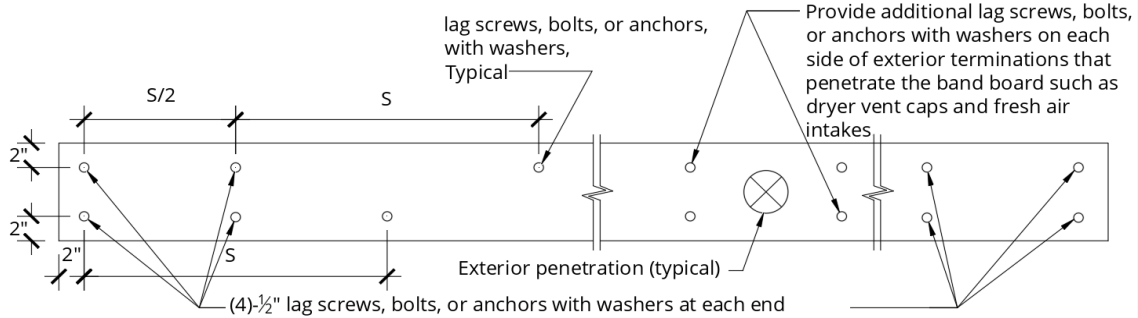


FIGURE 24 - PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGER

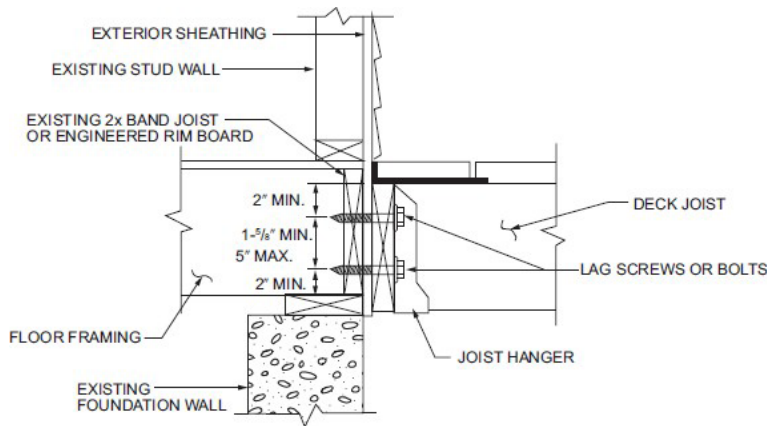


FIGURE 25 - PLACEMENT OF LAG SCREWS AND BOLTS IN BAND JOIST

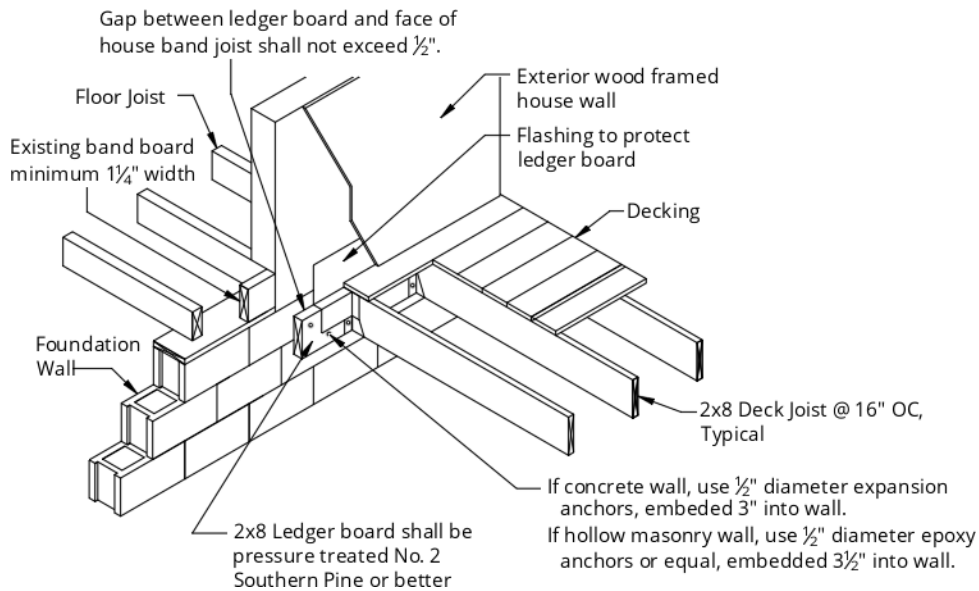


FIGURE 26 - TYPICAL LEDGER ATTACHMENT



Guard Construction

- A guard is required for any portion of a deck that is greater than 30" above grade at any point within 36" from the edge of the deck.
- Plastic composites and guard systems with a valid Code Evaluation report from an accredited testing agency are permitted as referenced on Page 4.
- Guards shall be constructed to restrict the passage of a 4" dia. sphere through any opening.
- Wet lumber shall be spaced such that when shrinkage occurs, a compliant opening is maintained.

