

# SWEETWATER HOMEOWNERS ASSOCIATION GUIDELINES FOR DECKS

(Based on the International Residential Code as adopted by the State of Utah)

## DECKS

Guidlines for planning  
the construction  
of a deck.



### PERMITS

Building permits are required for all decks that are attached to the cabin/home or are 30 inches or more above grade. Decks and platforms not more than 30 inches above adjacent grade do not require a building permit.

*Note : A site plan indicating the location of deck (in relation to property lines) must be pre-approved by the Sweetwater HOA.*

### PERMIT FEES

Permit fees are established by Rich County. The plan review is done by the County Inspector in order to spot potential problems or pitfalls that may arise. The Inspector may make notes on the plan for your use. The plan review and inspections are done to provide a reasonable degree of review and observation so the project will be successful, safe, and long-lasting.

The County Inspector may need a number of items. These may include an application for permit, site plan (with specific setback information), and building plans. Examples of these are provided in the rest of this brochure. The inspector may inform you of potential problems or make suggestions. Safety will receive the greatest priority.

### REQUIRED INSPECTIONS

1. **Footings:** After the holes are dug, but PRIOR TO THE POURING OF CONCRETE!
2. **Framing/Final:** To be made after all framing, blocking, and bracing are in place and prior to covering the construction so it is accessible for inspection. This inspection can be completed at the time of the final inspection if all parts of the framing will be visible and accessible.
3. **Other Inspections:** In addition to the two inspections above, the inspector may make or require other code inspections, such as an electrical inspection, to ascertain compliance with the provisions of the code or to assist you with your questions or concerns during the construction process.

### SETBACKS

Setbacks from property lines vary depending upon the area your cabin/home is located in. This is an important first step in the planning for any deck project. *Note : A site plan indicating the location of deck (in relation to property lines) must be pre-approved by the Sweetwater HOA.*

## GENERAL BUILDING CODE REQUIREMENTS

- a. Footings must extend to frost depth (Contact Rich County Inspector for frost depth).  
(Contact Blue Stakes at 1-800-662-4111 prior to digging)
- b. Decks need to be designed for a 40-pound per square foot live load and balconies to a 60-pound per square foot live load. Decks exposed to the weather must be constructed of approved wood with natural resistance to decay such as redwood, cedar or treated wood, or other material (composite plastics, etc.) with prior approval of the building inspector.
- c. Pressure-Treated Wood  
Builders, and cabin/home owners will need to pay particular attention to the grade marks on the lumber, and verify that proper hardware (hangers, nails, brackets) are appropriate with the particular treatment of the lumber. This not only applies to decks utilizing these products but sill plates and posts as well. Particular attention should also be made to the manufacturer's installation instructions for the hardware. Questions should be directed to your wood and fastener supplier.
- d. Columns and posts in contact with the ground or embedded in concrete, earth or masonry must be of special pressure treated wood approved for ground contact.
- e. Cedar or redwood posts need an 8-inch separation from the ground.
- f. All decks, balconies or porches, open sides of landings and stairs, which are more than 30 above grade or a floor below must be protected by a guard not less than 36 inches in height. Open guard and stair railings require intermediate rails of an ornamental pattern such that a sphere 4 inches in diameter cannot pass through.
- g. If a stairway is to be provided, it must be not less than 36 inches in width. Stairways may be constructed having an 8-inch maximum rise (height) and a 10-inch minimum run (length). The largest tread rise and tread run may not exceed the smallest corresponding tread rise or run by more than 3/8 inch.
- h. Handrails are required on all stairways having 4 or more risers. Handrails may not be less than 1 1/4" nor more than 2 5/8" in cross sectional area. Top of handrail must be not less than 34 inches or more than 38 inches above the nosing (front edge) of treads and they must be returned to a wall or post.
- i. **Outside meters, wells, and septic systems.** When locating a deck, care must be given to the location of existing electric meters, propane tanks, sewer and water systems.

### **PLANS: SITE, FLOOR, and ELEVATION**

Plans do not need to be professionally drawn. Plans should include all of the information requested. The application for permit can be filled out at the time you drop off your plans.

