

RESIDENTIAL DECK PLAN REVIEW REQUIREMENTS

This is a guide to submitting decks for plan review. This is an example that should only be used for reference when submitting plans. Information here is not intended to replace code requirements. FBCR=Florida Building Code Residential 2020 7th edition. This may accessed at www.floridabuilding.org

FRAMING

Figure A

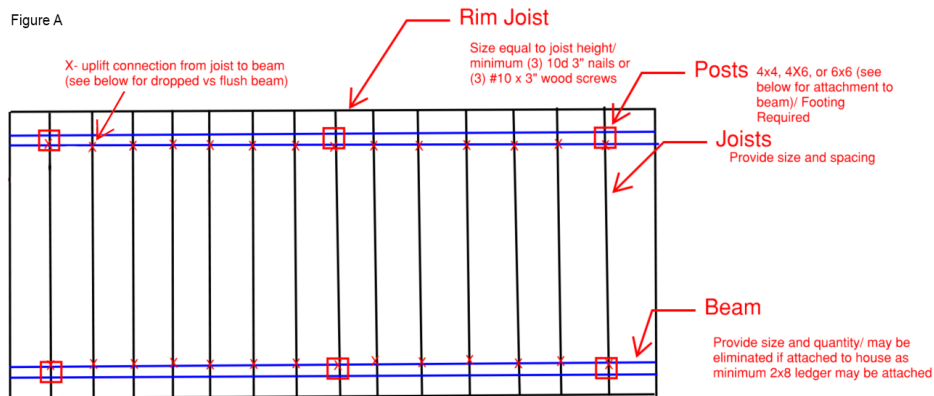
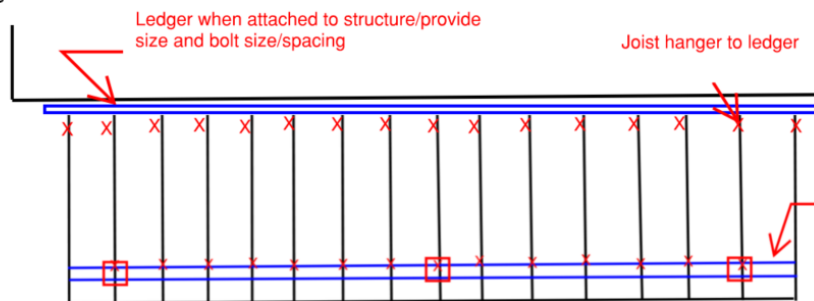


Figure B



- Provide scaled or full dimension plans. Show a plan view (Figures A or B) and a side view
- List on plan the following:
 1. Joist Size, spacing, and length (minimum 2x6) per FBCR507.6
 2. Beam size and length (minimum 2-2x6 or greater) per FBCR507.5
 3. Ledger size when connecting to the structure per FBCR507.8.1.1
 4. Post size and spacing per FBCR507.4
 5. Decking materials per FBCR507.7
 6. Hardware for connections per FBCR507.6.1/507.5.1/507.8.1.3(1)
 7. Footing size (piers) and depth per FBCR507.3
 8. Deck height off ground
 - Guards required once 30" or greater per FBCR312.1.1
 - Stairs with four (4) or more risers shall have handrails per FBCR311.7.8
 9. If stairs are used, specify on plan stringer size and spacing, stairs must be 36" minimum width per FBCR311.7.1
 - Manufactured products may require additional stringers, refer to product manufacturer

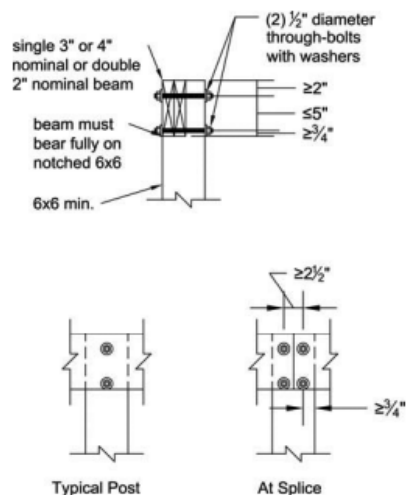


Figure C

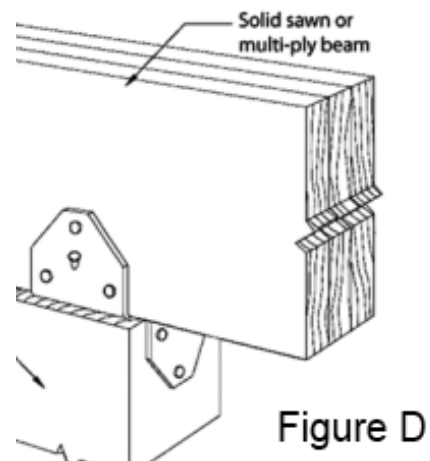


Figure D

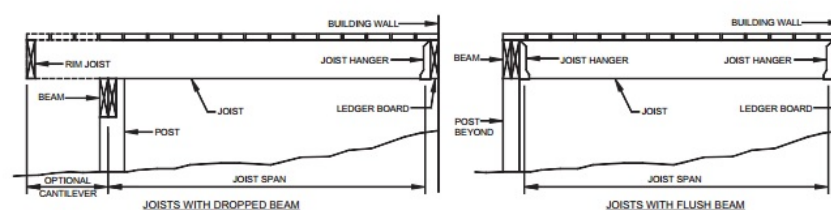


Figure E

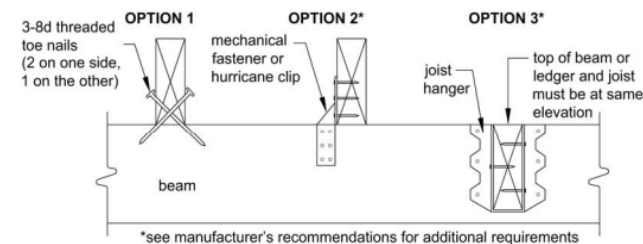


Figure F

FRAMING CONNECTIONS

- Beams must bear on posts and are not permitted to be attached to the side of the post unless specified by a design professional. Post must be of equal or greater size than beam. Beams must be supported on posts a minimum of 1 1/2" per FBCR507.6.2
- When a 4x4 post is used, a **post cap** to beam must be used and specified on the plan (Figure D) per FBCR507.5.1
- When a 6x6 post is used, the post may be notched and attached with (2) 1/2" through bolts (Figure C) per FBCR507.5.1
- Joist hangers to be used when installing flush beams and/or to ledgers and must be specified on the plan per FBCR507.6.2 (Figures E and F)
- Joists must have an uplift connection or nailed when installed over a drop beam per FBCR507.6.2 (Figure F)
- When a rim joist is used, the rim just must be nailed to the joists per FBCR507.6.2

Note - Drop beam is a beam where the joists span **over** the beams

Note - Flush beam is a beam where the joists span **between** the beams

Note – Joist hangers are to be installed with nails per manufacturer of manufacturer approved screws.

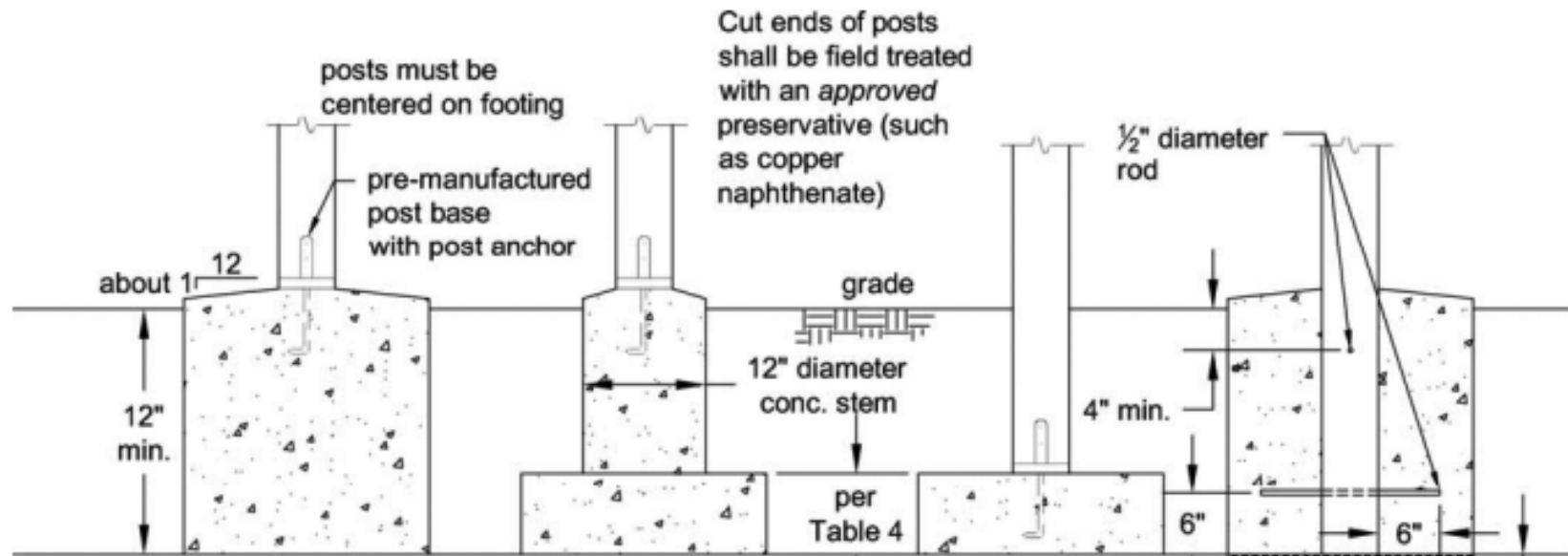


Figure G

FOUNDATIONS

- Footings(piers) are required at all posts per FBCR507.3 (Figure G)
 - Specify on plan size and depth/ must be a minimum of 12" in depth/ may be round or square
 - Post must be attached using a **post base** to pier or installed inside the pier a minimum of 12" in depth (post must be rated for ground contact) per FBCR507.4.1

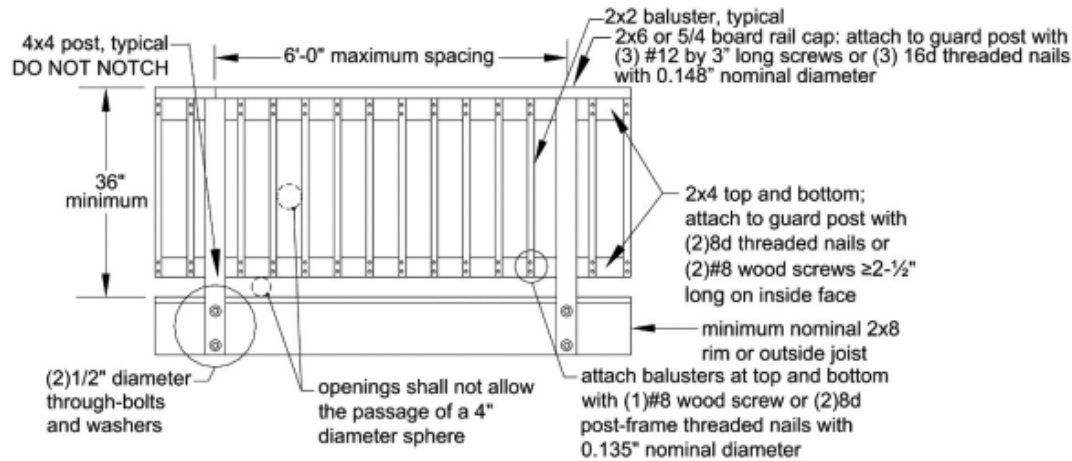


Figure H

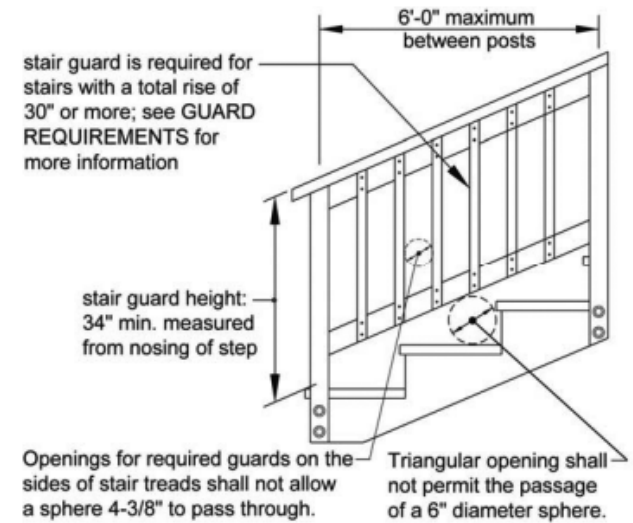


Figure I

GUARDS AND HANDRAILS

- Decks at 30" above grade at any point shall have a guard a minimum of 36" in height with a maximum spacing of 4" for balusters (Figure H) per FBCR312.1
- Stairs where over 30" above grade at any point shall have a guard minimum of 34" per FBCR312.1.1 and a handrail per FBCR311.7.8/311.7.8.1 at 34-38" above the nose of the tread (Figure I)