CITY OF SAUSALITO

Community Development Building Division

NEW RESIDENTIAL DECK REQUIRMENTS

Three complete sets of plans will be required to submit for a deck permit. See sample deck plan below:

- **Site Plan:** Site plan shall show all property lines with lot dimensions, proposed deck location, house square footage, street location, setbacks from deck to property lines, existing buildings, fences, retaining walls and height of retaining walls, PUE's, etc.

- **Framing Plan:** Framing plan shall show sizes and type(s) of material, spacing of material, attachment of framing members, and pier locations with details.

- **Elevation Plan:** Elevation plan shall show height of deck from grade at the highest point, deck framing members, deck surface material, guardrail height and attachment.

Deck Requirements:

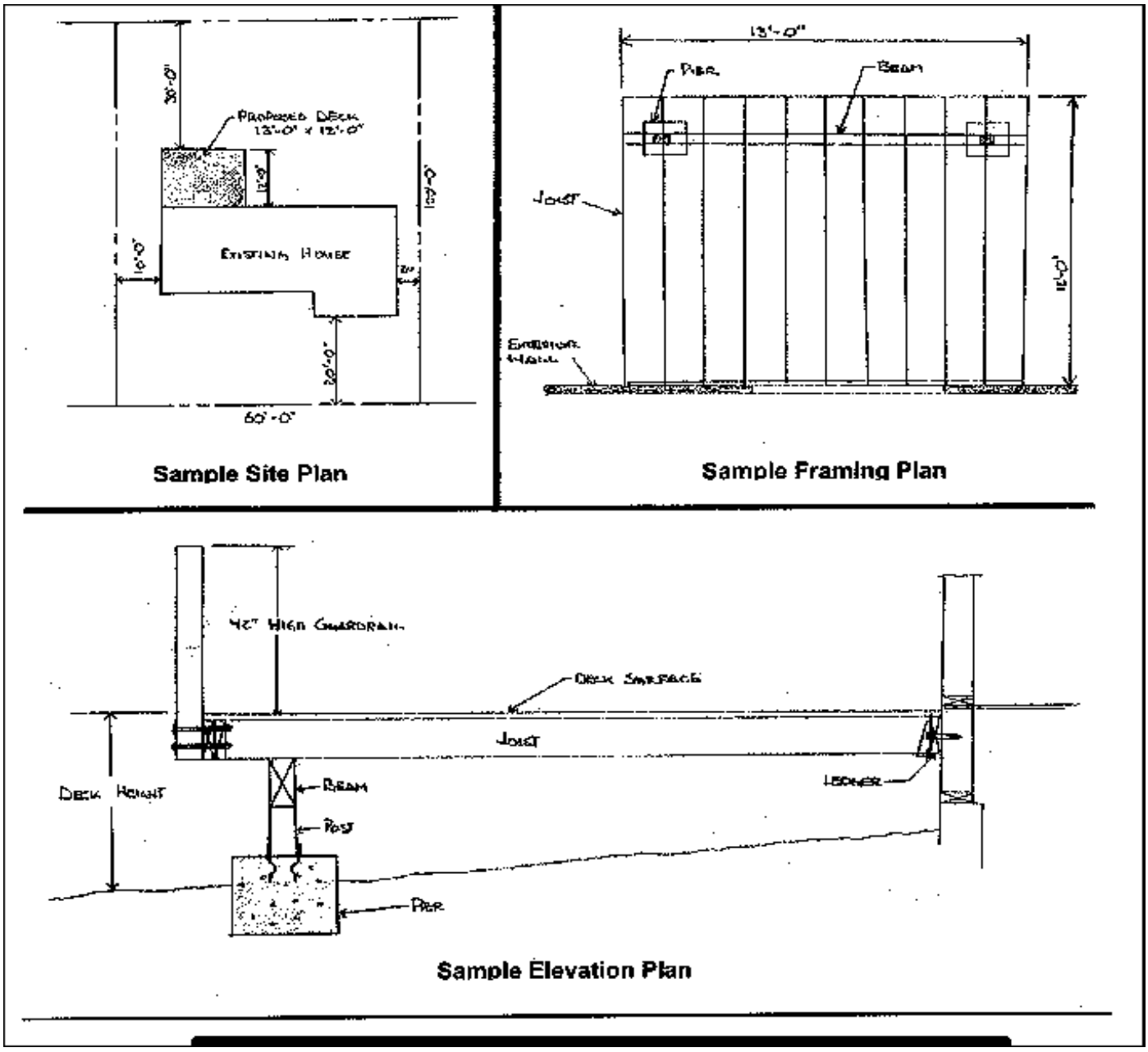
- All Decks 12" and greater in height shall not be within property setbacks.
- All decks over 18" above grade require Planning Division approval prior to submitting to the Building Division.
- All decks over 8'-0" above grade are required to be engineered. Plans and calculations shall be wet stamped and signed by a licensed engineer.
- All decks over 4 feet tall require lateral bracing.
- All decks under 12" in height may run to property line.
- All decks over 30" require a 42" high guardrail. The required guardrail shall be designed so that no opening shall allow a 4" sphere to pass.
- Decks shall be designed to carry a minimum of 40 lbs. per square foot live load.
- Deck framing members shall be built out of pressure treated Douglas fir, Cedar, or structural grade Redwood.
- Pier footings for decks shall be a minimum size of 12" x 12" x 12" deep.
- Any deck located in a Wild-Land Urban Interface (WUI). Deck surface shall be of an approved ignition-resistant material. See the list of approved products at: http://osfm.fire.ca.gov/strucfireengineer/pdf/bml/wuiproducts.pdf
- Lighting is required at all doors exiting onto deck, at the head of all stairways, and at each landing.
- Safety glass requirements. Plans must indicate where safety glass is required due to size, or proximity to deck or stairs.

