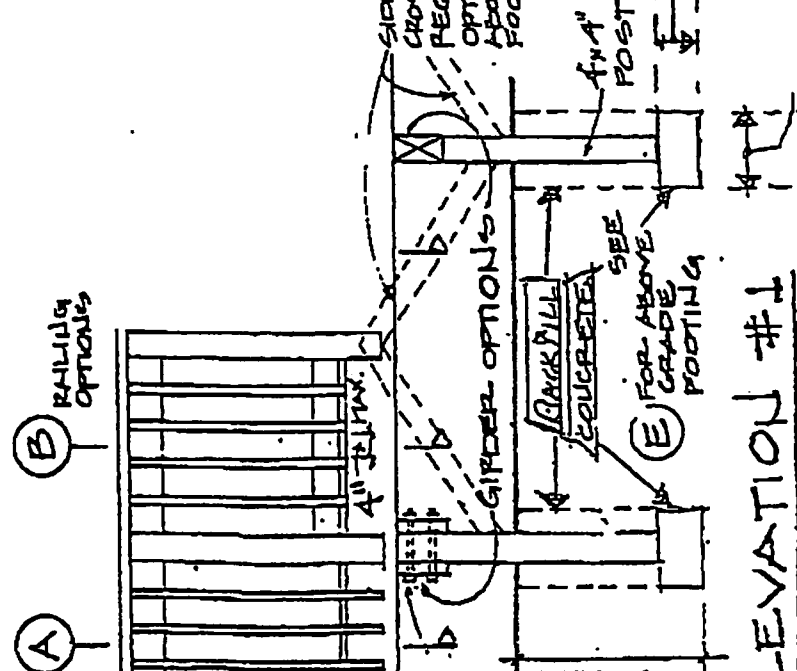
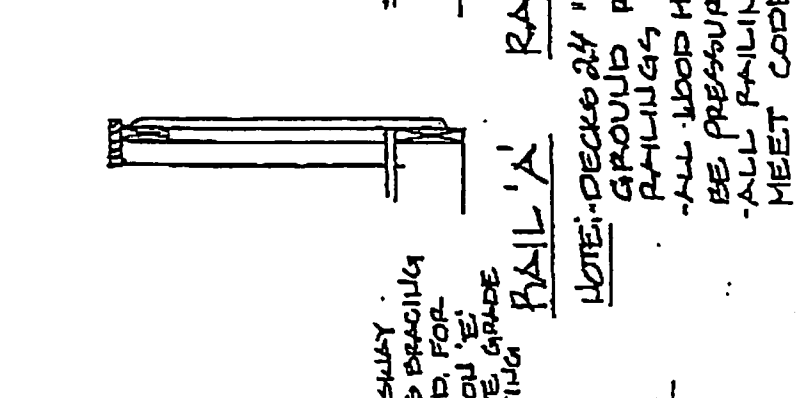
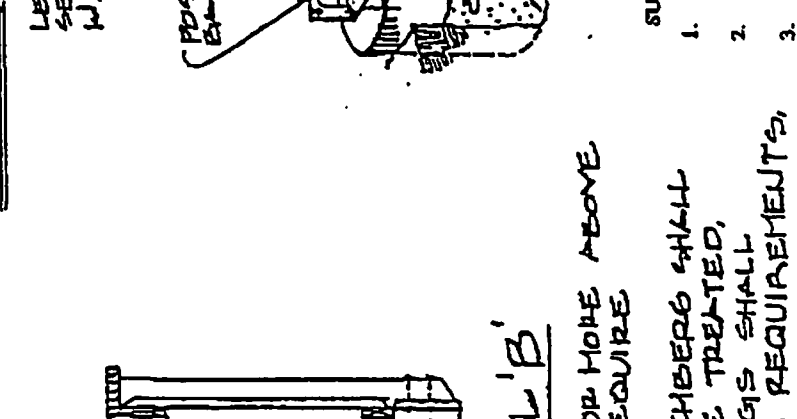


**D LEDGER OPTIONS**



NOTE: DECKED 24" OR MORE ABOVE GROUND REQUIRE RAILINGS  
 ALL WOOD MEMBERS SHALL BE PRESURE 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

**ELEVATION #1**

ALLOWABLE SPAN TABLE  
(1200 psf)

BEAM / GIRDER SIZES		JOIST SPAN / SPACING										
		5'-0"	6'-0"	7'-0"	8'-0"	9'-0"	10'-0"	11'-0"	12'-0"	13'-0"	14'-0"	15'-0"
2-2x6	4-2x12	6'-9"	6'-2"	5'-9"	5'-9"	5'-1"	4'-10"	4'-8"	4'-6"	4'-4"	4'-2"	4'-1"
2-2x8	4-2x10	9'-6"	8'-9"	8'-1"	8'-8"	7'-3"	6'-11"	6'-7"	6'-3"	6'-2"	5'-11"	5'-9"
2-2x10	4-2x12	11'-1"	10'-11"	10'-2"	10'-8"	11'-2"	10'-8"	10'-2"	9'-9"	9'-5"	9'-1"	8'-10"
4-2x10	4-2x12	14'-7"	13'-5"	12'-6"	12'-3"	12'-10"	12'-3"	10'-2"	9'-9"	9'-5"	9'-1"	8'-10"
4-2x12	4-2x12	17'-10"	16'-5"	15'-4"	14'-5"	13'-8"	13'-0"	12'-6"	12'-0"	11'-6"	11'-2"	10'-10"
4-2x12	4-2x12	20'-7"	19'-0"	17'-8"	16'-7"	15'-9"	15'-0"	14'-5"	13'-9"	13'-4"	12'-11"	12'-6"

