





## GUIDELINES FOR RESIDENTIAL DECK CONSTRUCTION

All decks requiring permits must be built to the standards set forth in the adopted edition of the International Code Council (ICC) International Residential Code (IRC) and applicable Branson Municipal Codes (BMC).

### Required documents to be supplied with completed Building Permit Application:

**Site Plan** showing deck dimensions and measurements in relation to property lines, public roadways and easements (an aerial satellite image showing lot lines and measurements is acceptable).

**Notes:**

*It is the property owner or his/her designated representative who is responsible for making sure all lot lines, easements and landmarks used to verify boundaries are correctly marked and accounted for, as well as "Call Before You Dig" rules/regulations are followed.*

*All decks must be constructed of rot resistant and/or treated materials that are approved by code.*

### Required inspections:

**Footing inspection** – All decks attached to structures must be built upon properly sized, excavated and placed footings – footings **must be inspected before** concrete is placed.

**Framing Inspection** – All residential decks must be designed and constructed of properly sized, attached and spanned materials that will meet the **required 50 lbs. per square foot "live load" code requirement**. All methods and materials for properly fastening the structure together including: ledger board to structure, post to concrete, beams to supporting post and joist to framework must be inspected to verify code approved materials and fastening means have been utilized.

**Note:**

*Make sure code approved mechanical fasteners are being used (not all nails, screws and other commonly available mechanical fasteners are code compliant).*

**Final Inspection** – To be scheduled after all other required inspections have been completed and approved. All stairs, handrails and guardrails must be in place before final approval.

**Depending on the design criteria, other inspections may be required (ie: electrical, gas piping, roof construction, plumbing, landscape, tree removal, etc.)**

**If you or your builder have any questions regarding what is and what is not code compliant materials and means of construction, *please* feel free to ask one of our office staff or inspectors for guidance.**