

WOOD FRAME DECK HANDOUT



City of Daly City
Building Division
(650) 991-8061

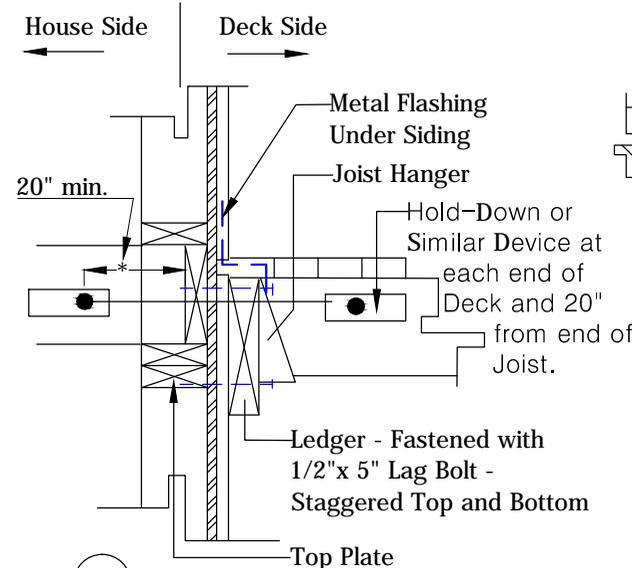
DETAIL

Details are to be drawn to a legible scale and shall specify all materials such as framing members, mechanical connectors, size and type of fasteners such as bolts or nails. Fasteners and metal products that will be use for exterior installation shall be hot dipped galvanized, Z-Max or equivalent.

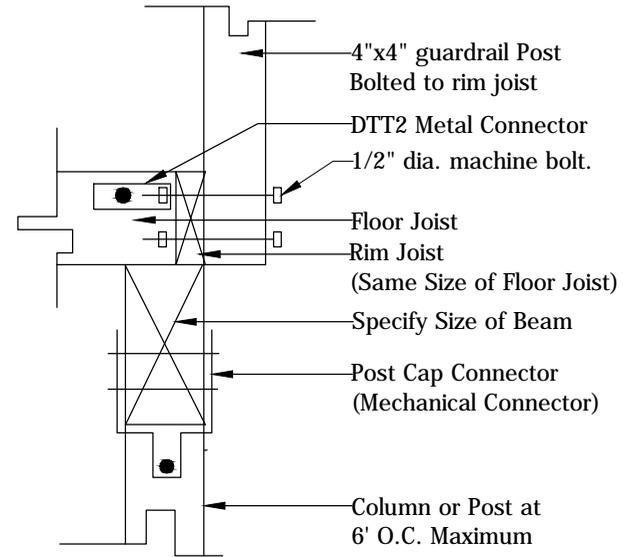
All connectors for attachments to structure or main supports such as ledger to structure, beam and post connection shall be thru bolt or lag bolt that are not subjected to withdrawal.

Reference Table For Deck Construction:
Table R507.2 - Deck Ledger Connection.
Table R507.2.1 - Placement of Bolt / Lag Screws
Table R507.4 - Maximum Joist Spacing.
Table R507.5 - Deck Joist Span Table. (min. 2x10)
Table R507.6 - Deck Span Length.
Table R507.8 - Deck Post Height.

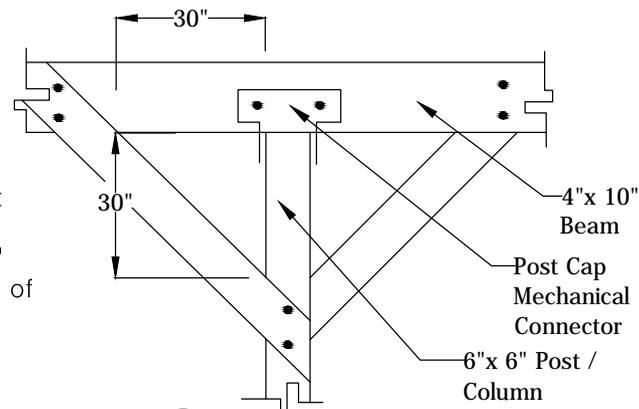
These Tables can be viewed on the webpage -



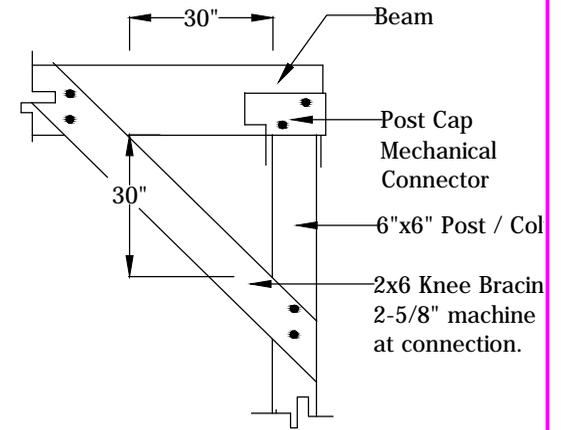
A
Detail "A"
Typical Connection of the Deck to the Structure and Shows Deck Attachment for Lateral Loads