MAXIMUM FLOOR JOIST SPANS		SPACING	
FLOOR JOIST SIZE	16" ON CENTER	24" ON CENTER	
2" x 6"	9'-6"	7'-10"	
2" x 8"	12'-7"	10'-4"	
2" x 10"	16'-0"	15'-3"	
2" x 12"	19'-6"	16'-0"	

STREET

RIGHT-OF-WAY LINE

LOT #1 WIDTH

FRONT YARD SETBACK #1'

PROPERTY LINE

LOT DEPTH #1'

SIDE YARD #1'

HOUSE

LOT DEPTH #1'

PROPOSED DECK

INDICATE ANY EXISTING FENCING

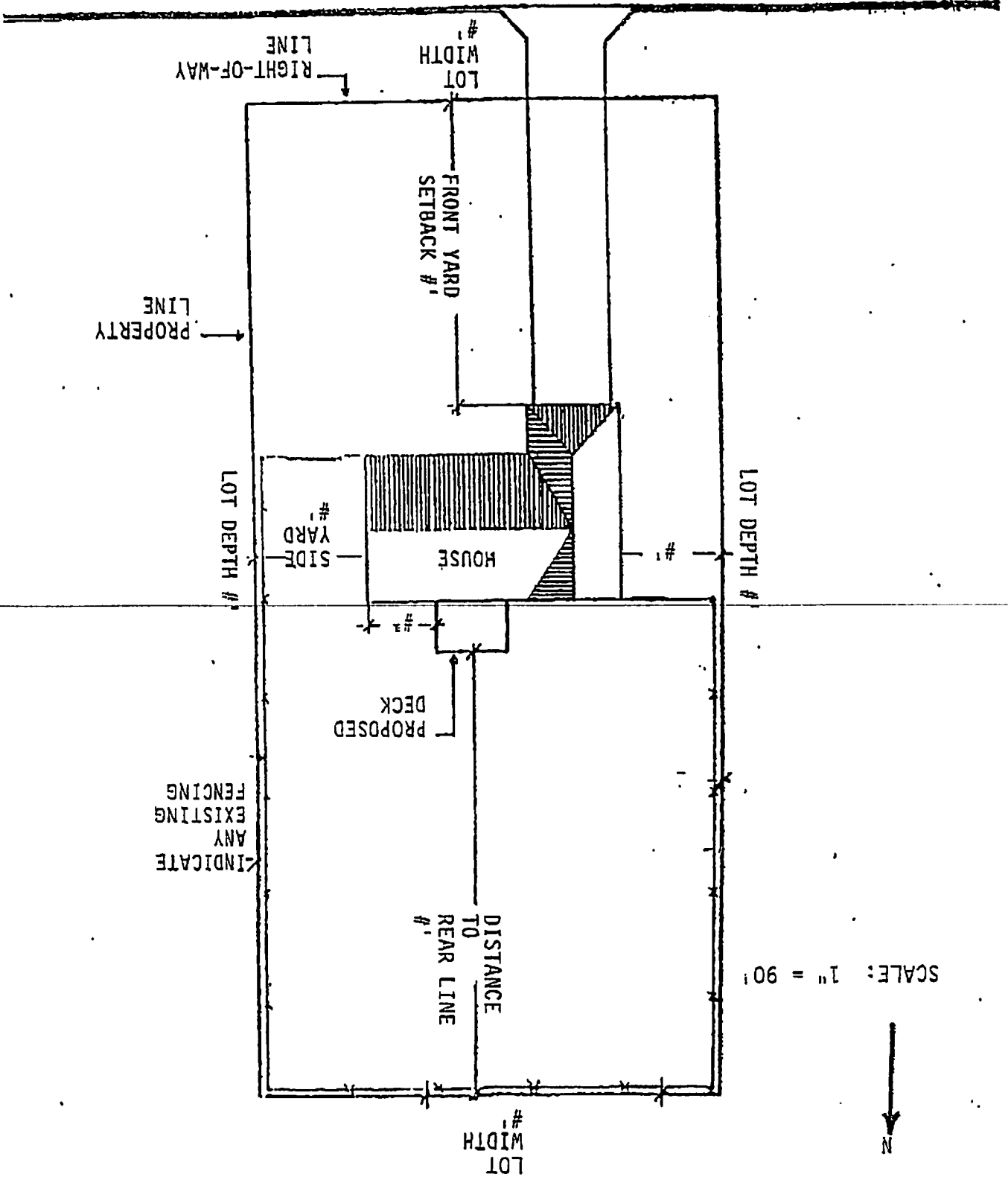
DISTANCE TO REAR LINE #1'

LOT #1 WIDTH

SCALE: 1" = 90'



SAMPLE PLOT PLAN



Division of Building  
**CITY OF MIDDLEBURG HEIGHTS**

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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 ¼") 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.