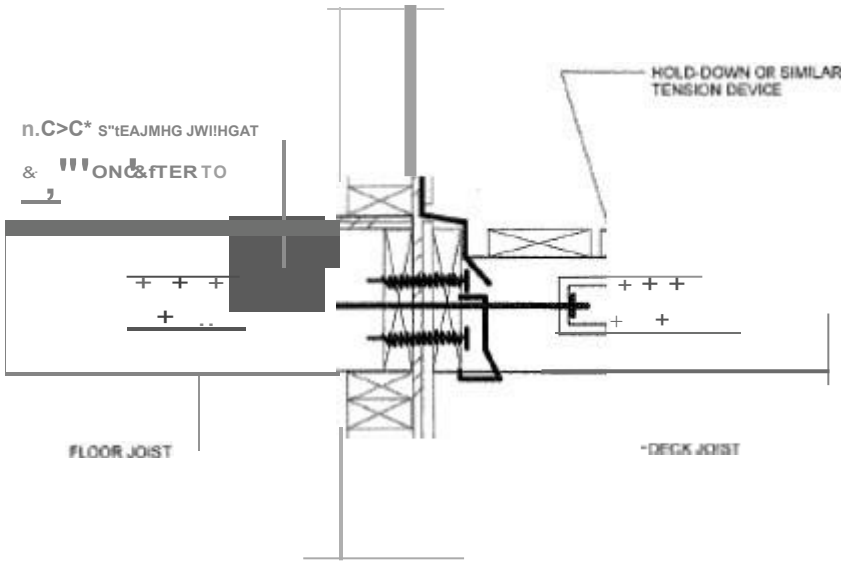
Wood Deck Framing Requirements:

- Where decks are supported by attachment to an exterior wall, they shall be positively anchored to the primary structure. Such attachment SHALL NOT be accomplished by use of toe nails or nails subject to withdrawal.
- Deck ledgers shall be a minimum 2 x 8 material made of naturally durable or pressure treated wood.
- Deck ledgers shall not be supported on stone or masonry veneer. (see attachment details)
- The band joist attached by a ledger shall be fully supported by a wall or sill plate below.
- Hold-down tension devices shall be installed in not less than two locations, within 24" of each end of deck. (See details).
- Joist framing at ledger shall be supported by approved hangars.
- Joist framing at beam end shall be connected to beam to resist lateral movement.