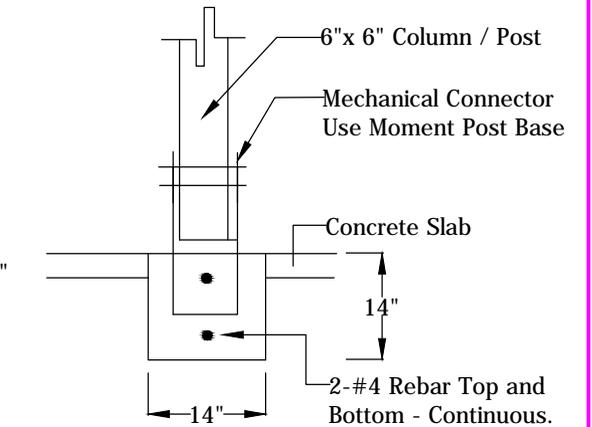
B
Detail "B"
Typical Connection of the Deck to the Structure and Shows Deck Attachment for Lateral Loads



C
Detail "C"
Typical Connection at Mid-Span of Beam to Post and Shows Suggested Knee Bracing Attachment for resistance to Lateral / Horizontal Load.



D
Detail "D"
Typical Connection at the end of Beam to Post and Shows Suggested Knee Bracing Attachment for resistance to Lateral / Horizontal Load.



E
Detail "E"
For Continuous Foundation it is Highly Recommended that an Approved Moment Base Connector be used for resistance to Lateral Loads.
For individual isolated concrete footing minimum size shall be 24" x 24" x 12".

A GUIDE TO PREPARING PLANS FOR A WOOD FRAME DECK

This handout is to aid homeowners in preparing the construction documents needed to be submitted for review and the issuance of permits for construction of a wood deck.

SUBMITTAL REQUIREMENT

The City of Daly City requires three (3) sets of construction documents (plans and specifications) to be submitted for review.

A set of construction documents consists of a:

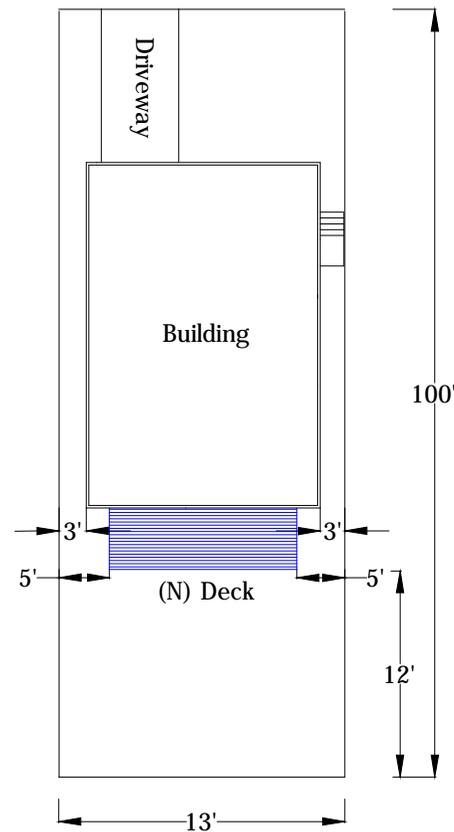
- * Plot Plan, drawn on a 1/8" = 1' scale.
- * Floor plan, elevation plan, framing plan, framing plan, and foundation plan are to be drawn to a 1/4"=1' scale.
- * Details are to be drawn on a larger or readable scale.

Construction plans are to be drawn on minimum 11" x 17" paper or larger.

General Information

1. Where wood deck floor framing is oriented parallel to the side property line, the wood deck and side post / column support shall be located 5 feet from the property line.
2. Where wood deck main framing supports (Post/column and beam) are oriented perpendicular to the side property line, floor joists can project within 3 feet from the property line. Beams and post shall be located 5 feet from property line.
3. A wood deck projecting more than 4 feet over a bedroom window is not permitted.

When preparing construction documents for submittal, provide all necessary information on each plan and details.



Plot Plan (Figure 1)

Plot Plan (figure 1)

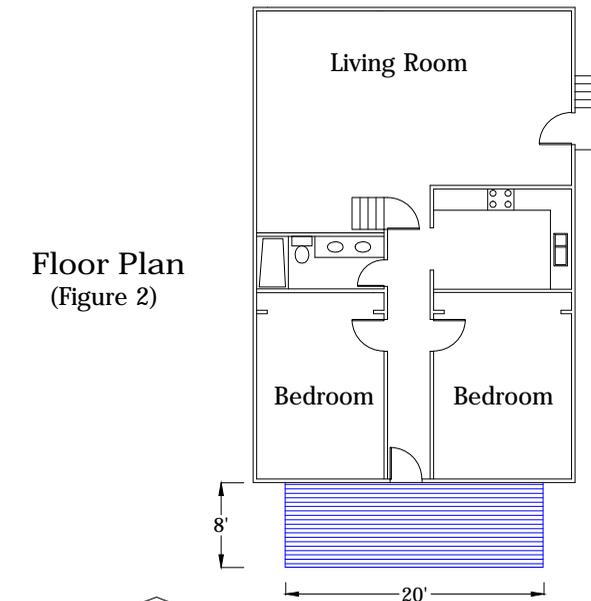
The plot plan must show the dimensions of the property, location setbacks of the existing structure and the location of the proposed deck.

