

CITY OF TWO HARBORS

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DAN WALKER
Administrator

DECKS

Building permits are required for any deck that is attached to a building or any deck platform that is elevated more than 30 inches above grade.

Information Necessary When Applying For A Building Permit

1. Application for building permit
2. Application for zoning certificate
3. Site Plan
4. Construction plan: Indicate overall dimensions, decking material, joist size and spacing, beam size, post/pier locations and dimensions, stair location and guardrail information.

Land Use Restrictions

Setbacks from property lines and other structures vary depending upon the zoning district your home is located in. Contact the Zoning Director for the requirements in your location. This is an important first step in the planning for any building project.

BUILDING CODE REQUIREMENTS

Frost Footings: Required for any deck that is attached to a building or any deck platform that is elevated more than 30 inches above grade. Minimum 60 inches depth below grade.

Live Loads: All decks are to be designed for a minimum 40 psf live load and balconies designed for 60 psf live load.

Ledger Boards: Ledgers are to be installed with proper flashing and attachment. Flashing material for ledger is to be of an approved material for contact with type/brand of treated wood. Ledger to be attached by lag bolting or through bolting to rim joist or solid blocking.

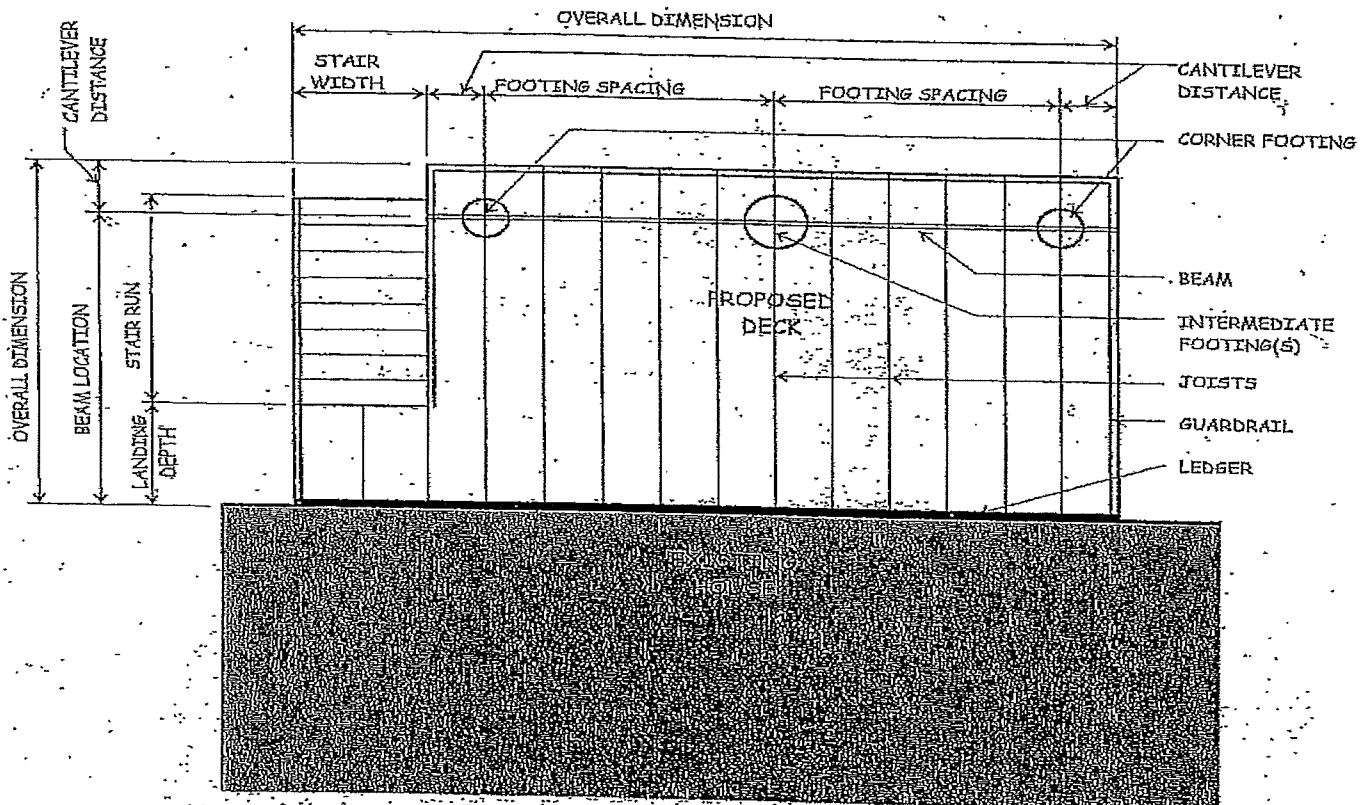
Guardrails: 36 inch minimum height with an opening that prevents the passing of a 4 inch sphere through the opening for one and two family dwellings.

Stairs: Minimum 36 inch width, maximum 8 inch riser, minimum 9 inch tread depth, maximum variance of 3/8 inch in riser heights or tread depths, maximum 4 inch opening in risers.

If deck is to be constructed over a required egress window, a minimum of 48 inch vertical clearance is to be provided between grade and the bottom of the framing for the deck.

REQUIRED INSPECTIONS

1. Frost Footings: To be made before placing concrete.
2. Framing.



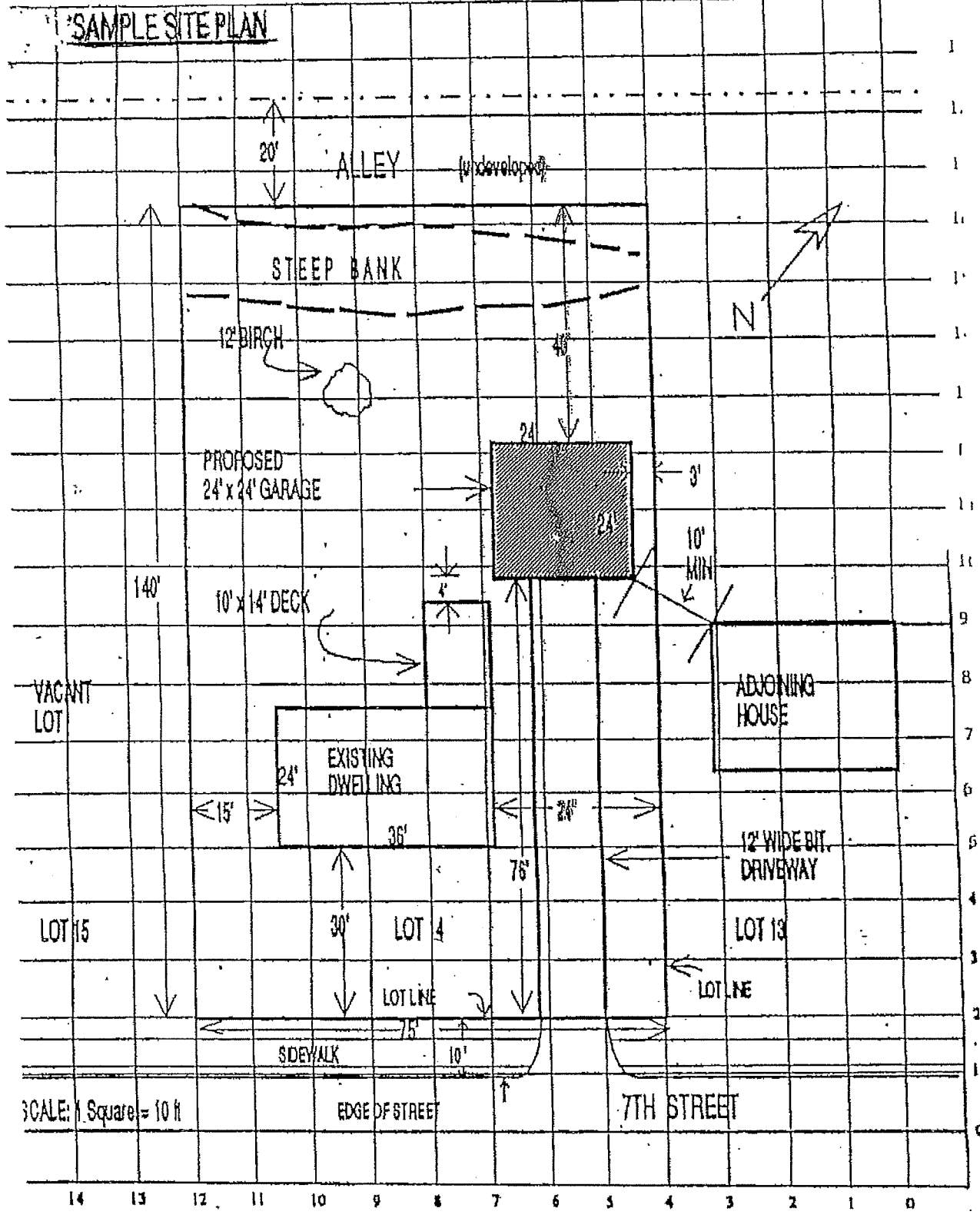
SAMPLE DECK PLAN

Address/Legal Description/Parcel #:

Proposed Construction:

Signature: _____ Date: _____

SAMPLE SITE PLAN



SCALE: 1 Square = 10 ft

EDGE OF STREET

7TH STREET