

## Obtaining a Permit

Two copies of plans with the below information is necessary for obtaining a deck permit:

### SITE PLANS

- Provide a scaled copy of your Plot Plan or Survey with the deck indicated as proposed. Show cantilevers on house and all easements and set backs. Rear setbacks: deck must be a minimum ten feet from the rear property line. Side setbacks: deck must remain out of the approved side yard setback. No portion of the deck shall extend into an easement, including stairs and cantilevers.

### CONSTRUCTION PLANS

#### General

- Deck dimensions and elevation
- Joist spans (length of joist to beams or supports)
- Joist spacing (distance between joist)
- Pier/footing depth and size
- Post size
- Post length
- Method of post to pier attachment
- Guard rail detail, minimum height 36"

#### Deck Attachment to House:

- Approved fastener diameter and length
- Approved fastener spacing—max. 16" o.c.
- Detail of flashing at Ledger

#### A Stair Detail:

- Tread and rise measurement
- Guard rail height and respective spacing
- Spindle spacing
- Hand rail height and diameter

**Inspections:** The City conducts framing and final inspections of all decks 36" or less above grade and a final only for all others upon completion. Check your approved plans from the City for a list of required inspections for your project.

**(636) 379-5595 Inspection Line**  
Inspections called in by 4:00 p.m. will be on the next business day's schedule.

The City of O'Fallon's Community Development Department supports and encourages every resident's decision to improve their home. Approval of plans and inspection of work being done helps ensure your home improvement project meets minimum code requirements while improving your property.

We look forward to helping you.

**Director of Building Safety**

***City permit approval does not constitute subdivision approval. The City recommends you contact trustees in your subdivision for any subdivision requirements.***

This is a general guide for the construction of a deck within the City of O'Fallon, Mo. All code requirements are too extensive to list within this guide. For specific questions or further information, please contact the

**Building Safety Department**  
at (636) 379-5435



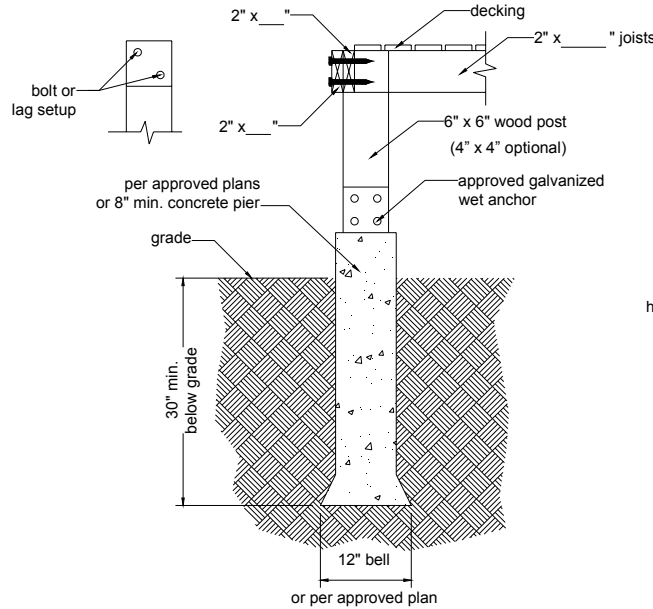
# Deck Guide

**City of O'Fallon, Missouri**  
**Building Department**  
**100 North Main Street**  
**O'Fallon, MO, 63366**  
**(636) 379-5435**  
**www.ofallon.mo.us**