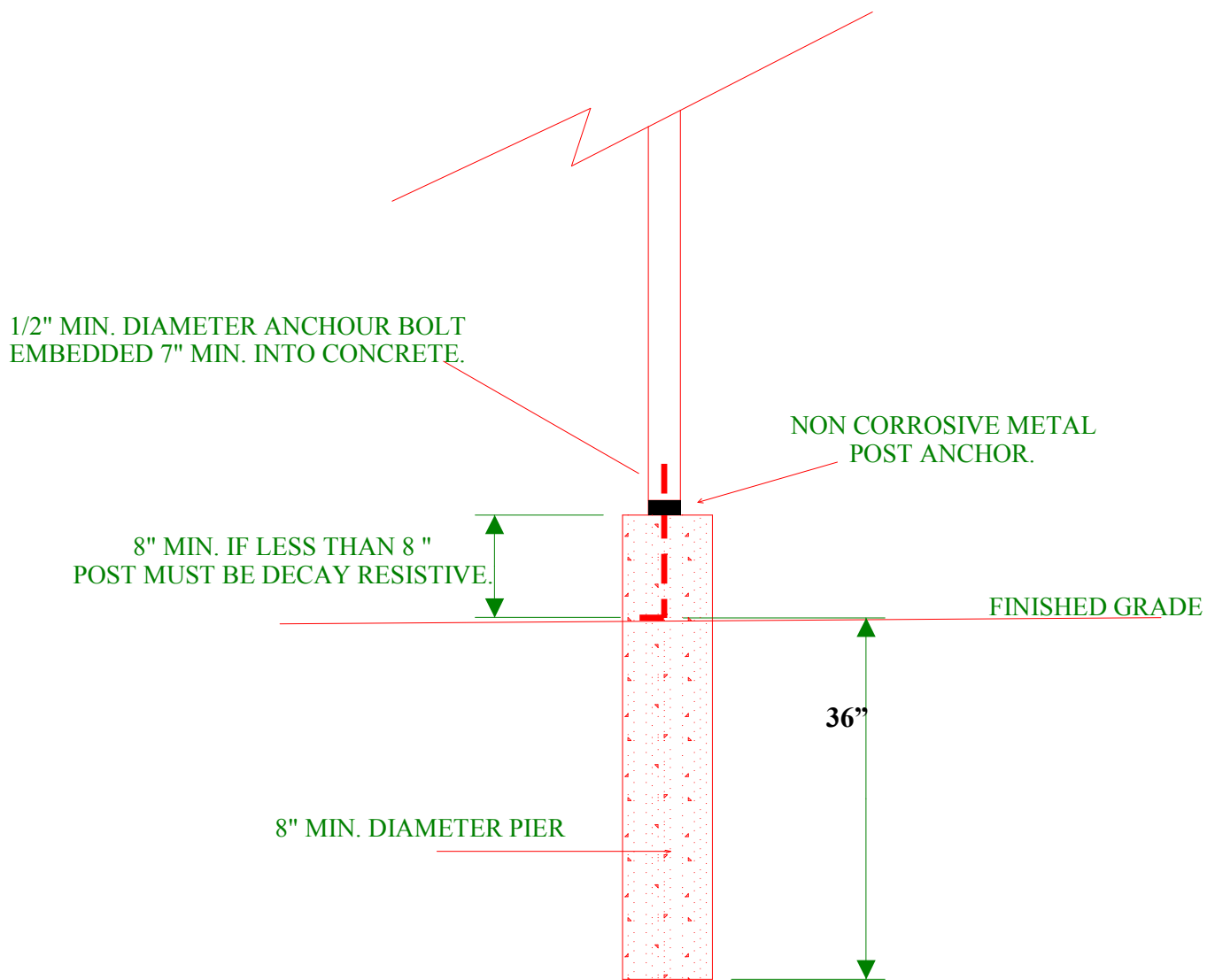
**Site Plan** indicating the lot dimensions, the location and size of the existing structure(s), and the location and a size of the proposed structure. Indicate the setbacks from property lines of the existing and proposed structure(s).

### **FLOOR PLAN**

1. Propose deck size.
2. Size and spacing of floor joists.
3. Size and type of decking material.
4. Size, type, location, and spacing of posts.
5. Size and type of beams.

### **ELEVATION PLAN**

1. Height of structure from grade.
2. Size and depth of footings.
3. Guard height and spacing (if any).
4. Stairway rise/run and handrail height (if any).
5. Clearance of over-head wires (if applicable).



DECK POST FOOTING DETAIL