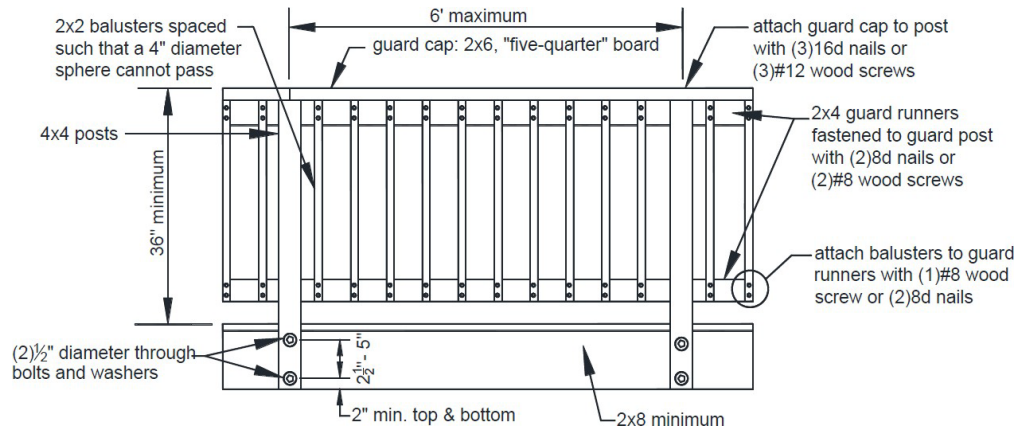


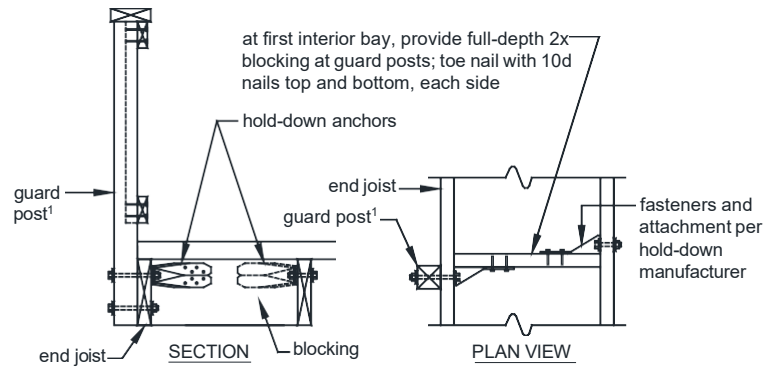
FIGURE 27 - GUARD CONSTRUCTION

Guard Post Connection

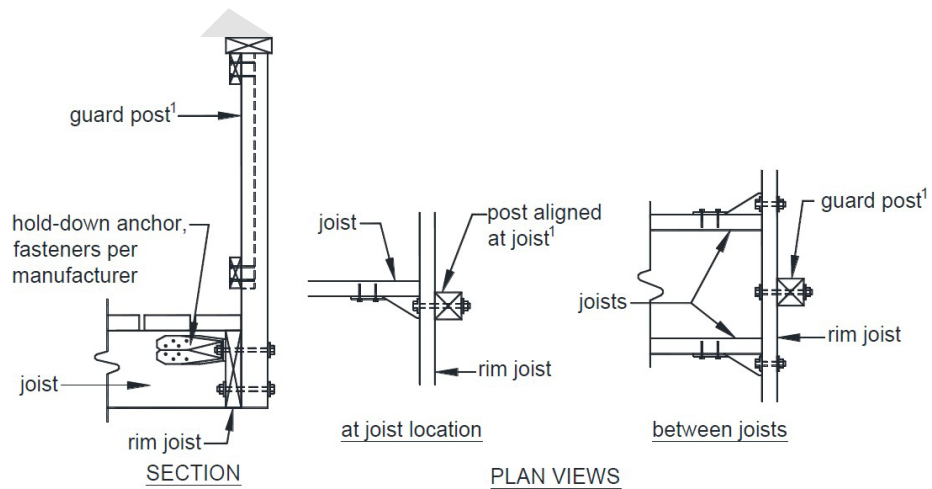
- Guard posts shall be attached to the deck structure to ensure resistance to imposed loads.
- If the rim joist is supporting a guardrail, an approved hold down anchor is required or (5) #10 x3" wood screws per [Figure 30](#) or [Figure 31](#).
- Hold-down anchors shall be installed as shown in [Figure 29](#) and [Figure 30](#).



FIGURE 28 - PROHIBITED CONNECTION



¹ Guards can be attached to either side of the end joist.
FIGURE 29 - GUARD POST TO END JOIST



¹ Guards can be attached to either side of the rim
Figure 30 - Guardrail Post Connection Detail

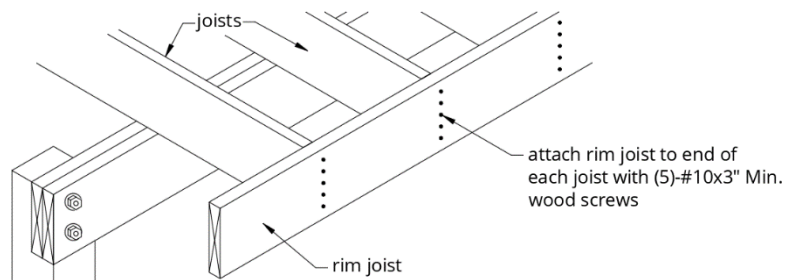


FIGURE 31 - RIM JOIST SUPPORTING GUARD



Stairs

- The minimum width of a stairway shall be 36" excluding handrails.
- Stair geometry and opening limitations shall be in accordance [Figure 35](#) and [Figure 36](#).
- Treads, risers and nosing dimensions shall not deviate at each step by more than 3/8".
- If the total vertical height of a stairway exceeds 12', then an intermediate landing is required.
- Stair landings may be constructed with 4x4 posts with post heights no greater than 8'.
- Landing widths shall be equal to the total width(s) of the stairway(s) served.

Stair stringers

- Stringers shall be sawn or solid 2x12s complying with the tread and riser geometry requirements.
- Stringers shall be spaced at a maximum of 18" on center and shall comply with [Table 4](#).
- Stringers shall bear on footings and attach to the deck or landing per [Figure 32](#).
- Stringer span length is measured using the horizontally projected distance between the bearing at each end and shall not exceed the dimensions shown in [Figure 34](#).
- Solid stringers of stairways with a width equal to 36" shall be permitted to have a span as shown in [Figure 34](#)
- Throat size of cut stringers shall not exceed the value shown in [Figure 36](#).

