

APPLICATION FOR DECK PERMIT



CITY OF MIDDLEBURG HEIGHTS

Division of Building

15700 BAGLEY ROAD, MIDDLEBURG HEIGHTS, OHIO 44130

Phone (440) 234-2218 • Fax (440) 234-9092

E-mail: building@middleburgheights.com



DATE: _____

TO THE BUILDING COMMISSIONER:

With this detailed application, plans, and plot plan, I, _____ hereby make application for the construction of a **PATIO DECK** as described in detail below at the location given. The acceptance of the permit herein applied for shall constitute an agreement on the part of the undersigned to abide by all conditions therein contained and to comply with all ordinances of the city of Middleburg Heights and the laws of the State of Ohio relating to the work to be done thereunder and said agreement is a condition of said permit.

PROPERTY OWNER NAME _____

ADDRESS _____ PHONE NUMBER _____

PERMANENT PARCEL NUMBER _____ SUBLOT NUMBER _____

RESIDENTIAL SINGLE _____ RESIDENTIAL 2-FAMILY _____ RESIDENTIAL MULTI-FAMILY BUILDING _____ COMMERCIAL _____

NEW CONSTRUCTION _____ ADDITION _____ ALTERATION TO EXISTING DECK _____

PROPOSED DECK - TYPE OF CONSTRUCTION MATERIAL _____

LENGTH _____ WIDTH _____ STORIES _____ TOTAL AREA OF DECK _____

ESTIMATED TOTAL CONSTRUCTION COST \$ _____

NOTE: BEFORE ANY JOB IS STARTED, ALL CONTRACTORS MUST BE REGISTERED AND A PERMIT APPROVED AND ISSUED. ANY JOB STARTED BEFORE APPROVAL AND ISSUANCE OF A PERMIT SHALL BE SUBJECT TO A PENALTY.

CONTRACTOR _____ CONTACT PERSON _____

CONTRACTOR ADDRESS _____

PHONE NUMBER _____ FAX NUMBER _____ CELL NUMBER _____

AUTHORIZED SIGNATURE _____

I HEREBY APPROVE THE ABOVE APPLICATION FOR A PERMIT TO CONSTRUCT A PATIO DECK SUBJECT TO THE REQUIRED APPROVED DRAWINGS.

BUILDING COMMISSIONER

DATE

Division of Building
CITY OF MIDDLEBURG HEIGHTS

15700 Bagley Road • Middleburg Heights, Ohio 44130-4896 • 440/234-2218 • Fax 440/234-9092
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Gary W. Starr
Mayor

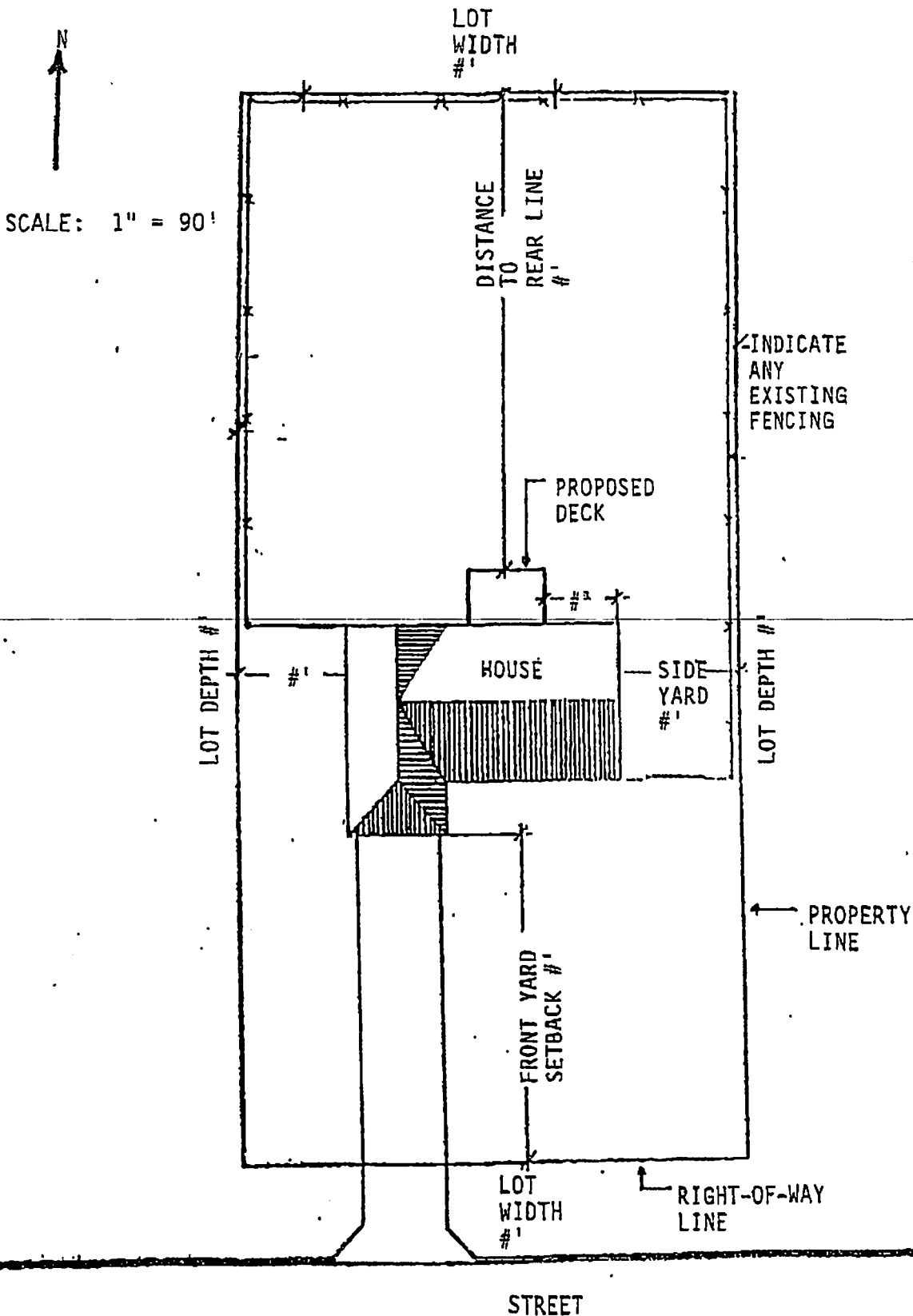
Norman H. Herwerden
Building Commissioner