Floor Plan (figure 2)

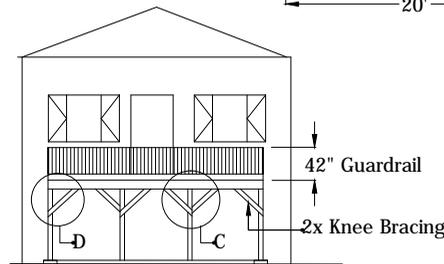
Floor plan must show the existing interior layout of the building at both levels and how the proposed deck is integrated with the current interior room configuration.

Exterior Elevation (Figure 3a, b and c)

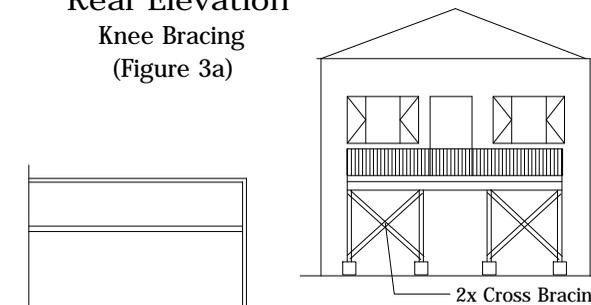
Exterior elevation shows a picture of how the proposed deck will look when completed. Elevation plans will help visualize the proposed deck front and side views.



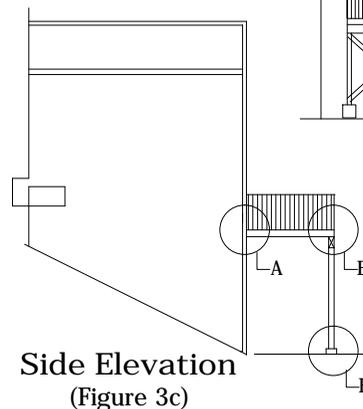
Floor Plan (Figure 2)



Rear Elevation Knee Bracing (Figure 3a)



Rear Elevation Cross Bracing (Figure 3b)



Side Elevation (Figure 3c)

STRUCTURAL REQUIREMENTS

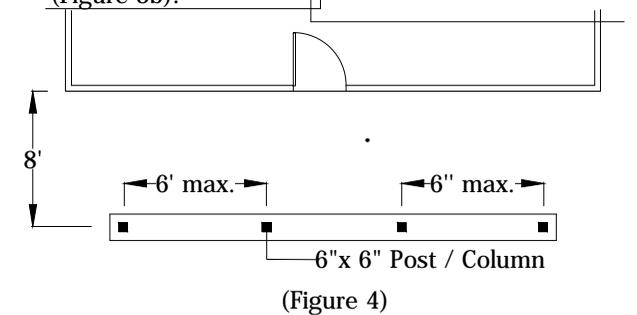
* Foundation Plan (figure 4)

The foundation plan shows a continuous footing layout and location of each main post support of the wood deck.

Continuous Foundation

A continuous foundation is required when a knee bracing is preferred resistance to lateral force provided a Moment Post Base metal connector is use at the base of the post. (Figure 3a) Or:

A 24" x 24"x12" with 4-#4 bars cast in place concrete pier footing with a 4"x 4" post can be used provided that cross bracing will be use to resist horizontal force. (Figure 3b).

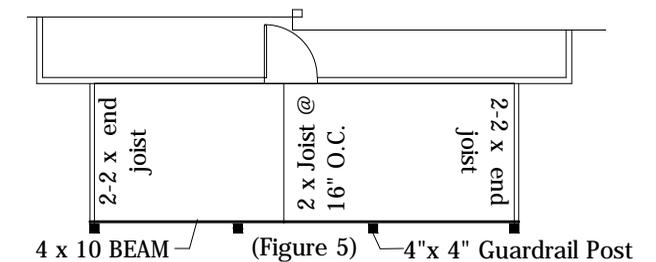


(Figure 4)

* Framing Plan (figure 5)

Floor framing plan shows the layout and sizes of the floor joist and wood beam. Framing members that are exposed to weather shall be wood of natural resistance to decay or pressure treated wood.

Refer to California Residential Code Table R507.5 and R507.6 when selecting sizes for floor joist and wood beams and R507.8 for deck posts and heights. Due to incising and wet service factor requirement, it is highly recommended to use a minimum 2 x 10 joist at 16" o.c.



(Figure 5)