# Construction Guidelines

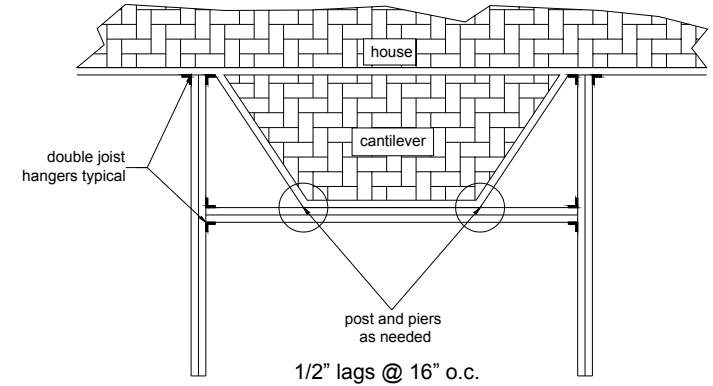
- ❑ All load bearing posts must be anchored to footings with stirrup, bolt, or other approved fastener.
- ❑ All wood that comes in contact with the ground must be termite and decay resistant. Examples: Cedar, Redwood, or pressure treated.
- ❑ Joist hangers are required to be secured with an approved fastener at band board and ledger connections.
- ❑ Attach band boards to houses with approved fastener 16" on center staggered 2" from top and bottom.
- ❑ Guard rails are required when deck surface to grade exceeds 30".
- ❑ Stairs shall have minimum 9" treads and maximum 8 1/4" risers with 4" maximum openings.
- ❑ Stairs with four (4) or more risers require a graspable handrail. Graspable handrails shall start at the nose of the first tread and be continuous to the nose of the last tread. Handrail diameter depends on handrail type, but shall be installed between 34" to 38" vertically above the nosing of the treads.
- ❑ All overhead electrical wires must be at least 12' above the deck floor.
- ❑ Guardrail minimum height 36"

# Pier Detail



# Cantilever Detail

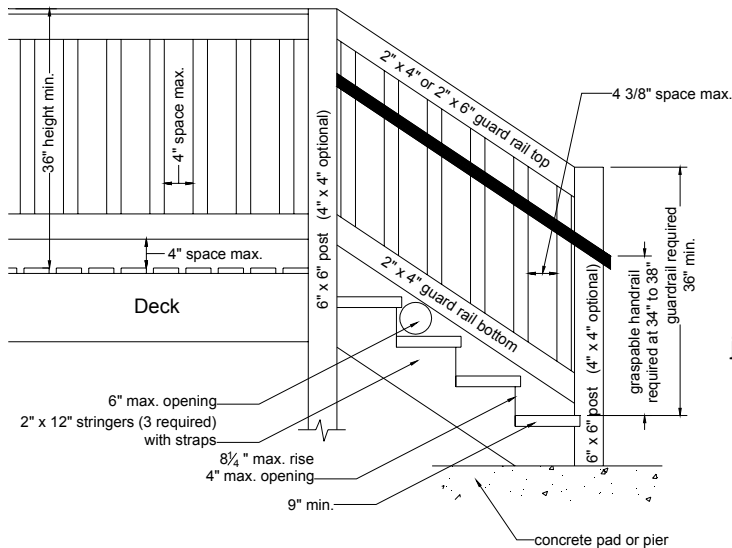
Deck is attached to, but not supported by, the cantilever. Deck support around a cantilever requires either an "H-frame" or "Post and Piers" as illustrated here.



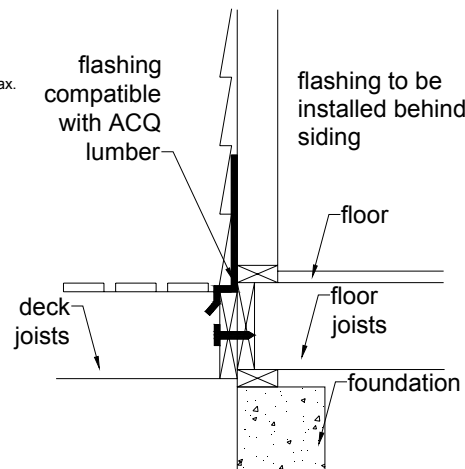
## Note:

Your actual construction may differ from these illustrations, but the minimum requirements must still be met.

# Stair Detail



# Flashing Detail



# Site Plan Example