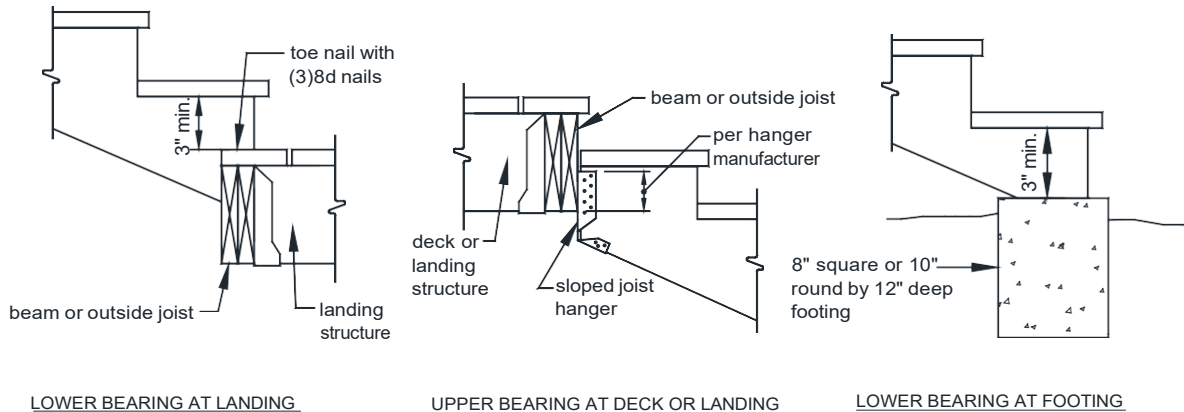


FIGURE 32 - STRINGER BEARING

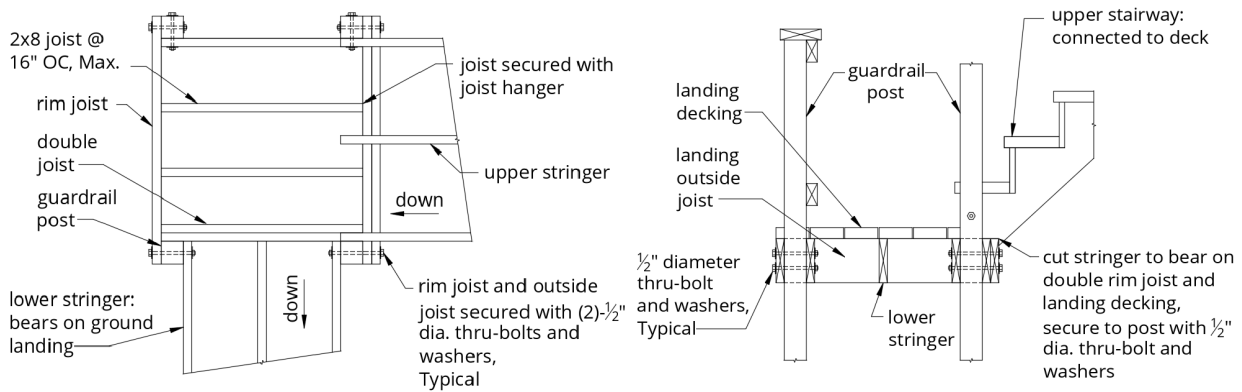
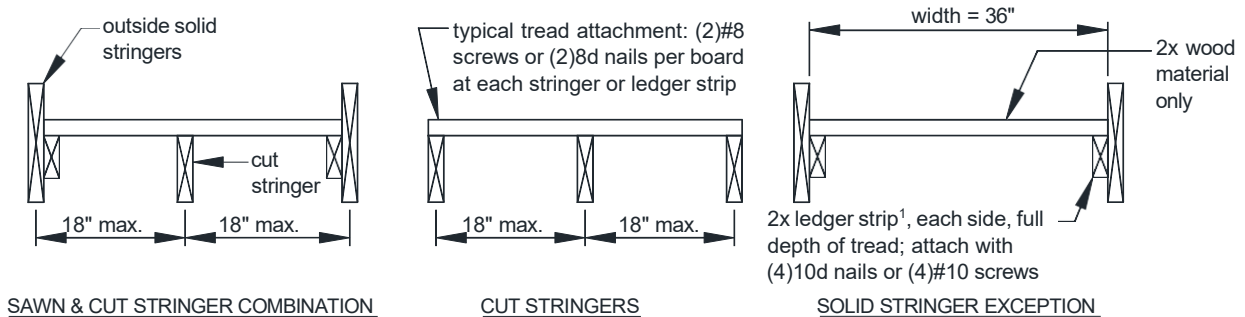