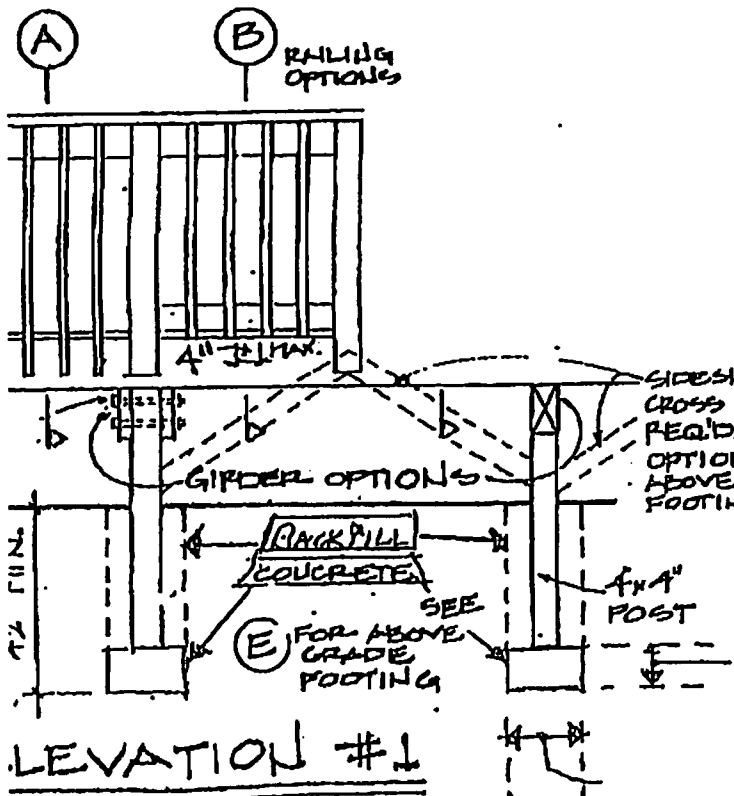
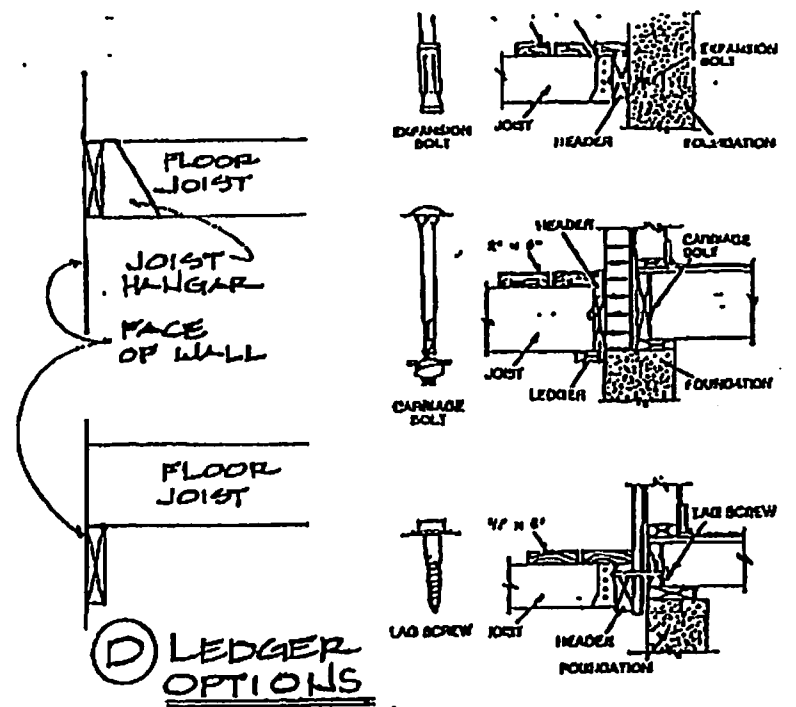
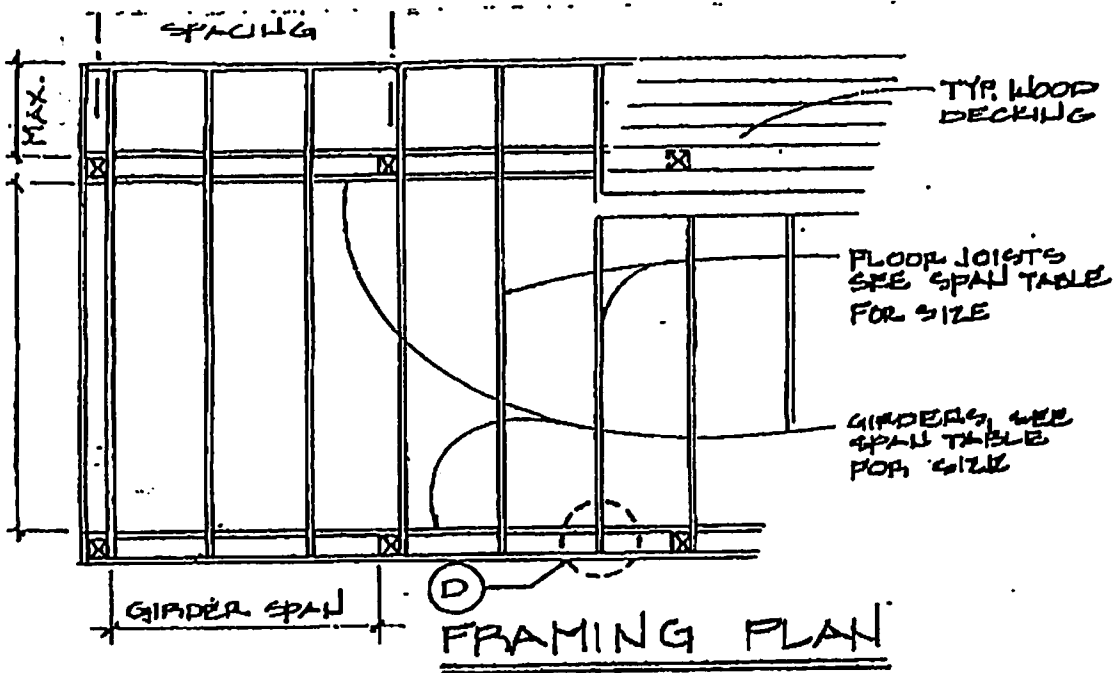


