

Decks

Frequently Asked Questions:

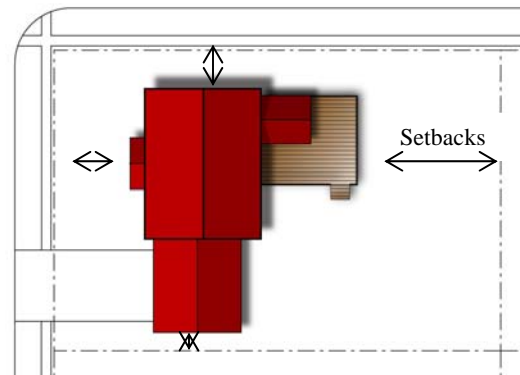
Do I need a permit?

Yes- a permit is required to place or construct a deck.

Can I erect my Deck anywhere?

Yes, however if it is not attached to the principle structure then it is considered an accessory structure.

- Accessory structures have separate, specific, setback regulations that must be followed. Please refer to *Information Sheet 3- Sheds and Other Accessory Structures* for further information about them.
- Attached decks must meet principal structure setbacks.
 - Front yard = 25 feet
 - Rear yard = 25 feet
 - Side yard setbacks range from 5 to 25 feet, depending on your residential zone district.



Is there anything else I should know?

Yes, there are specific construction guidelines for decks. Some of these can be found in *Attachment Sheet 1- General Deck Construction Guidelines*. These guidelines are to help create the site plan and are especially useful if you are building your own deck.

What is the next step?

Complete and submit the permit application with your site plan. This can be obtained at City Hall.

PLEASE NOTE: These guidelines are not a comprehensive presentation of all the ordinances involved in placing or constructing a deck.

If you have questions or concerns please contact the
O'Fallon Planning and Zoning Department at (618) 624-4500 ext. 4

General Deck Construction Guidelines

** See back for corresponding points on the diagram*

- A. The maximum distance allowed between the guardrails is 4 inches.
- B. The handrail grip size must be between 1 ¼ and 2 inches.
- C. If there are four or more risers on the stairs a handrail on both sides of the stairs is required. The handrails must measure between 34 and 38 inches vertically from the nosing of the stair tread.
- D. The maximum height for a stair tread riser is 7 ¾ inches.
- E. The minimum distance for a landing tread is 10 inches.
- F. If the height of the deck is above 30 inches from the ground level a guardrail must be installed. The minimum height of the guardrail is 36 inches.
- G. Floor joist that do not rest on at least a 1 ½ inch ledger is required to be fastened with a joist hanger and approved joist hangar nails.
- H. The minimum distance from the top of the finished grade to the bottom of the pier hole is 30 inches.
- I. Specify the type of fasteners that will be used for connecting the floor joist to the support columns.
- J. Specify the size and type of material that will be used for the support columns.
- K. Specify the size, grade, and spacing of floor joist.
- L. Specify the size, grade, and application of the deck planking.
- M. The footing or pier hole width is determined by the load imposed. Specify the footing or pier hole width.
- N. Specify the locations of the pier holes.

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