FIGURE 33 - LANDING CONSTRUCTION

Tread and riser material

- Tread material shall be attached and equivalent to the decking specified on Page 13.
- The span of plastic composites shall be per manufacturer installation instructions.
- Solid stair stringers spaced more than 16" o.c. shall have treads constructed of 2x material.
- Risers may be framed with 1x lumber minimum or equivalent plastic composite.
- Open risers are permitted provided the opening does not allow the passage of a 4" diameter sphere.



¹ A galvanized staircase clip angle, installed per manufacturer's instructions, is permitted to substitute for the 2x ledger strip.

FIGURE 34 - STRINGER TREADS

Stair guards

- Stair guards are required when the total rise of the stair is greater than 30" at a point 36" from the edge of the stair.
- Stair guards shall be constructed in accordance with the Guard Section and [Figure 35](#).

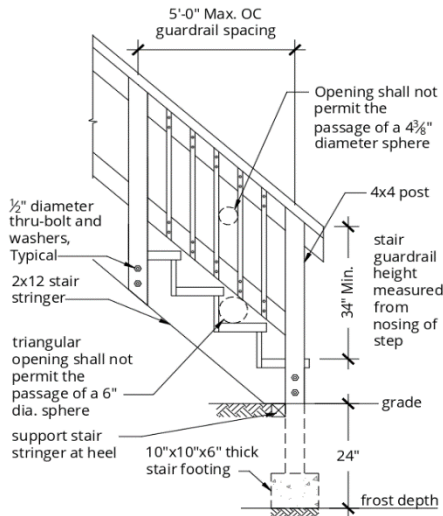


FIGURE 35 - STAIR GUARD CONSTRUCTION

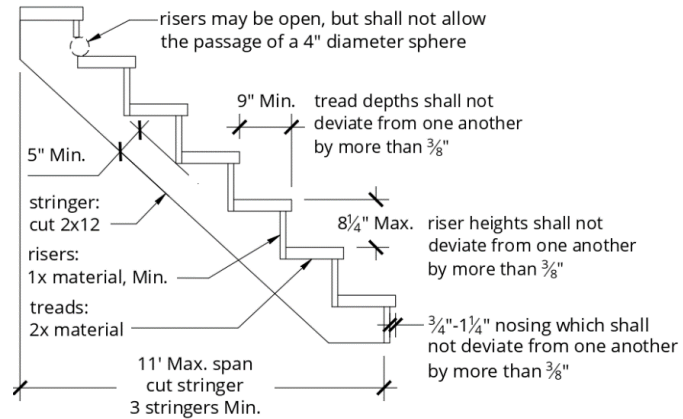


FIGURE 36 - STAIR CONSTRUCTION

Handrails

- Stairs with four or more risers shall have a handrail on one side at a height between 34" to 38" above the nosing of the step.
- Handrails shall be attached to a stair guard or exterior wall acting as a barrier.
- Handrail and connecting hardware material shall be decay and corrosion resistant.
- Handrails shall have a smooth surface with no sharp corners and shall be graspable. Recessed sections may be shaped from a 2x6, or five-quarter board as shown in [Figure 37](#).
- Handrails shall run continuously from a point directly over the lowest riser to a point directly over the highest riser and shall return to the guard or wall at each end.
- Handrails may only be interrupted by guard posts at a turn in the stairs.