REQUIREMENTS FOR CONSTRUCTION OF DECKS

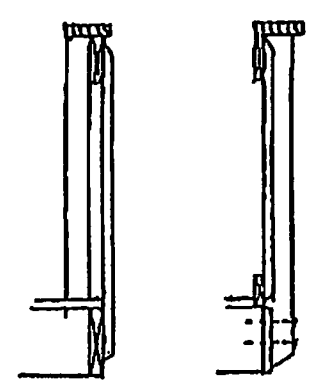
1. Before constructing a patio deck, a building permit must first be obtained from the Middleburg Heights Building Department. At the time of application for the permit, a plot plan showing lot measurements, length and width of the existing house and the actual size of the deck, including steps, must be submitted.
2. The plot plan must also indicate the distance of the proposed deck from the rear and side property lines. The location of the deck on the property must conform with Chapter 1133 of the Middleburg Heights Zoning Code. Specifically, the deck must be at least twenty-five feet (25') from the rear lot line and eight feet (8') from the side property lines.
3. Drawings detailing the method of construction of the proposed deck must also be submitted.
4. Lumber to be used should be pressure treated (treated against dry rot) or untreated structural lumber which must be painted or stained to withstand the weather.
5. The construction drawing must detail the method of anchoring of the deck frame to the house as well as anchoring to the posts. The use of steel joist hangers is permitted and is the most common method used to attach the floor joist to the house.
6. Floor joists shall be of sufficient size to carry the live load above. For determining the correct sizes of floors, joists, etc., please refer to the attached charts, or consult with the lumber manufacturer specifications.
7. Patio decks which are elevated twenty-four inches (24") or more above grade shall have railings installed around the perimeter of the deck. Railings are to extend thirty-six inches (36") above the deck flooring. Railings may be of 2" X 4" or 2" X 6" construction and shall be rigid and securely fastened to the house. Corners are commonly 4" X 4".
8. Steps for decks may be of the open or closed stringer type. Steps shall be at least as wide as the walkway, leading to the deck. Risers shall be equal and shall not be greater than eight inches (8"). Risers are commonly seven and one-quarter inches (7 1/4") in height. Stair treads shall not be less than eleven inches (11"). All stair flights which have more than three (3) risers or which are twenty-four inches (24") above grade shall have at least one durable handrail installed.
9. It is recommended that the space between the ground and deck be enclosed to prevent the harborage and infestation of wildlife. The enclosure should extend below the surface of the ground approximately twelve inches (12") to prevent burrowing. The enclosure should be aesthetically compatible with the structure's design and should be made from certified ground contact treated lumber or other similar materials. The materials used as a weed barrier below the deck should be described and indicated on the construction plans.
10. Please refer to the attached Deck Framing Sheet for further details.