Lumber Span Table

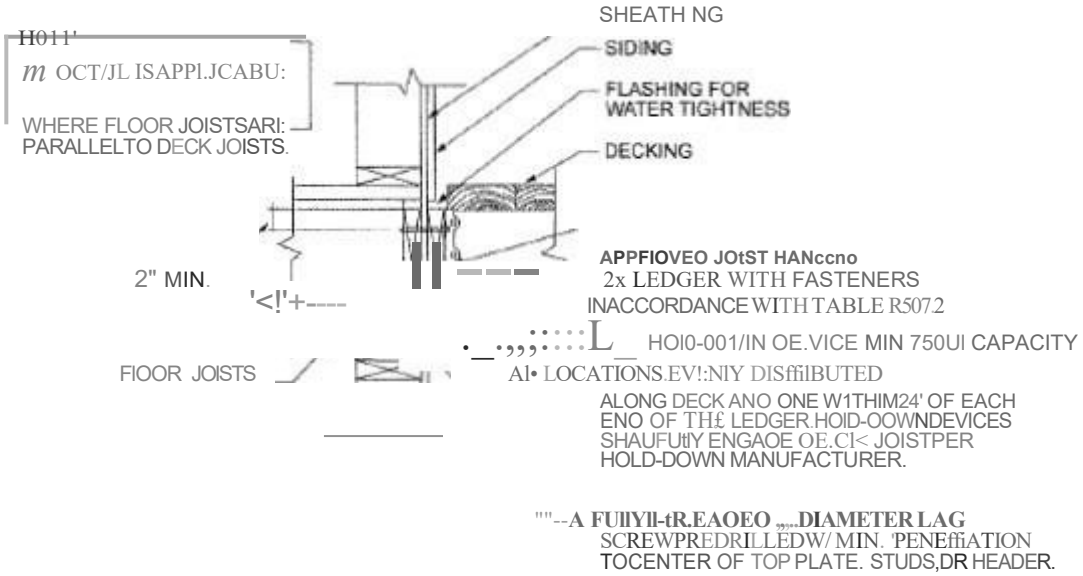
Joist Size	Joist Spacing @ 16" o.c.	Joist Spacing @ 24" o.c.	Girder Size	Max Spans
2x6 #2	9'-9"	8'-1"	4x6	6 Ft
2x8 #2	12'-7"	10'-3"	4x8	8 Ft
2x10 #2	15'-5"	12'-7"		





ForSI: I inch= ll.41:nt.n.

FIGURE 507.9.2 (1)
DECKATTACHMBNTFORLATERAL LOADS



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AGURER!507.9.29(2)
DECK 4TT4CHMENT FOR LATERAL LOADS

TABLE R507.9.1.3(2)
PLACEMENT OF LAG SCREWS AND BOLTS IN DECK LEDGERS AND BAND JOISTS

MINIMUM END AND EDGE DISTANCES AND SPACING BETWEEN ROWS				
	TOP EDGE	BOTIOM EDGE	ENDS	ROW SPACING
Ledger"	2 inchesd	\inch	2 inchesb	15/8 inchesb
Band Joistc	3/4 inch	2 inches	2 inchesb	15/8 inchesb

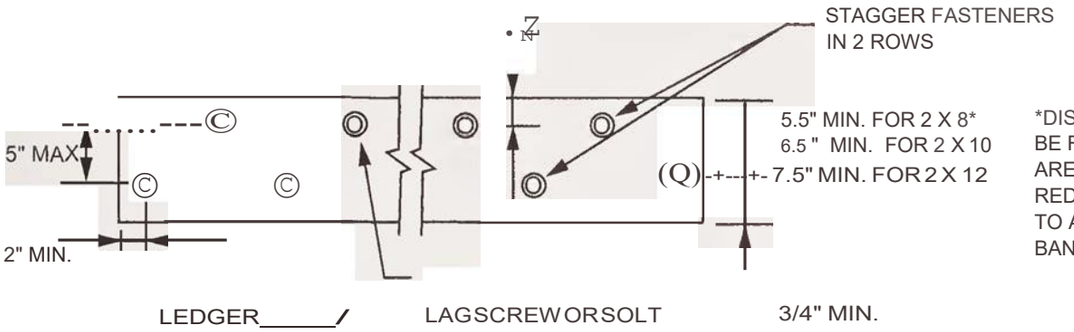
For SL 1 inch = 25.4 mm.

a. Lag screws or bolts shall be staggered from the top to the bottom along the horizontal rnn of the deck ledger in accordance with Figure R507.9.l .3(1).

b. Maximum 5 inches.

