RESIDENTIAL DECKS – July 1999

CITY OF OVERLAND PARK - PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
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NOTE: ***The information provided includes general requirements which should be considered as part of a project to construct, repair or replace a deck. This should not be considered as a complete list of code requirements. Complete information is available in the codes and ordinances adopted by the City. Code books can be obtained at City Hall or are available for review at the local public library. Some materials and construction methods may require the use of a architect, engineer or other design professional..***

PLANS AND PERMITS A building permit is required to construct or replace a deck. A site plan drawn to scale showing the location of the deck and setbacks from property lines and a construction plan showing the columns, beams, and joists sizes, spacing and connections is required to be submitted for review and approval with the permit application. The fees are 12 cents per square foot of the deck area ($15 minimum) for the permit plus a plan review fee of $15.

INSPECTIONS Footings or pier holes are not required to be inspected. A separate framing (rough-in) inspection is required if the underfloor framing and connections cannot be easily inspected during the final inspection. A final inspection is required after all work is complete. **Scheduling an inspection:** Inspections can be requested by contacting the Planning and Development Services Department at 895-6220. Inspections are based on a 24-hour turnaround time. Cut-off time to schedule an inspection for the next working day is 4 p.m.

SETBACKS The following setbacks only apply to R-1, RP-1, R-2, and RP-2 Zoning Districts:

The setback for a **front yard** is 30 feet from the deck to the front property line.
The setback for a **rear yard** is 25 feet from the deck to the rear property line.
The setback for a **side yard** is a minimum of 7 feet, and the total width of both side yards must not be less than 20 percent of the width of the lot; 20 feet must be provided on the street side of a corner lot. Generally, decks shall not extend beyond platted building setback lines or into a platted landscape easement.

Exceptions include the following:

1. Decks with a maximum height of less than 30 inches may be as close as 3 feet to the rear property line, provided a platted building setback line or a landscape easement is not encroached upon.
2. Open decks and porches may project 6 feet into the front or rear yard setback, provided the area of the encroachment does not exceed 60 square feet.
3. Detached decks are permitted to be 3 feet from the rear property line, provided they are at least 20 feet from any street right-of-way.

Note: Some homes associations may have requirements other than those established by the City. Please contact your homes association if you have questions regarding its requirements.

BUILDING CODES

The deck must be constructed of either a naturally decay-resistant lumber or a pressure-treated lumber (CCA) and be designed to support a live load of 40 psf (see Span Table). All overhead power lines must be located at least 10 feet above the deck floor or be at least 3 feet horizontally away from the floor's surface. All decks must sit on footings or piers that are adequately designed to support the imposed loads. Footings or piers shall extend 36 inches below the finished ground level. Porches, balconies, or raised floor surfaces located more than 30 inches above the floor or grade below shall have guardrails not less than 36 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guardrails not less than 34 inches in height measured vertically from the nosing of the treads. Required guardrails on open sides of stairways, raised floor areas, balconies, and porches shall have intermediate rails or ornamental closures which do not allow passage of an object 4 inches or more in diameter. The triangular openings formed by the riser, tread, and bottom rail of a guard at the open side of a stairway shall not allow passage of an object 6 inches or more in diameter. If steps are provided, the maximum rise of each step is 7 ¾ inches and the minimum depth of each tread is 10 inches. The width of the stairs must be at least 36 inches. A maximum 3/8-inch variation is permitted between the greatest and smallest rise and the greatest and smallest run of each flight of stairs. If three or more risers are provided on the stairs, a handrail/guardrail must be provided with a height of 30 to 38 inches above the nosing of the treads. Maximum span for 2x6 decking is 24 inches. **Note:** See attached diagrams.

LEDGER ATTACHMENT TO HOUSE - CONNECTIONS {Nails not permitted without engineered design}

Connection Type	Size (Inches)	Safe Load (lbs.)	Spacing [4]	Maximum Joist Span [5]	Footnotes
Lag Screws [1,2,3]	3/8	240	16" o.c.	7' 2"	[1] Ledger boards shall be attached directly against the rim joist or hardboard panel siding. [2] Lag screws shall provide full penetration of the rim joist - minimum length 5-inches. [3] Pilot holes 65-85 % of sank diameter required for lag screws larger than 3/8-inch. [4] Minimum spacing bolts and lag screws: 4 diameters (D) from ends, 4D between fasteners in a row, 1.5D between rows of fasteners, and 4D from edges. [5] Doubling the number of fasteners will double the allowable span.
	3/8	240	12" o.c.	9' 7"	
Lag Screws [1,2,3] or Bolts [1,4,5]	½	350	16" o.c.	10' 6"	
	½	350	12" o.c.	14' 0"	

FLOOR JOIST SPANS (Maximum unsupported length) feet-inches

Spacing Between Floor Joists	CCA - Treated Lumber (No. 2 SPIB)				Cedar No. 2			
	2x6	2x8	2x10	2x12	2x6	2x8	2x10	2x12
12 Inches	10' 9"	14' 2"	18' 0"	21' 9"	9' 2"	12' 1"	15' 5"	18' 5"
16 Inches	9' 9"	12' 10"	16' 0"	18' 10"	8' 4"	11' 0"	13' 9"	15' 11"
24 Inches	8' 6"	11' 3"	13' 1"	15' 4"	7' 3"	9' 2"	11' 2"	13" 0"