

A. CODES

The following codes apply to Residential Decks

National Codes

1. Most current edition of the International Building Code (IBC)
2. Most current edition of the International Residential Code (IRC)

Washington State Amendments

1. WAC 51-50 Washington State Building Code
2. WAC 51-51 Washington State Residential Code

B. CITY OF OAK HARBOR DESIGN REQUIREMENTS

Design Wind Speed: 85 miles per hour (IBC Figure 1609)
Ground Snow Load: 15 pounds per square foot (IBC Figure 1608.2)
Seismic Zone: D2
Frost Line Depth: 12 inches
Flood Hazard 1979 FIRM
Soil Bearing Capacity: 1,500 ppsf unless a Geo-Technical Report is provided.
Note: A Geo-Technical Report may be required for residential construction on steep or difficult lots.

C. PLANS AND DRAWINGS

Submit two (2) complete sets of drawings and plans. Drawings and plans must be submitted on minimum 18+X 24+, or maximum 30+X 42+paper. All sheets are to be the same size and sequentially labeled. Plans are required to be clearly legible, with scaled dimensions, in indelible ink, blue line, or other professional media. Plans will not be accepted that are marked preliminary or not for construction, that have red lines, cut and paste details or those that have been altered after the design professional has signed the plans.

Please Note: A separate submittal of plans is required for each building or structure.

D. SITE PLAN – REQUIRED WITH ALL SUBMITTALS (see Attachment A)

1. Two (2) copies, scaled 1+= 20q sets of plans on 8.5+X 11+paper which reflect all of the information noted in the Site Improvement and Drainage Plan Requirements for Residential Construction.

E. FRAMING & FOUNDATIONS PLAN (Minimum 1/4" Scale)

1. Dimension of deck.
2. Footing size and thickness (e.g. 18+X 18+X 12+deep)
3. Joist size, species, span, spacing and direction.
4. Decking material, size, span and direction.
5. Post location, timber species, span, and spacing.
6. Beam size, timber species, span and spacing (submit beam calculations)
7. Indicate the timber species and grade of all lumber.
8. Identify pressure treated or naturally decay resistant wood.
9. Dimension required landings at the top and bottom of stairs.



Deck Submittal Requirements

DK 69

Development Services Department

865 S.E. Barrington Dr. ~ Oak Harbor, WA 98277 ~ Phone (360) 279 4510 ~ Fax (360) 279-4519

10. Show required lighting at top and bottom of stair landings.

F. SECTION & ELEVATION VIEW (Minimum 1/4" Scale)

1. Footing detail for posts.
2. Guard detail (a guard is required to protect falls greater than 30+), openings in the guard must be spaced that a 4+sphere may not pass through, minimum guard height 36+, able to withstand a 200 load in any direction at the top of the guard.
3. Windows or doors within 5 feet of the side above or below the deck. Show windows that will be safety glazed due too proximity to stairs or floor

G. CONSTRUCTION DETAILS

1. Connection of the deck to the existing structure (i.e. ledger size, with detail of fastener or bolt type, size and spacing, ect.).
2. Connection of posts and beams (i.e. post cap and post footing connector).
3. Stair step rise and run (7 3/4+maximum rise and 10+minimum run permitted for residential use). Open risers are permitted provided the opening between the treads does not permit the passage of a 4+diameter sphere.
4. Stair landing (36+minimum stair width for residential)
5. Handrail required for four or more stair risers (handrail must be graspable 1-1/4+min to 2+ maximum in cross section and placed 34+to 38+above the nosing of the stair.

H. MISCELLANEOUS INFORMATION

1. Wood exposed to weather must be pressure treated or naturally resistant to decay.
2. Decks attached to exterior walls shall be positively anchored for vertical and lateral loads. Attachments by toenails or nails are not permitted. If positive connection cannot be accomplished decks are required to be self-supporting pursuant to IRC R502.2.2
3. Decks shall be fastened to the structure with fasteners not subject to withdrawal per IRC R311.5.1.
4. Fasteners for pressure treated wood shall be of hot dipped galvanized steel, all metal in contact must be galvanized. Exception - anchor bolts 1/2" or larger.

To ensure that you have the most current information, please contact the City of Oak Harbor Building Department at (360) 279-4510.

I acknowledge that all items designated as submittal requirements must accompany my Building Permit Application to be considered a complete submittal.

Signature: _____
Owner/Owner's Representative

Date: _____

Company: _____

Phone: _____