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

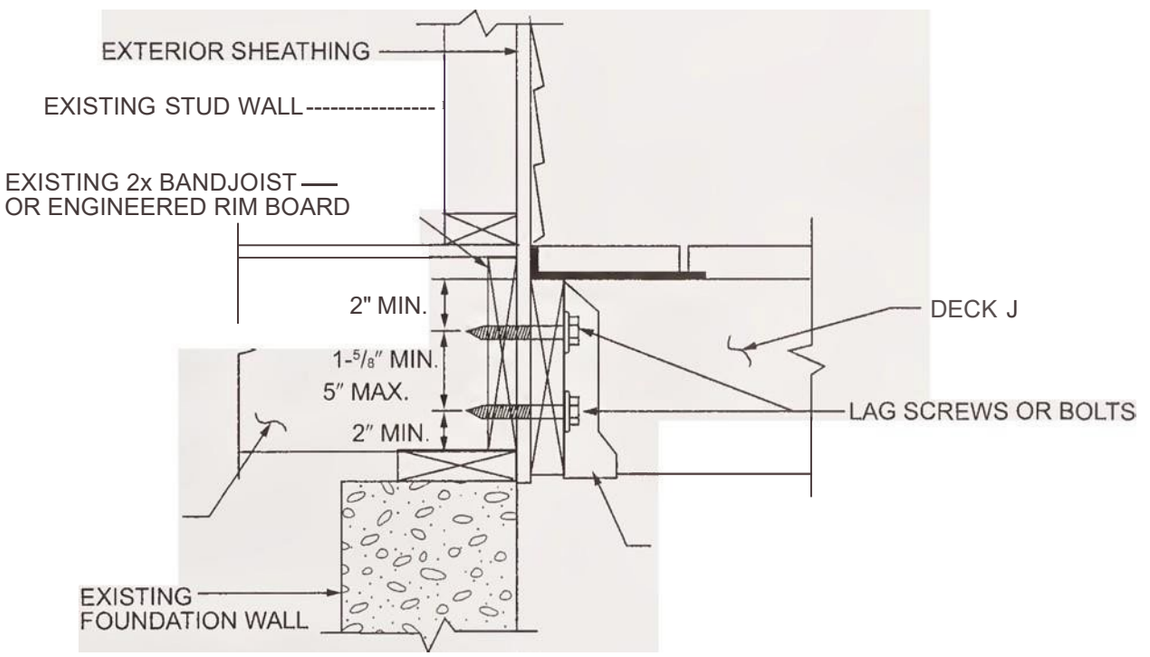
d. The minimum distance from bottom row of lag screws or bolts to the top edge of the ledger shall be in accordance with Figure R507. 9. 1 .3(1).

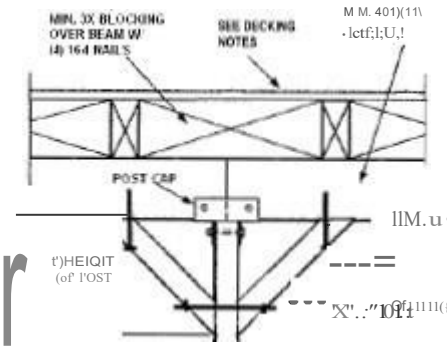


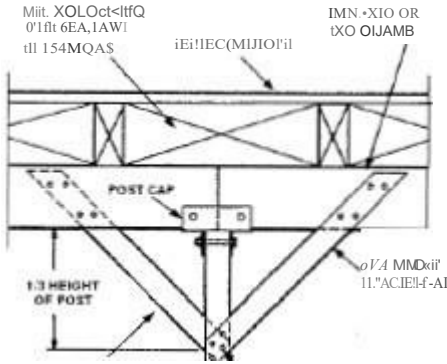
*DISTANCE SHALL BE PERMITIED TO BE REDUCED TO 4.5" IF LAG SCREWS ARE USED OR SOLT SPACING IS REDUCED TO THAT OF LAG SCREWS TO ATIACH 2 X 8 LEDGERS TO 2 X 8 BAND JOISTS.

