

City of Fraser

Deck Construction Information

- 1) **BUILDING PERMITS:** are required for wood decks. When making application, please provide the following:
 - A) Two (2) sets of construction plans (see example).
 - B) Two (2) site plans, indicating dimensions, location, shape, and distance from property lines and easements (see example).
 - C) Building permit application with the first two (2) pages filled out completely.

- 2) **REQUIRED INSPECTIONS:** (some decks require other inspections)
 - A) Post hole and ledger board
 - B) Final

- 3) **SETBACKS:**
 - A) In RL Zoning Districts, wood decks shall be located no closer than 32 feet from a rear lot line. The total side yard set back is 15 feet with a minimum of 5 feet on one side.
 - B) In RM Zoning District, wood decks shall be located no closer than 22 feet from a rear lot line. The total side yard set back is 13 feet with a minimum of 3 feet on one side.

- 4) **FOUNDATION:**

Posts are to be set a minimum of 42” below grade.
Posts shall bear on undisturbed soil and backfilled with peagravel.

WARNING: posts may not be located within 3 feet of the basement walls.
A ledger board, bolted to the bond joist, must be used. Hanging ledger board on brick will not be permitted.

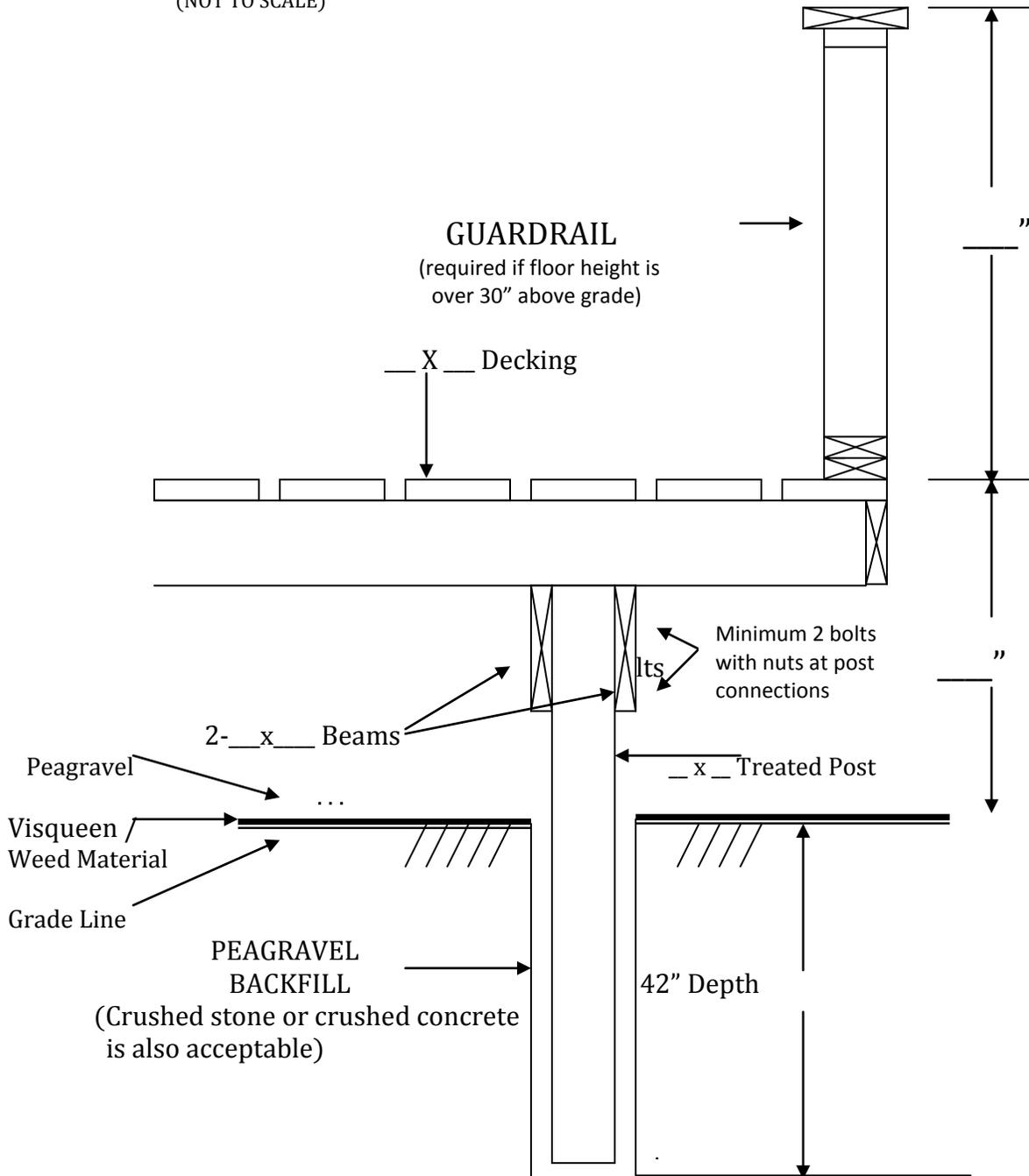
- 5) **GROUND COVER:**

Vegetation must be scraped and a thin layer of visqueen or weed fabric material covered with peastone is required.