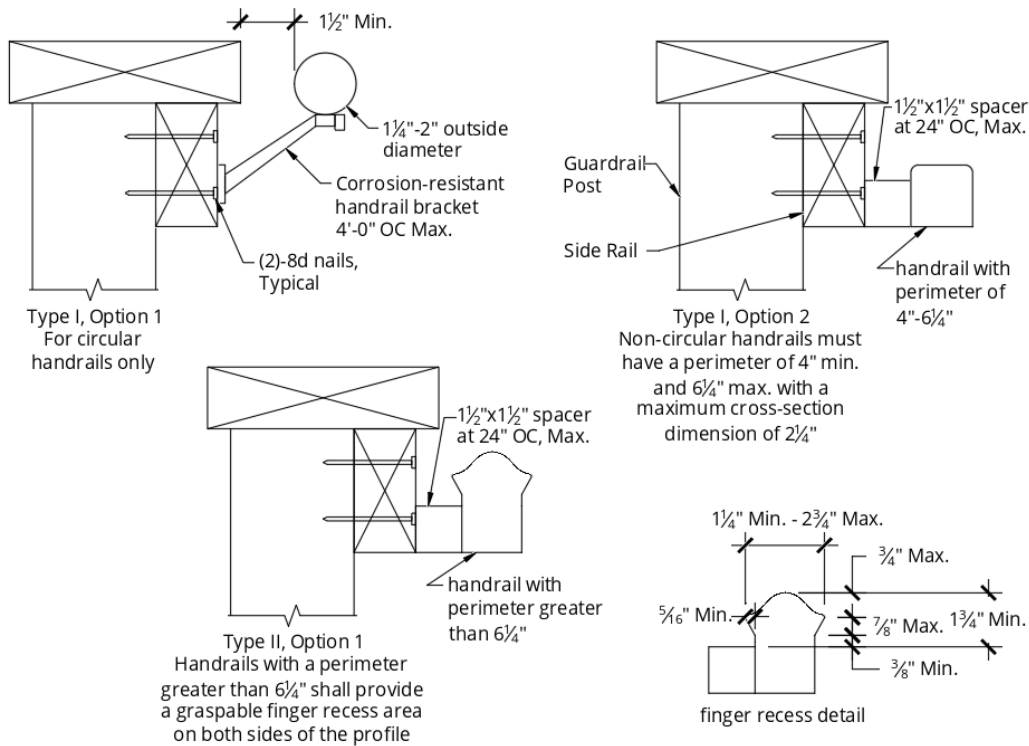


FIGURE 37- HANDRAILS AND GRASPABILITY

Stairway Illumination

- All deck stairways must be illuminated per the Virginia Residential Code.
- The following methods are acceptable for compliance:
 - An exterior light fixture installed within 5' of the top landing and positioned as to illuminate the landing and the stairway.
 - An exterior light fixture with 150 incandescent watts equivalent or more, installed within 30' horizontally of the top landing
 - Low voltage lighting fixtures approved for exterior use, installed at each step. Low voltage lighting may be plugged into an existing GFCI protected receptacle on the exterior of the house with an in-use weatherproof while-in-use cover.
- SOLAR LIGHTING IS NOT PERMITTED.
- The installation of any new 120V lighting fixtures or receptacles will require an Electrical permit and inspection. Cord and plug connected low voltage lighting does not require an Electrical permit.



Required Inspections and Scheduling

- Before you dig, call Virginia 811 at 1-800-552-7001.
- If required, obtain an electrical permit and schedule inspection.
- Plastic composite’s labels and installation instructions must be available to the inspector.
- DO NOT conceal structural members and connections prior to obtaining a concealment inspection or until after a final inspection is completed if no concealment is performed.
- Code Evaluation Report for manufactured decking, railing or fasteners and hardware outside the scope of this document is required to be on site for inspection.
- For decks without stairs, provide access through the house to the top of the deck for final inspection.
- To schedule inspections, go online to pwcgov.org/eportal or call 1-866-457-5280.

