



# City of Waverly

Building & Zoning Department  
Mail to: P.O. Box 427  
14130 Lancashire  
Waverly, NE 68462  
402.786.2312

## Deck Addition (covered or uncovered)

All construction must comply with the following codes:

- 2012 International Residential Code
- 2008 National Electrical Code
- Waverly Municipal Code

Any size deck may be constructed as long as the deck meets the applicable line setback requirements.

Front yard setback –	25 ft. from property line
Rear setback -	The greater of 20% of the lot depth or 20 feet
Side yard setback -	Deck or stairs cannot be less than 7.5 ft from property line

In existing or new developments the side yard setbacks of corner lots may be different from above. Check with the building and zoning department for specifics.

No permanent structure may be located in a right-of-way easement. It is the homeowners responsibility to identify existing easements, location of property lines, if applicable covenant restrictions.

### Footings:

Before digging the footings, call Diggers hotline 1-800-331-5666 for buried utility locations. Footings for attached decks shall be a minimum of 36" below finished grade to ensure against frost movement and damage.

### Anchor to house:

Anchoring a deck to the house should be bolted with lag screws or bolts of sufficient length to secure the trimmers or ledger boards to the house rim beams or joist.

### Type of Wood:

All wood exposed to the weather elements, directly in contact with the ground or within 18" of the ground, or in contact with concrete shall be pressure treated (PT) lumber or a naturally rot resistant wood (Cedar, redwood, etc.)

### Railings / Guard Rails & Stairs:

Structures less than 30" above grade are not required to have a guard rail. Decks having a height greater than 30" above ground require hand rails. A hand rail is required on all stairs having three or more risers regardless of height. Decks 30" or more above grade require at least on one side of the stairway, a handrail (34" to 38" in

height) and constructed so as to not have openings larger than 4" in any dimension and not less than 36" in height. For stairs, the maximum riser height shall be 7 3/4" and the minimum tread depth shall be 10", the greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8" and the greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8". Stairs, hand rails and guard rails must comply with the 2012 International Residential Building Code requirements.

**Submittal Documents Required:**

- Site Plan – A site plan showing the dimensions of your deck and its relationship to existing structures and the distance to the property lines of the lot.
- Building plan – A building plan that identifies support post spacing, connection details, footing details, size of joist, stair and guardrail details.

**Design Information:**

For additional assistance in the design of the deck, and details on required structural components contact a local lumber store, as many offer free services to assist in your design.

**Inspections Required:**

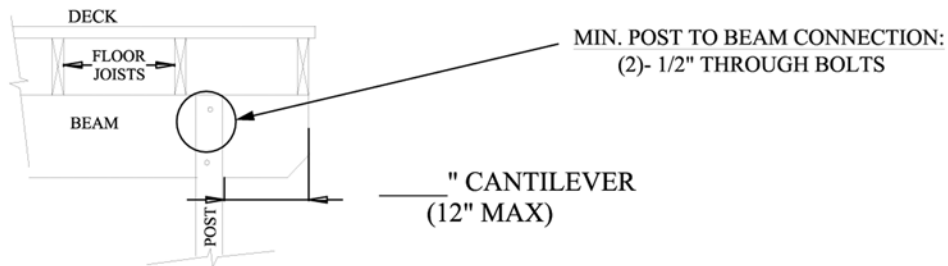
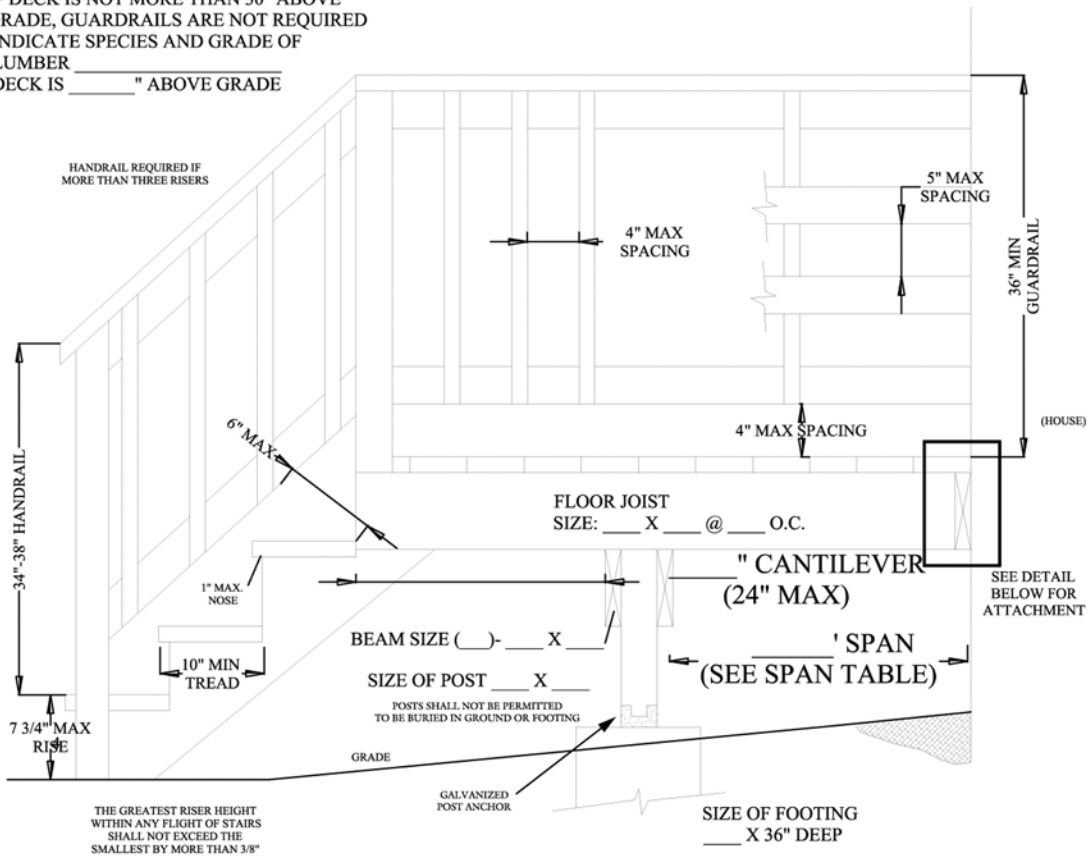
- Footing Inspection - Once the holes are dug and before concrete is poured
- Final Inspection - After completion of the entire deck, including railings and stairs. Framing members must be visible for inspection, if underside of deck is to be enclosed then provisions need to be made to ensure inspector has ability to view and inspect deck framing.

Please allow a 24-hour notice when calling for an inspection. To obtain a building permit or schedule a Inspection Contact the City of Waverly at (402) 786-2312 ext 1

**This informational sheet is a summary guideline and is not conclusive of all codes and requirements.**

# DECK DETAIL

- NOTES: \*IF DECK IS NOT MORE THAN 30" ABOVE GRADE, GUARDRAILS ARE NOT REQUIRED  
 \*INDICATE SPECIES AND GRADE OF LUMBER  
 \*DECK IS \_\_\_\_\_" ABOVE GRADE



## ATTACHING DECK LEDGER TO BAND JOIST OVER STRUCTURAL SHEATHING

Labels in diagram: 1/2" SHEATHING, HOUSEWRAP, FLASHING MEMBRANE, FLASHING, DECK JOIST, DECK LEDGER, BAND JOIST, 164 HOT-DIPPED GALVANIZED NAILS, 1/2" HOT-DIPPED GALVANIZED BOLT AND WASHERS, BOTH SIDES OR LAG SCREW.

**FASTENER SPACING RECOMMENDATIONS FOR RESIDENTIAL DECK LEDGERS WHEN USING PRESSURE TREATED SYP SAWN LUMBER**

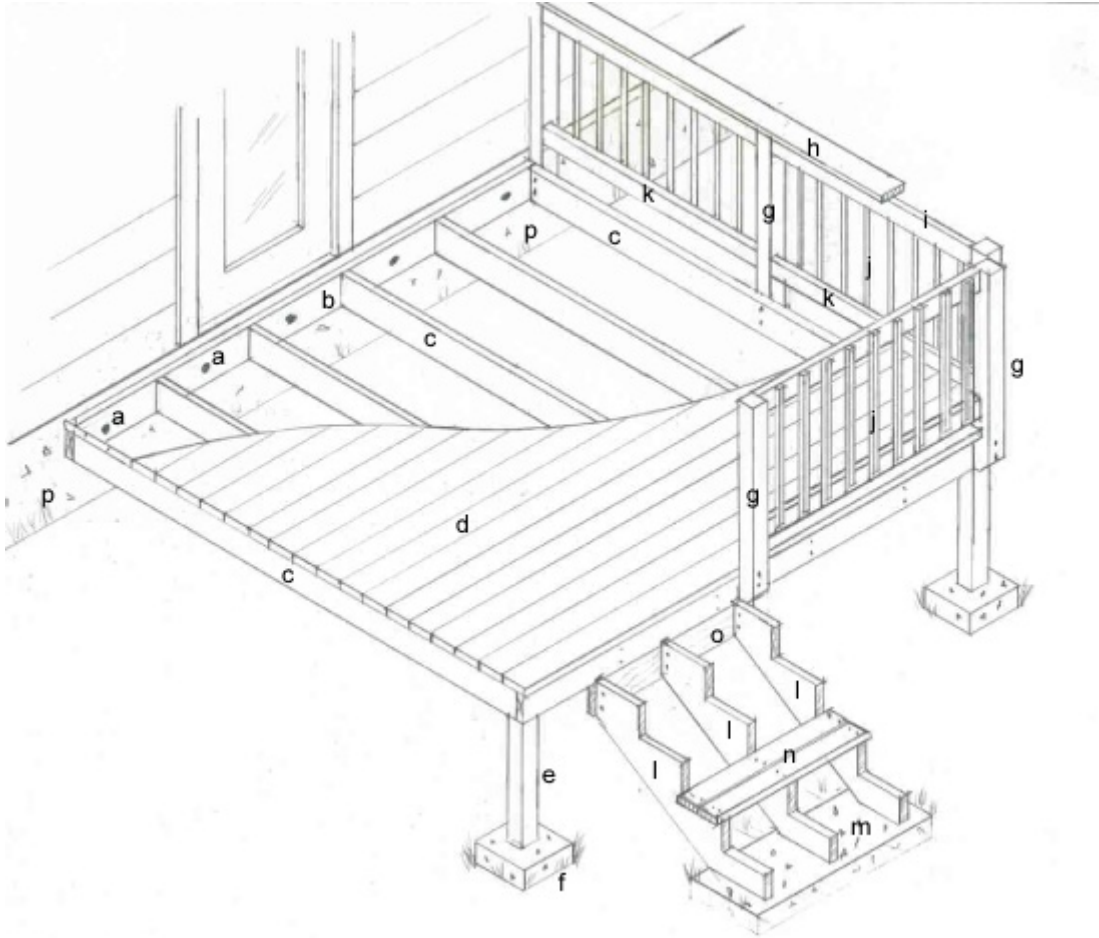
JOIST SPAN (ft)	UP TO 7'	7'-1" TO 14'	14'-1" TO 18'
1/2" DIA. LAG SCREW	1 ROW @ 16" O.C.	2 ROWS @ 16" O.C.	2 ROWS @ 12" O.C.

1. THE TIP OF THE LAG SCREW SHALL FULLY EXTEND BEYOND THE INSIDE FACE OF THE RIM BOARD.
2. LEDGERS SHALL BE FLASHED TO PREVENT WATER FROM CONTACTING THE HOUSE RIM JOIST.
3. LAG SCREWS AND BOLTS NEED TO BE STAGGERED ALONG THE LENGTH OF THE LEDGER.
4. THE WIDTH OF THE LEDGER SHALL NOT BE LESS THAN THE WIDTH OF THE JOISTS.
5. LAG SCREWS AND BOLTS SHALL BE PLACED AT LEAST 2" IN FROM THE BOTTOM AND TOP OF THE LEDGER AND AT LEAST 2" IN FROM THE ENDS.
6. IF ENGINEERED BAND JOIST IS USED THEN ENGINEERING WILL BE REQUIRED. EXCEPTION: IF 1-1/2" SAWN LUMBER IS PLACED ON BASEMENT SIDE OF BAND JOIST.

## SITE PLAN REQUIREMENTS

1. PROPERTY ADDRESS & LEGAL DESCRIPTION.
2. ALL PROPERTY DIMENSIONS.
3. SHOW ALL EASEMENTS.
4. LOCATION OF ALL PERMANENT STRUCTURES.
5. LOCATION OF DECK: DISTANCE TO PROPERTY LINES.
6. SHOW PIER FOOTING LOCATIONS.
7. INDICATE PIER FOOTING DIAMETER AND DEPTH.
8. INDICATE WHETHER A SPA OR HOT TUB WILL BE PLACED ON DECK.
9. DECK CAN NOT BE SUPPORTED OFF OF HOUSE CANTILEVER

## Deck Framing Detail



### Fill in necessary deck construction details

Item:	Size:	Spacing:
a. Ledger Anchor	_____	_____
b. Ledger Board	_____	_____
c. Joist	_____	_____
d. Decking	_____	_____
e. Structural Post	_____	_____
f. Concrete Footing	_____	_____
g. Rail Post	_____	_____
h. Handrail Cap	_____	_____
i. Upper Rail Support	_____	_____
j. Railing Spindles	_____	_____
k. Lower Rail Support	_____	_____
l. Stair Stringers	_____	_____
m. Concrete Stair Pad	_____	_____
n. Stair Treads	_____	_____
o. Stair Stringer Support	_____	_____