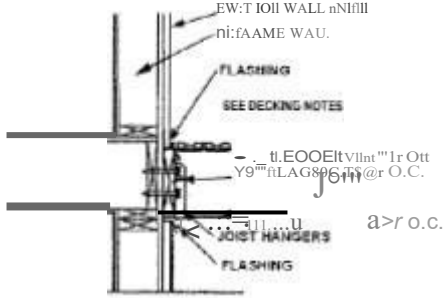
For SI: 1 inch = 25.4 mm.

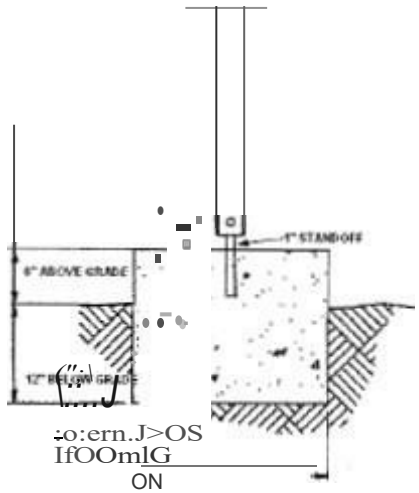
FIGURE R507.9.1.3(1)
PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS

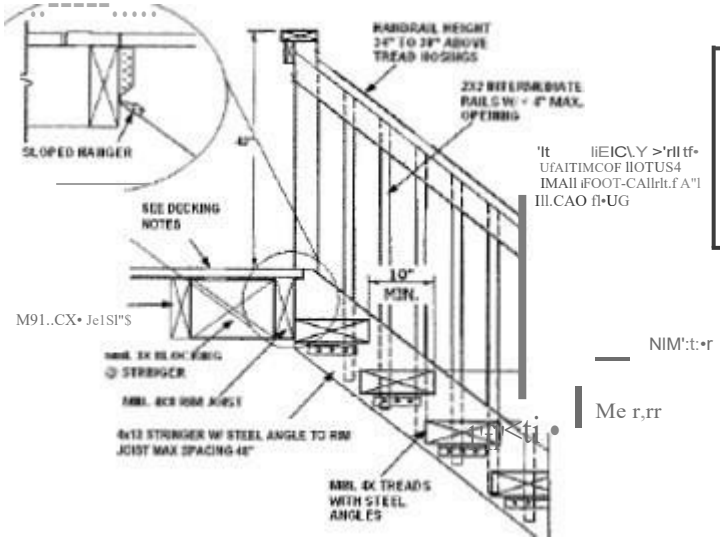


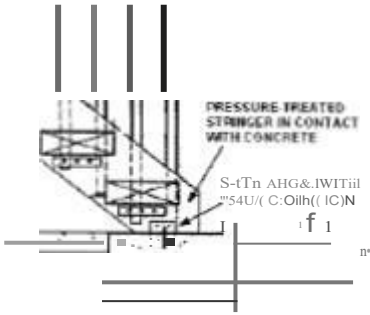

MIN. 3X BLOCKING OVER BEAM W/ (4) 16d NAILS
SEE DECKING NOTES
POST CAP


POST CAP
1/3 HEIGHT OF POST


FLASHING
SEE DECKING NOTES
JOIST HANGERS
FLASHING




RAILROAD HEIGHT 24" TO 28" ABOVE TREAD NOSINGS
SLOPED HANGER
SEE DECKING NOTES
10" MIN.
6x12 STRINGER W/ STEEL ANGLE TO RIM JOIST MAX SPACING 48"
MIN. 4X TREADS WITH STEEL ANGLES


PRESSURE TREATED STRINGER IN CONTACT WITH CONCRETE

STAIR NOTES: