



Patrick L. Casey
President

**According to
Omaha Building
Code, permits are
required for all
new wood decks
and all deck
replacements.**



Certified Member

This information is furnished by
Home Buyers Protection Company,
your #1 source for home inspection
information.

RESIDENTIAL DECK GUIDELINES

1. Permits are required for *all* new decks and *all* deck replacements. Repairs on existing decks costing less than \$500.00 for labor and materials do not require a permit. Permit applications must include 2 copies each of a plot plan, a cross section drawing and a footing layout drawing.
2. Footings for decks must extend 42" min. below grade to the bottom of the footing. The footing size will vary depending on the size of the deck; however, a 10"-12" diameter hole will generally work.
3. Posts must be anchored to the footing by an approved mechanical fastener. If treated lumber is used, the posts may be set in the concrete, however the posts should be left up at least 8" from the bottom of the hole.
4. Extreme care should be taken to assure the rim joist is properly fastened to the house. Generally, a ½" diameter bolt every 12" will be sufficient. However, this may vary, depending on the size of the deck. Be sure that you are bolting into solid, structurally sound material!
5. A 36" min. high guardrail is required around any deck more than 30" above grade. Also a 34" to 38" high handrail is required on any set of steps with four (4) or more risers. No guardrail or handrail shall allow the passage of a 4" sphere through the rail.
6. Your lumber salesperson can help you with lumber sizes and spans, as well as beam sizes and post sizes. If you have any unanswered questions, you may contact your local permits and inspection office.