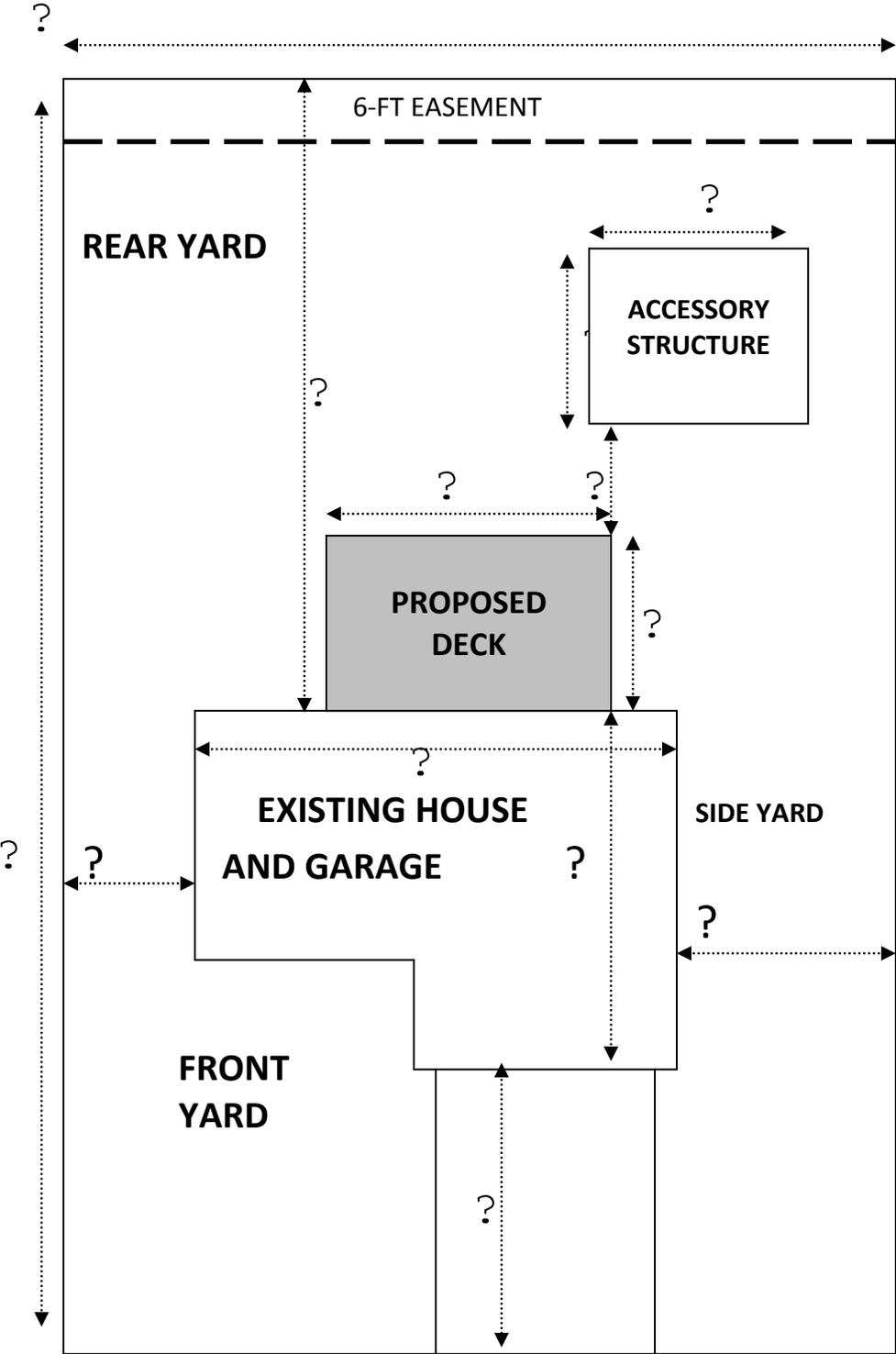
Prescriptive Residential wood deck construction guide (current code)
<http://www.awc.org/publications/DCA/DCA6/DCA6-09.pdf>

REQUIRED SUBMITTAL TYPICAL SIDE VIEW OF DECK

(NOT TO SCALE)



**SAMPLE USE ONLY.
(ACCURATE SUBMITTAL PLAN REQUIURED)**



1234 YOUR STREET