SAMPLE PLOT PLAN





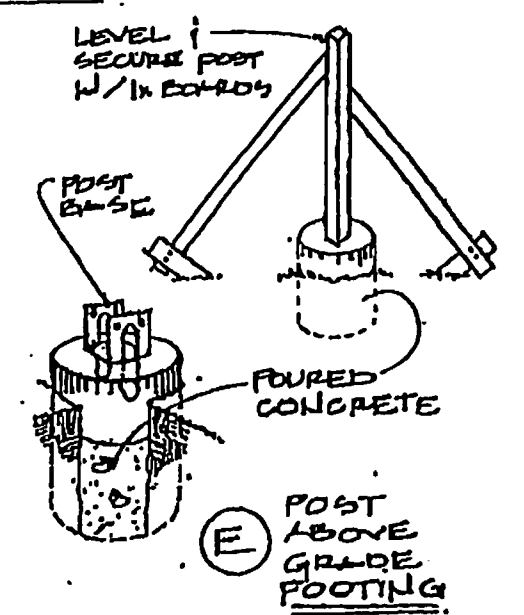
SIDEWAY CROSS BRACING REQ'D FOR OPTION 'E' ABOVE GRADE FOOTING



NOTE: DECK 24" OR MORE ABOVE GROUND REQUIRE RAILINGS

-ALL WOOD MEMBERS SHALL BE PRESSURE TREATED,

-ALL RAILINGS SHALL MEET CODE REQUIREMENTS,



- SUBMITTED PLANS MUST INCLUDE:
1. FRAMING PLAN INCLUDING JOIST SIZE AND SPACING
 2. ELEVATION INCLUDING RAILING AND POST
 3. SITE PLAN INDICATING LOCATION

ALLOWABLE SPAN TABLE
(1200 PSI)

JOIST SPAN / SPACING		BEAM / GIRDER SIZES	
15'-0"	14'-0"	13'-0"	12'-0"
11'-0"	10'-0"	9'-0"	8'-0"
7'-0"	6'-0"	5'-0"	4'-0"
2'-2"x6"	2'-2"x6"	2'-2"x6"	2'-2"x6"
2'-2"x8"	2'-2"x10"	2'-2"x12"	4'-2"x12"
9'-9"	9'-6"	11'-1"	14'-7"
6'-2"	8'-9"	10'-1"	13'-5"
5'-9"	8'-1"	10'-2"	12'-6"
5'-5"	7'-8"	9'-7"	11'-9"
5'-1"	7'-3"	9'-1"	11'-2"
4'-10"	6'-11"	8'-8"	10'-8"
4'-8"	6'-7"	8'-4"	10'-2"
4'-6"	6'-3"	8'-0"	9'-9"
4'-4"	6'-2"	7'-8"	9'-5"
4'-2"	5'-11"	7'-5"	9'-1"
4'-1"	5'-9"	7'-3"	8'-10"
15'-0"	14'-0"	13'-0"	12'-0"
11'-0"	10'-0"	9'-0"	8'-0"
7'-0"	6'-0"	5'-0"	4'-0"
2'-2"x6"	2'-2"x6"	2'-2"x6"	2'-2"x6"
2'-2"x8"	2'-2"x10"	2'-2"x12"	4'-2"x12"

MAXIMUM FLOOR JOIST SPANS	
FLOOR JOIST SIZE	SPACING
2" X 6"	9'-6"
2" X 8"	12'-7"
2" X 10"	16'-0"
2" X 12"	19'-6"
16" ON CENTER	
24" ON CENTER	