



Village of Obetz Building Department

DECK CONSTRUCTION A Step by Step Guide

This packet includes tables that demonstrate various ways to meet building code requirements. Also included in this packet are typical drawings for your use, these drawings demonstrate common building practices and are tools to help you. *In no way does this packet suggest that this is the only method available to meet building code.*

Step 1: Application

1. Please completely fill out the application including cost of construction. *It could delay the processing of your application if it is incomplete.*

Step 2: Zoning Approval

PLEASE ATTACH TO THIS APPLICATION THE FOLLOWING INFORMATION:

1. Plans showing the actual dimensions and the shape of the lot as well as the exact size and location of existing buildings, if any. Clearly mark all front, rear, and side yard setbacks. Note that the front yard setback and side yard setback if located on a corner lot should be calculated from the street right-of-way line. *A sheet is included in the packet for you to draw in this information if you do not have a plot plan.*
2. Location of any easements
3. Additional information as requested by the Planning and Zoning Administrator to review the application.
4. Contact Stacey Boumis at 614-409-4405, should you have any zoning questions.

Step 3: Building Department Approval

1. Submit 2 copies of construction plans showing how the deck is to be built. *You may use the sheets provided in the packet if you desire or provide your own drawings.*
2. You may require additional approval from the engineer if you are located in a flood plain.
3. Please contact the building department if you have any questions, we are to help in any way we can. Our goal is to make this process as effortless as possible.

Step 4: Fees

1. There is no fee required for zoning approval for a deck.
2. There is no building permit fee for uncovered decks under 30" in height above grade.
3. The fee for an uncovered deck if more than 30" above grade is \$25.00
4. The fee for a deck with a solid roof is \$50.00.
5. The fee if any is required at the time of permit pick up.



Village of Obetz Building Department

APPLICATION FOR ZONING REVIEW AND BUILDING PERMIT FOR DECK

SITE ADDRESS:	
LOT #:	SUBDIVISION / PARCEL No.:
LOCATED BETWEEN _____ and _____	
ZONING DISTRICT:	FLOOD PLAIN ZONE: <i>X if Not Applicable</i> MAP # _____ DEV. PERMIT NO.:
SQUARE FEET AREA _____	DECK HEIGHT ABOVE GRADE _____
APPLICATION DATE: ____ / ____ / 200____	PROJECT COST: \$ _____
ESTIMATED STARTING DATE: _____	ESTIMATED FINISH DATE: _____
<u>RESIDENTIAL:</u> <input type="checkbox"/> ONE FAMILY <input type="checkbox"/> TWO FAMILY <input type="checkbox"/> THREE FAMILY	
OWNERS NAME:	
ADDRESS:	
TELEPHONE: _____	FAX: _____ MOBILE: _____
E-MAIL ADDRESS: _____	
CONTRACTOR(S):	
CONTRACTOR(S) REGISTRATION No. _____	
ADDRESS:	
TELEPHONE: _____	FAX: _____ MOBILE: _____
E-MAIL ADDRESS: _____	
APPLICANT:	
ADDRESS:	
TELEPHONE: _____	FAX: _____ MOBILE: _____
E-MAIL ADDRESS: _____	
DESIGN PROFESSIONAL:	
<input type="checkbox"/> ARCHITECT / <input type="checkbox"/> ENGINEER	REGISTRATION No.: _____
ADDRESS:	
TELEPHONE: _____	FAX: _____ MOBILE: _____
E-MAIL ADDRESS: _____	



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CERTIFICATION (Read all sections, sign, date and attach any drawings and/or supporting documents)

READ CAREFULLY BEFORE SIGNING AND SUBMITTING THIS APPLICATION: ALL PERMITS SHALL EXPIRE ONE YEAR FROM THE DATE OF ISSUE. A ONE TIME RENEWAL SHALL BE PERMITTED IF THE ORIGINAL PERMIT HAS NOT EXPIRED. RENEWED PERMITS SHALL EXPIRE ONE YEAR FROM THE RENEWAL DATE.