Important Phone Numbers

Construction Services (Plan Intake) 703-792-4040

Construction Services (Plan Review) 703-792-6930

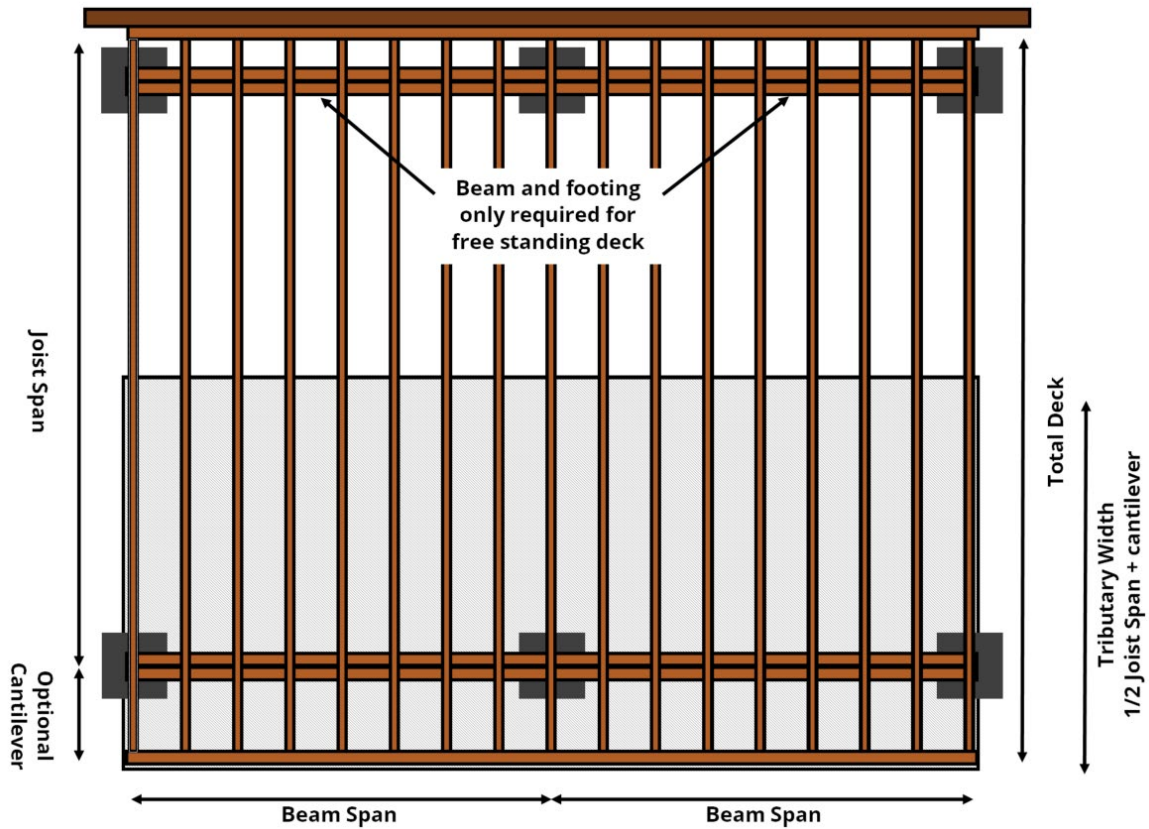
Construction Services (Permits and Records) 703-792-6924

