



Richland County Courthouse

RICHLAND COUNTY DEPARTMENT OF BUILDING REGULATIONS

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Residential Deck Plan Requirements

This checklist is used to detail building plan requirements and construction document details for residential deck plans and documents submitted for review. Fees must be paid at the time of application before plan and document review commences. Please submit two (2) sets of plans and documents. Plans shall be neatly drawn to a consistent and recognized scale (1/4"=1' minimum). Plans are required to contain adequate information to be properly reviewed. Referring to code sections in general does not allow us to review proposed methods of construction. Plans containing general code references will be returned for more specific information. Drawings shall be reviewed under the most current edition of the Residential Code of Ohio (RCO).

General Plan and Application Information:

1. ___ Address, contact information, and Ohio license number (if applicable) for:
 - a. ___ Owner, General, Electrical, Contractors
2. ___ Complete and accurate directions to project site must be provided on the application.
3. ___ Items to be noted on the first sheet:
 - a. ___ Index of Drawings
 - b. ___ Area in gross square feet
4. ___ Approved Zoning permit for construction in zoned townships and municipalities.

- e. ___ Fixture and Receptacle Locations

Site Plan: (minimum reqs. per RCO 106.1.1, No.2.)

5. ___ Shall be drawn to a recognized scale.
6. ___ Size and location of all existing and proposed structures.
7. ___ All property and interior lot lines with distances from lot lines.
8. ___ Setback and side yard dimensions.
9. ___ Locations of nearest streets.
10. ___ Established street grades.
11. ___ Types and sizes of all utility lines.
12. ___ Elevations of all proposed finished grades.
13. ___ Floodplain location with base flood elevations, if applicable.

Deck Plans:

14. ___ Foundation Plan
 - a. ___ Post Hole Layout
 - b. ___ Post Hole Spacing
 - c. ___ Post Sizes
15. ___ Floor Framing/Construction Plan
 - a. ___ Joist Size, Directions, and Spacing
 - b. ___ Decking Layout
 - c. ___ Locations of Doors and Stairs
 - d. ___ Handrail and Guardrail Locations

Structural Design Information:

16. ___ Soil Bearing Pressure
17. ___ Floor Live Loads
18. ___ Lumber Sizes, Grades, and Species.

Elevation View of Exterior:

19. ___ Elevation Views of all sides of deck showing:
 - a. ___ Grade
 - b. ___ Deck
 - c. ___ House or other structure

Cross Sections shall contain:

20. ___ Footing size and depth
21. ___ Post Size and Spacing
22. ___ Exterior Grade
23. ___ Beam/Girder Details
24. ___ Ledger Board size and connection
25. ___ Connection/Fastener Details for
 - a. ___ Posts to Beam / Girder
 - b. ___ Ledger Board
 - c. ___ Floor Joists
 - d. ___ Railings and Posts
 - e. ___ Stair Stringers / Treads / Risers
26. ___ Floor Joist Size and Direction
27. ___ Decking
28. ___ Hand Rail Dimensions
29. ___ Guard Rail Dimensions
30. ___ Stair Tread and Riser Dimensions

Other:

31. _____
32. _____

Special Notes

- All Deck foundations shall comply with R403.4.
 - The minimum depth shall be 36" to the bottom of the footing for deck supported by a dwelling.
 - Per R403.1.4.1 Ex. No.2, Decks not supported by a dwelling need not be provided with footings that extend below the frost line. The minimum depth shall be 12"
- All lumber shall be pressure treated or decay resistant in locations defined by RCO 319.1.
- Fasteners for pressure preservative and fire-retardant-treated wood shall be of hot-dipped galvanized steel, stainless steel, silicon bronze or copper per RCO 319.3

**SECTION 319
PROTECTION AGAINST DECAY**

319.1 Location required.

In areas subject to decay damage as established by Table 301.2(1) , the following locations shall require the use of an approved species and grade of lumber, pressure treated in accordance with AWPA C1, C2, C3, C4, C9, C15, C18, C22, C23, C24, C28, C31, C33, P1, P2 and P3, or decay-resistant heartwood of redwood, black locust, or cedars.

1. Wood joists or the bottom of a wood structural floor when closer than 18 inches (457 mm) or wood girders when closer than 12 inches (305 mm) to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation.
2. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches (203 mm) from the exposed ground.
3. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier.
4. The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 0.5 inch (12.7 mm) on tops, sides and ends.
5. Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches (152 mm) from the ground.
6. Wood structural members supporting moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier.
7. Wood furring strips or other wood framing members attached directly to the interior of exterior masonry walls or concrete walls below grade except where an approved vapor retarder is applied between the wall and the furring strips or framing members.

319.1.1 Ground contact.

All wood in contact with the ground and that supports permanent structures intended for human occupancy shall be approved pressure preservative treated wood suitable for ground contact use, except untreated wood may be used where entirely below groundwater level or continuously submerged in fresh water.

**SECTION R403
FOOTINGS**

R403.4 Exterior deck footings.

Exterior deck footings of poured-in-place concrete shall be a minimum of 8 inches (203 mm) thick and extend below the frost depth per Table R301.2 (1). The diameter or width of the footing shall comply with Table R403.4.

TABLE R403.4

*MINIMUM FOOTING SIZE FOR DECK
FOOTINGS WITHOUT ROOF LOADS*

EXTERIOR DECK AND PORCH FOOTING SIZE IN INCHES a,b		
Diameter	Square	Maximum tributary area allowed per post (square feet)
8	8x8	14
10	9x9	22
12	11x11	31.6
14	13x13	42.8
16	15x15	56
18	16x16	70.8
20	18x18	87.2

*For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929 m²,
1 pound per square foot = 4.882 10 g/m².*

- a. *Based upon 2,000 pounds per square foot soil bearing capacity.*
- b. *Based upon 40 pounds per square foot live load and 10 pounds per square foot dead load.*