I FULLY UNDERSTAND THAT NO EXCAVATION, CONSTRUCTION, OR STRUCTURAL ALTERATION, ELECTRICAL OR MECHANICAL INSTALLATION OR ALTERATION OF ANY BUILDING, STRUCTURE, SIGN, OR PART THEREOF AND NO USE OF THE ABOVE SHALL BE UNDERTAKEN OR PERFORMED UNTIL THE PERMIT APPLIED FOR HEREIN HAS BEEN APPROVED AND ISSUED BY THE OBETZ BUILDING/ZONING DEPARTMENT.

I hereby certify that I am the owner of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of the jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ AND FULLY UNDERSTAND THE ABOVE LISTED INSTRUCTIONS.

SIGNATURE OF APPLICANT: _____

DATE: _____

PRINT NAME: _____

☐ **HOLD / DATE:** _____
REASON: _____

☐ INCOMPLETE ☐ COMPLETE ☐ APPROVED ☐ DISAPPROVED

ZONING OFFICIAL: _____

BUILDING OFFICIAL: _____

FOR DEPARTMENT USE ONLY

Permit App. No. _____

Zoning App. No. _____

Date Received _____

Date Returned: _____

Date Issued: _____

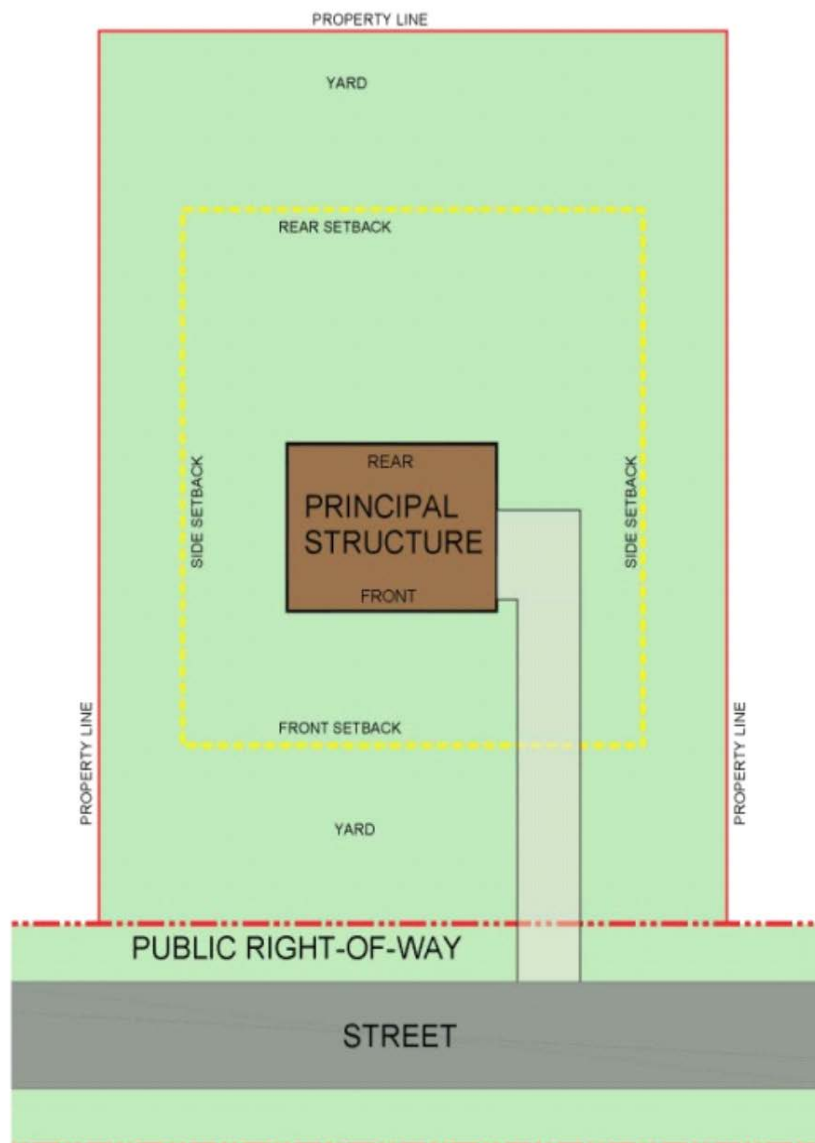


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UNDERSTANDING SETBACKS

A setback is the minimum required distance that a structure can be located from the property line.

Example- Non Corner Lot



NOTE: If you live on a corner lot, the deck cannot project past the principal structure from either street frontage



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SITE PLAN

Rear

Side

Side

PRINCIPAL STRUCTURE

Street Address: _____

Front

Location:

Draw proposed deck. Provide dimensions of the deck and setbacks from the lot lines

1. All decks must be located behind the rear of the Principal Structure.
2. All decks must be located at least ten (10) feet from the rear property line and five (5) feet from the side property line(s).
3. Include any existing accessory buildings on your drawing.



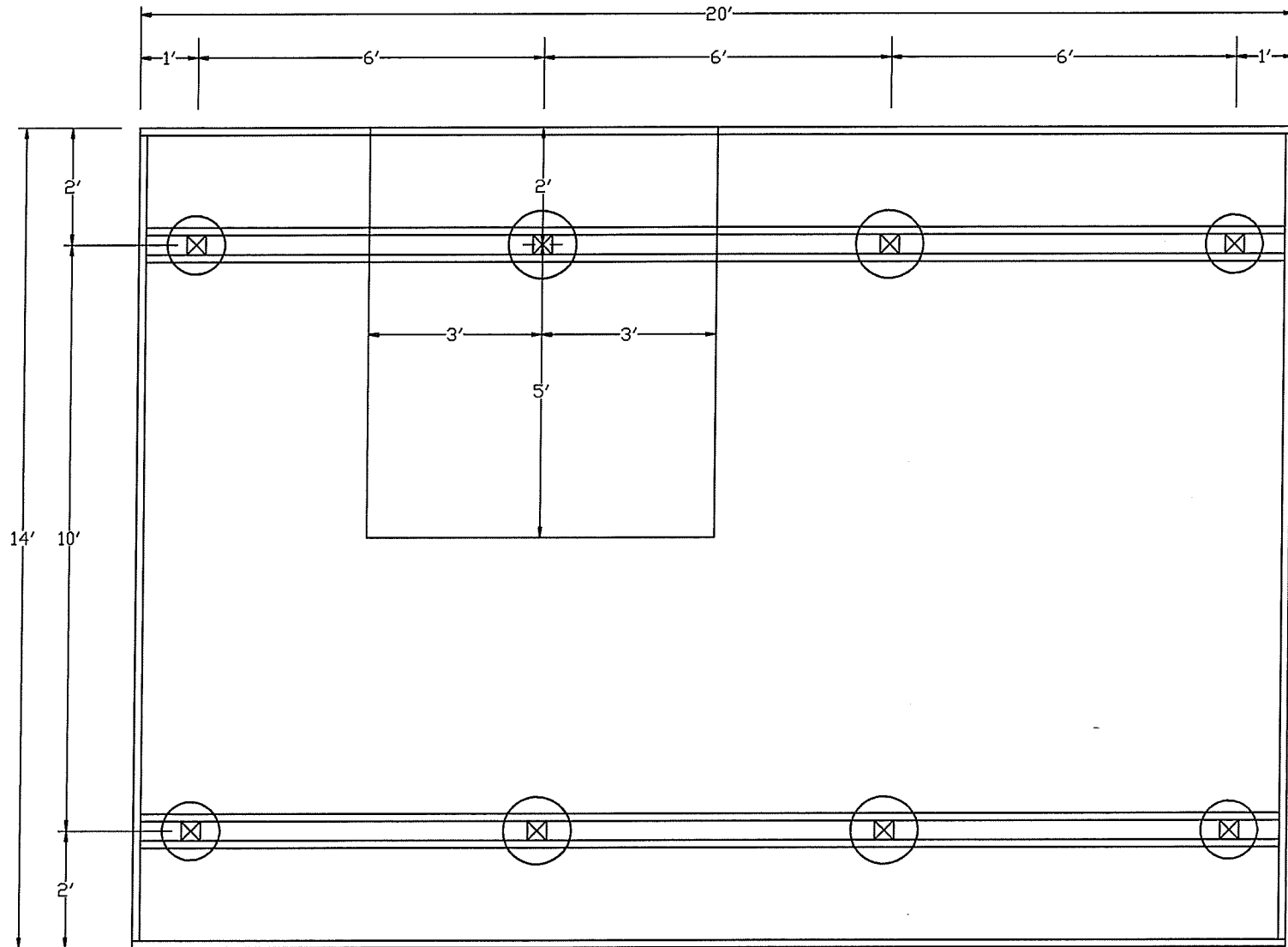
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RESIDENTIAL DECK DRAWINGS

General Notes

1. All lumber shall be pressure treated for exterior use.
2. All metal fasteners & hangers shall be G185 galvanized, stainless steel or compatible with the wood treatment.
3. All structural lumber shall be No. 2 Southern Pine, or better.
4. Provide manufacturer installation manuals with all man-made/composite material.
5. All footings shall be cast-in-place concrete with a min. 3000 psi compressive strength.
6. All footers shall extend to frost depth (32").
7. Guards are required at all areas where the deck/porch floor is greater than 30" above grade at any point.
8. Handrails are required on at least one side of each flight of stairs with 4 or more risers.
9. Required handrails shall range from 34" to 38" vertically measured at the nosing.
10. Handrail ends (top and bottom) shall terminate into a post or returned to a post.
11. On stairs with closed risers, treads shall have a projected nosing ranging from 3/4" to 1 1/4".
12. All treads and risers shall be equal.
13. The deck floor shall be within 8-1/4" from the top of the door threshold.
14. Guards shall be designed for a 200 lb concentrated load placed along the top rail in any direction, at any point.
15. All exterior stairs & associated landings shall be illuminated.
16. This deck construction package is not designed for hot-tub or spa loading.
17. The actual field construction shall match the approved plans. All field changes will require additional plan approval.
18. Plans are to be on site and accessible for the inspectors review at the time of inspections.
19. Post size is based on the height of the deck floor above finished grade (at the highest point)
 - 0' to 8' high = 4x4, 4x6, 6x6
 - Over 8' high to 12' high = 4x6, 6x6
 - Over 12' high = 6x6

How To Calculate Deck Footings



See instructions on next page



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How to Calculate Deck Footings

1. Horizontal Measurements.
 - A. Measure on left side of footing halfway to next support = 3'
 - B. Measure on right side of footing halfway to next support = 3'
 - C. Total horizontal measurements = 6'
2. Vertical Measurements.
 - A. Measure above footing halfway to next support = 2' (overhang)
 - B. Measure below footing halfway to next support = 5'
 - C. Total vertical measurements = 7'
3. Square Footage.
 - A. Multiply horizontal measurement by vertical measurement to find total square footage.
 - B. Refer to Table 403.5 to determine required footing size.

Table 403.5
Minimum Footing Size for Deck Footings
Without Roof Loads

Exterior Deck and Porch Footing Size in Inches		
Diameter	Square	Maximum Tributary Area Allowed Per Post (Square Feet)
8"	8 x 8	14
10"	9 x 9	22
12"	11 x 11	31.6
14"	13 x 13	42.8
16"	15 x 15	56
18"	16 x 16	70.8
20"	18 x 18	87.2
Based upon 2,000 lb. soil bearing capacity.		
Based upon 40 psf live load and 10 psf dead load.		

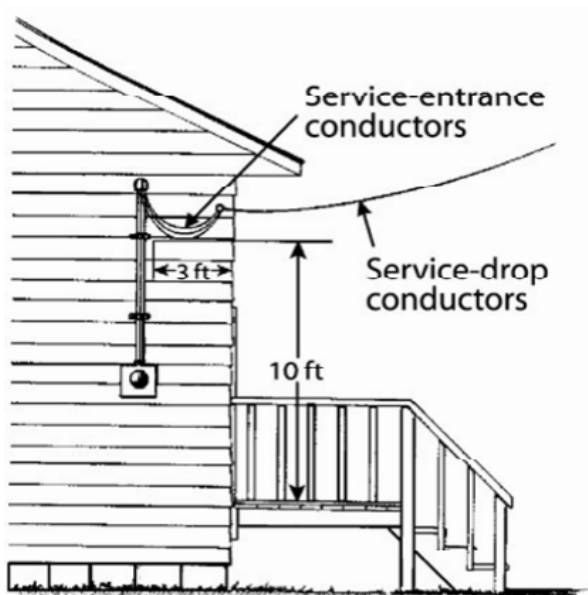
OUPS
Ohio Utilities Protection Services
1-800-362-2764
Call before you dig!



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Allowable Spans for Floor Joists based on # 2 Southern Pine or better 40 Pound Live Load & 10 Pound Dead Load/ Sq Ft

Joist Spacing	Maximum Span
2 X 6 @ 16" On Center	9' 9"
2 X 6 @ 24" On Center	8' 6"
2 X 8 @ 16" On Center	12' 10"
2 X 8 @ 24" On Center	11' 3"
2 X 10 @ 16" On Center	16' 5"
2 X 10 @ 24" On Center	14' 4"
2 X 12 @ 16" On Center	19' 11"
2 X 12 @ 24" On Center	17' 5"

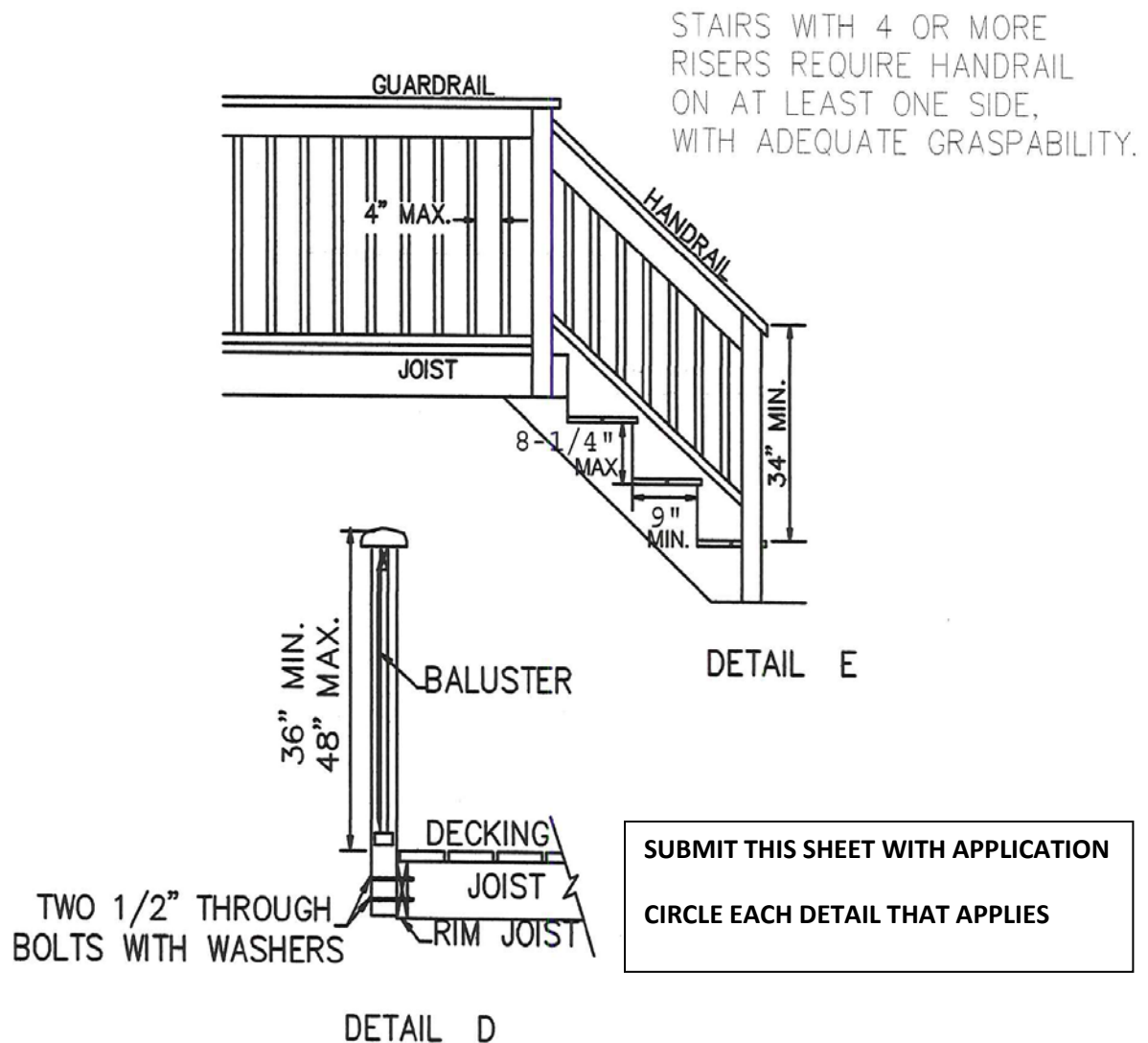


If service conductors are within three (3) feet measured horizontally from a balcony, stair, or other platform, clearance to the platform of at least ten (10) feet must be maintained as shown. NEC 230.24 B



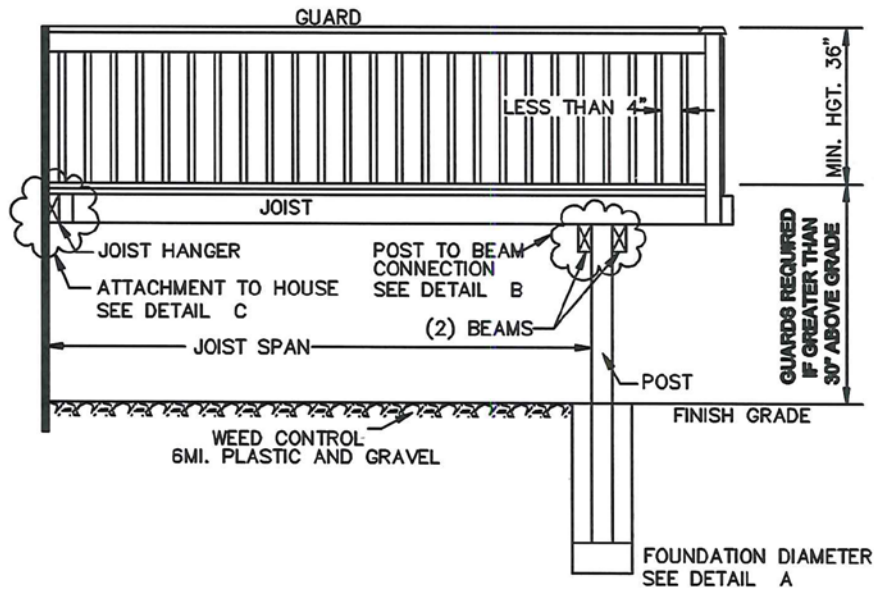
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Guardrail, Handrail, & Stairs Details



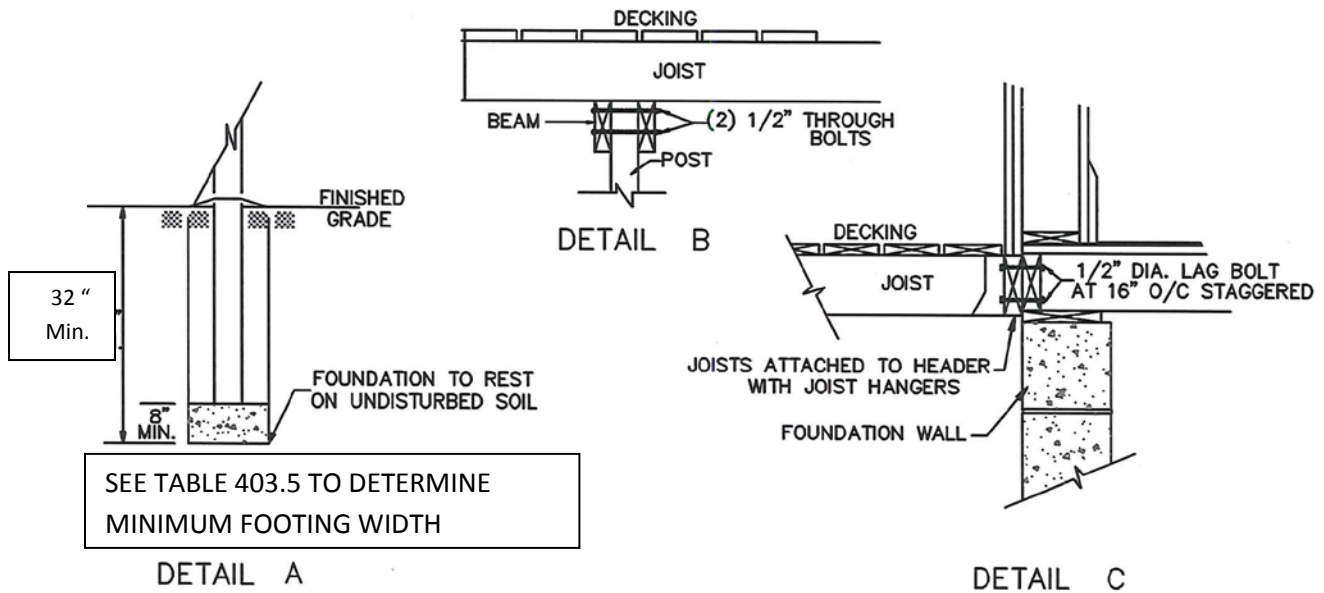


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SUBMIT THIS SHEET WITH APPLICATION

CIRCLE EACH DETAIL THAT APPLIES

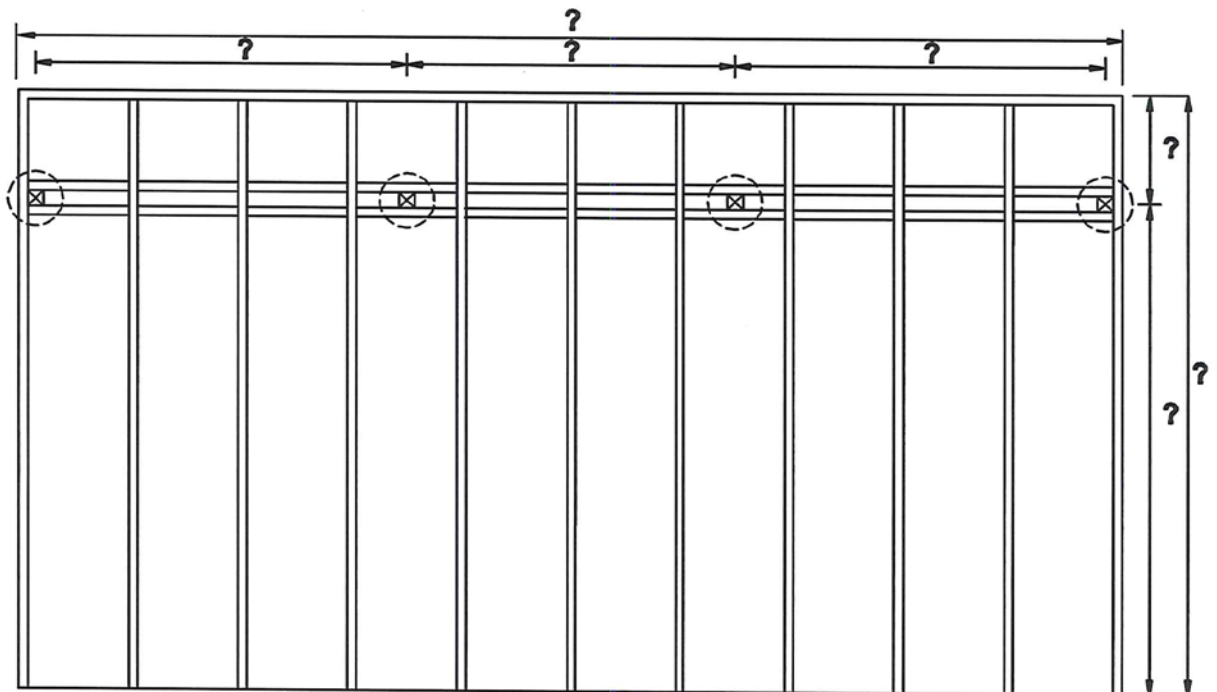




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EXAMPLE

DRAW YOUR DECK ON GRAPH PAPER PROVIDED



PROVIDE POST TO POST AND OVERALL DIMENSIONS



1. Draw your deck plan in the space provided below. (each square = 1ft.X1ft.)
2. Provide location and sizes for foundations, posts, beams and floor joists.
3. Provide all required dimensions. (see sample)

[illegible]

Joist Size and Spacing = 2 in. x _____ in. _____ in. O.C.