Construction Inspections 703-792-7006 Zoning Office 703-792-6830

To Schedule Inspection call 1-866-457-5280 or visit: www.pwcgov.org/eportal

Required Inspections

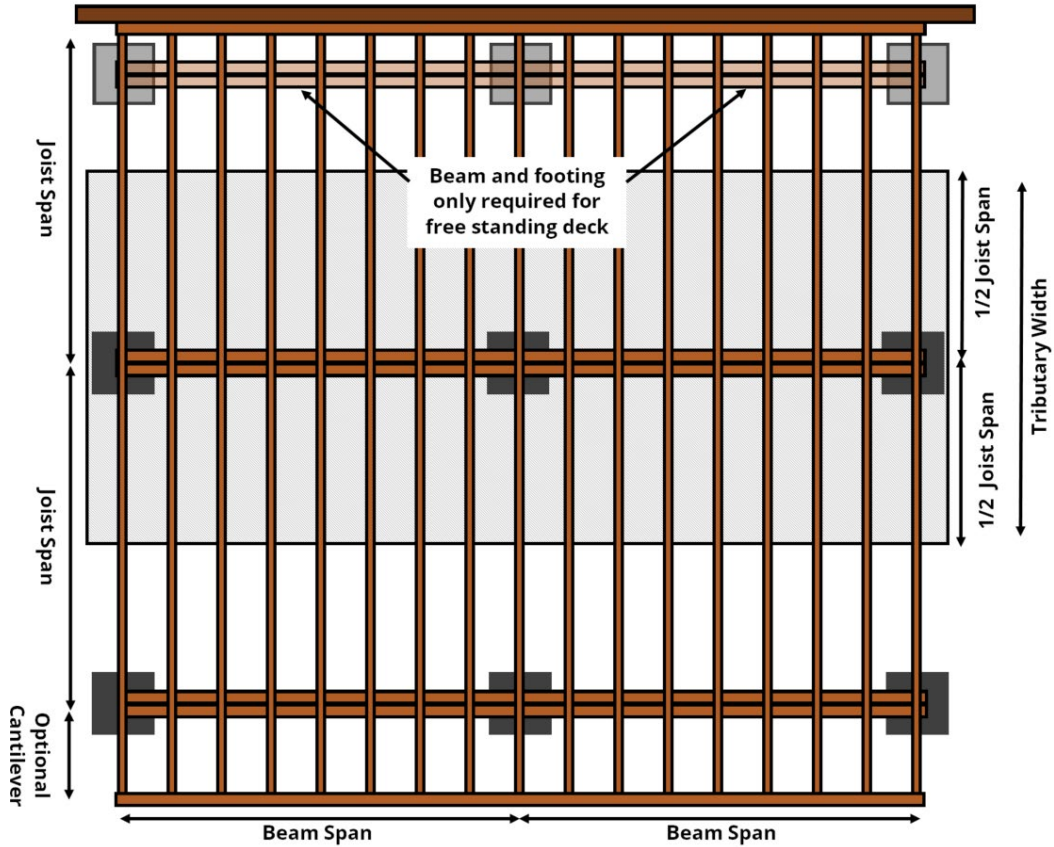
Inspection Name	When it’s required	Inspection Code	Description
Footing (may be 3 rd party)	All decks	102	After digging footings, before placement of concrete
Concealment	If deck is less than 42” from grade without electrical work	114	After all framing is complete but prior to decking boards
Final	All decks without electrical work	151	After all work is complete and previously required inspections have been
Concealment	If deck is less than 42” high or electrical work was performed	198	
Final	All decks with electrical work	199	After all work is complete and previously required inspections have been



If you answer Yes to any of the following, you must submit drawing to Building Construction Plans Review Branch for review.

- Multi-level deck Y___N___
- Deck supports hot tub, roof, pergola, etc. Y___N___
- Beams, posts or joists are engineered lumber (LVL, PSL, etc.) Y___N___
- Impermeable membrane system being used Y___N___
- Deck is more than 2 spans Y___N___
- Will this deck be supported by an existing deck? Y___N___

Joist Size:	Beam Size:	Overall Deck Dimensions:
Joist Span:	Beam Plies:	Footing Sizes:
Joist Spacing:	Max Beam Span:	Deck Post Height:
Joist Cantilever:	Beam Cantilever:	Decking Material:



If you answer Yes to any of the following, you must submit drawing to Building Construction Plans Review Branch for review.

- Multi-level deck Y___N___
- Deck supports hot tub, roof, pergola, etc. Y___N___
- Beams, posts or joists are engineered lumber (LVL, PSL, etc.) Y___N___
- Impermeable membrane system being used Y___N___
- Deck is more than 2 spans Y___N___
- Will this deck be supported by an existing deck? Y___N___

Joist Size:	Beam Size:	Overall Deck Dimensions:
Joist Span:	Beam Plies:	Footing Sizes:
Joist Spacing:	Max Beam Span:	Deck Post Height:
Joist Cantilever:	Beam Cantilever:	Decking Material: