CITY OF DAYTON, OHIO
DEPARTMENT OF ECONOMIC DEVELOPMENT
DIVISION OF BUILDING INSPECTION

371 WEST SECOND STREET
DAYTON, OHIO 45402
937 333-3883 • FAX 937 333-4284
www.cityofdayton.org

RESIDENTIAL WOOD DECKS

The construction of or addition to a deck within the City of Dayton is subject to the requirements of the 2013 Residential Code of Ohio (2013 RCO). Approval of drawings and the issuance of a permit must be obtained before work is initiated. The property owner or contractor may apply for the permit. Decks that are 200 square feet or less, and are not more than 30 inches above grade at any point, and are not attached to a dwelling, and do not serve the egress door (as required by **Section 311.2**) are exempt.

The 2013 RCO is available for viewing online at:

codes.iccsafe.org/app/book/toc/2013/2011_2013%20Ohio/13Residential/index.html

Simply click on the chapter you wish to view.

Applying for a Permit

1. **Application Form -** Complete the upper half of the application form, sign and date. The application form is available at the Division of Building Inspection office , 371 W Second St, in downtown Dayton or online at:

   http://www.cityofdayton.org/departments/bs/bi/Documents/Building-Zoning%20Application2012.pdf

2. **Site Plan – (2013 RCO 106.1.3 #2):** An example site plan is attached to this document. Provide a site plan showing property lines, the nearest streets, lot dimensions, existing structures (house, garage, shed, etc) with dimensions and distances from the property lines. Indicate the location for the deck. Clearly label the proposed deck and show overall dimensions. Search for lot dimensions from the Montgomery County Auditor's website at: *http://www.mcegisohio.org/geobladeweb/default.aspx?config=aud* Clicking on the image of the binoculars, select "search addresses by jurisdictions" and select "Dayton" as the jurisdiction, find your street name and then your address in the pull-down menus.

3. **Detail Drawings – (2013 RCO 106.1.3 # 3, 4, 5, and 6, as applicable for a deck):** Example drawings are also attached, with references to the 2013 Residential Code of Ohio (RCO). The RCO paragraph numbers have been added to aid the person preparing the drawings in finding the appropriate code requirements. The drawings must show 1) a layout and framing plan, 2) foundation details, 3) deck ledger connection details (if the deck is to be supported by the house structure), and 4) stairs, handrails, and deck railings.

Plan Review, Approval, and Permit Issuance

1. **Submittal -** The permit application and 3 copies of the drawings must be submitted to the Division of Building Inspection office.

2. **Review -** The application and drawings will be reviewed for compliance with Zoning requirements and with applicable requirements of the 2013 RCO. The applicant will be contacted if additional information is needed or if the drawings do not comply with the 2013 RCO.

3. **Permit Issuance –** When the documents are approved, the applicant will be contacted that the permit and plans are available at the Building Inspection office. A permit fee must be paid at the time the permit is obtained. Make sure your house address is visible for the inspector and construction can now begin.

Permit Fees

Permit fees are determined by the estimated cost of the deck or deck addition. These fees help offset the costs to the City of Dayton for the required inspections and other related costs. Call 333-3986 or 333-6794 for an estimate of the permit fees based on your estimated construction cost.

Inspections During Construction

There are several steps in construction of a deck that require inspection.

1. **Footing Inspection –** The first inspection must take place after the footings have been excavated, the forms are set, and before any concrete is poured. This allows the depth, size and layout of the foundation to be confirmed.
2. **Framing Inspection –** The second inspection must take place prior to the deck flooring being placed. This allows the beams, joints, ledger, lateral load connection, and connections to be confirmed. If the deck is tall enough for a person to walk under, the framing inspection can be made at the time of the final inspection.
3. **Final Inspection –** After the deck floor, stairs, handrails, and deck railing have been completed.

Resources

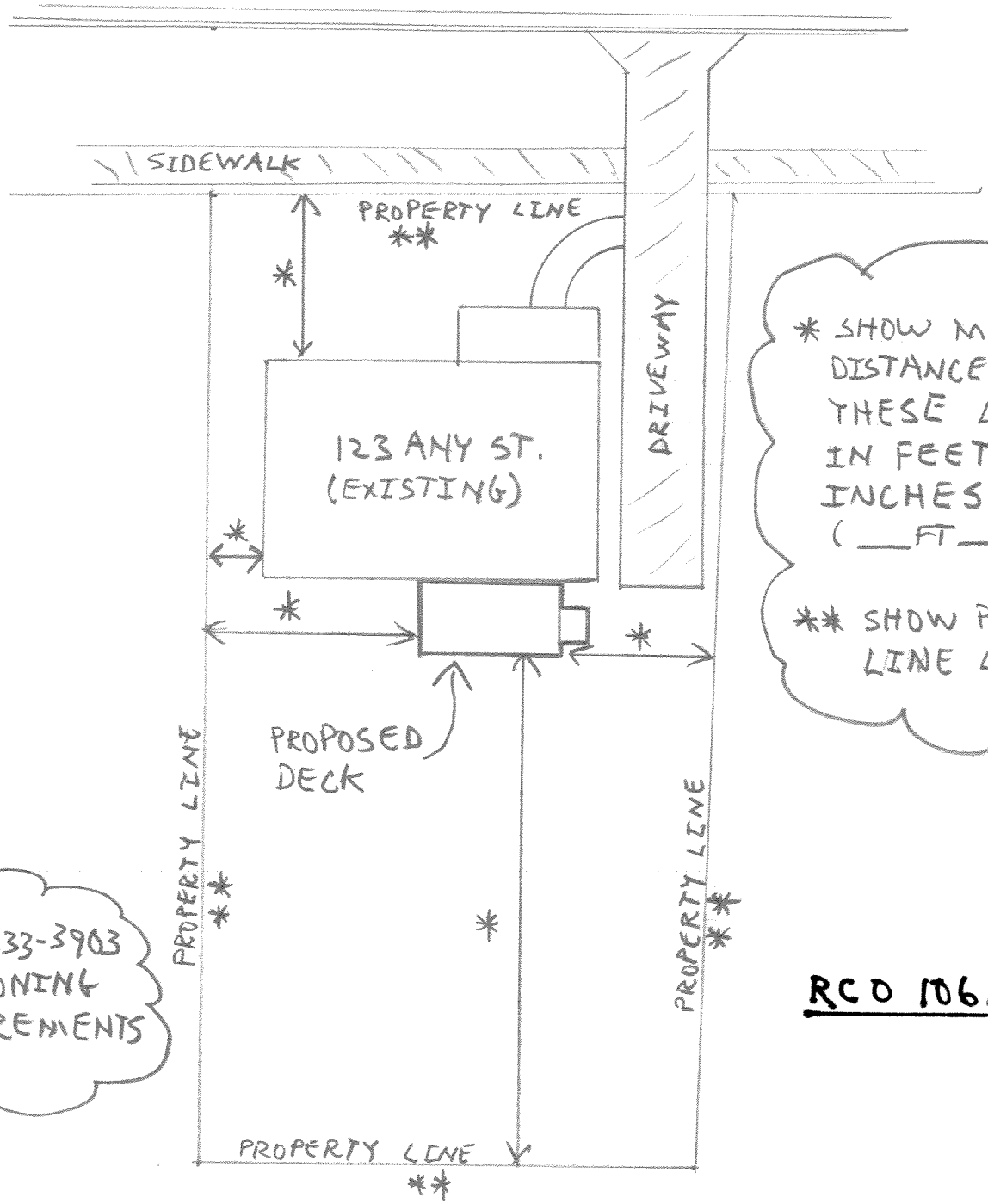
- 2013 Residential Code of Ohio – a link is given in the General Comments, above.
- Residential Wood Deck Checklist of the City of Dayton *http://www.cityofdayton.org/departments/bs/bi/Documents/Building*(TBD)
- Prescriptive Residential Wood Deck Construction Guide – www.awc.org/codes-standards/publications/dca6 (Use 2013 RCO for determining the size of structural members.)
- Online, there is access to free deck design software and to multiple deck construction videos. (NOTE: The details provided in these resources may not meet the minimum requirements of the 2013 RCO. All decks constructed in the City of Dayton must comply with the applicable requirements of 2013 RCO.)

Example Drawings Attached

- DWG 1 - Site Plan
- DWG 2 - Layout & Framing Plan
- DWG 3 – Foundation & Section A/3
- DWG 4 - Ledger Detail A/4

123 ANY ST.

EXAMPLE FOR RESIDENTIAL WOOD DECK



* SHOW MEASURED DISTANCE AT THESE LOCATIONS IN FEET AND INCHES (___FT___IN.)

** SHOW PROPERTY LINE LENGTHS

CALL 333-3903 FOR ZONING REQUIREMENTS

RCO 106.1.3 #2

NORTH ARROW

SITE PLAN

1" = 20'-0"

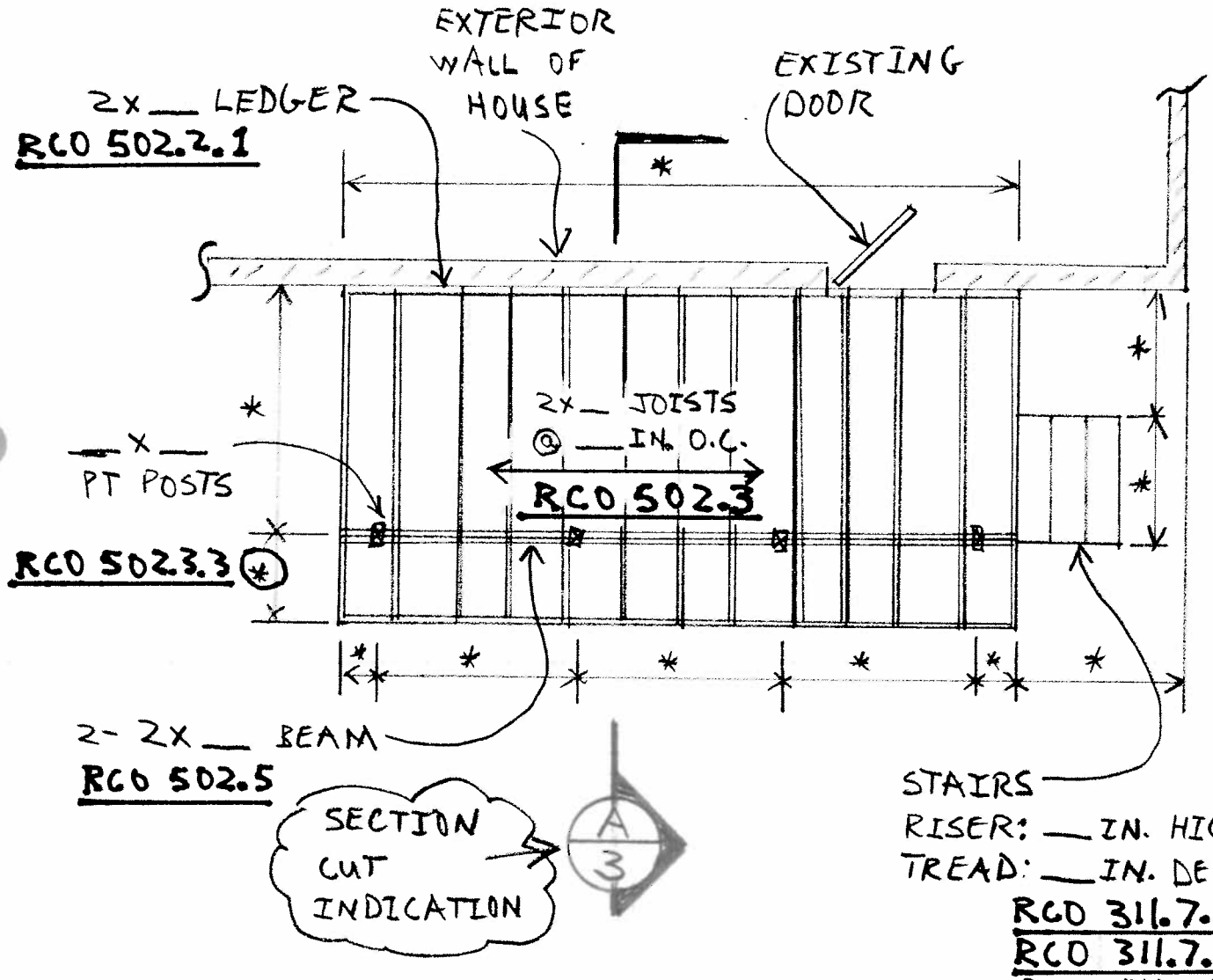
APRIL 2016

DWG 1

123 ANY ST.

EXAMPLE FOR RESIDENTIAL WOOD DECK

* SHOW DIMENSIONS FOR PROPOSED DECK IN FEET AND INCHES (__ FT. __ IN.)



LAYOUT & FRAMING PLAN

1/4" = 1'-0"

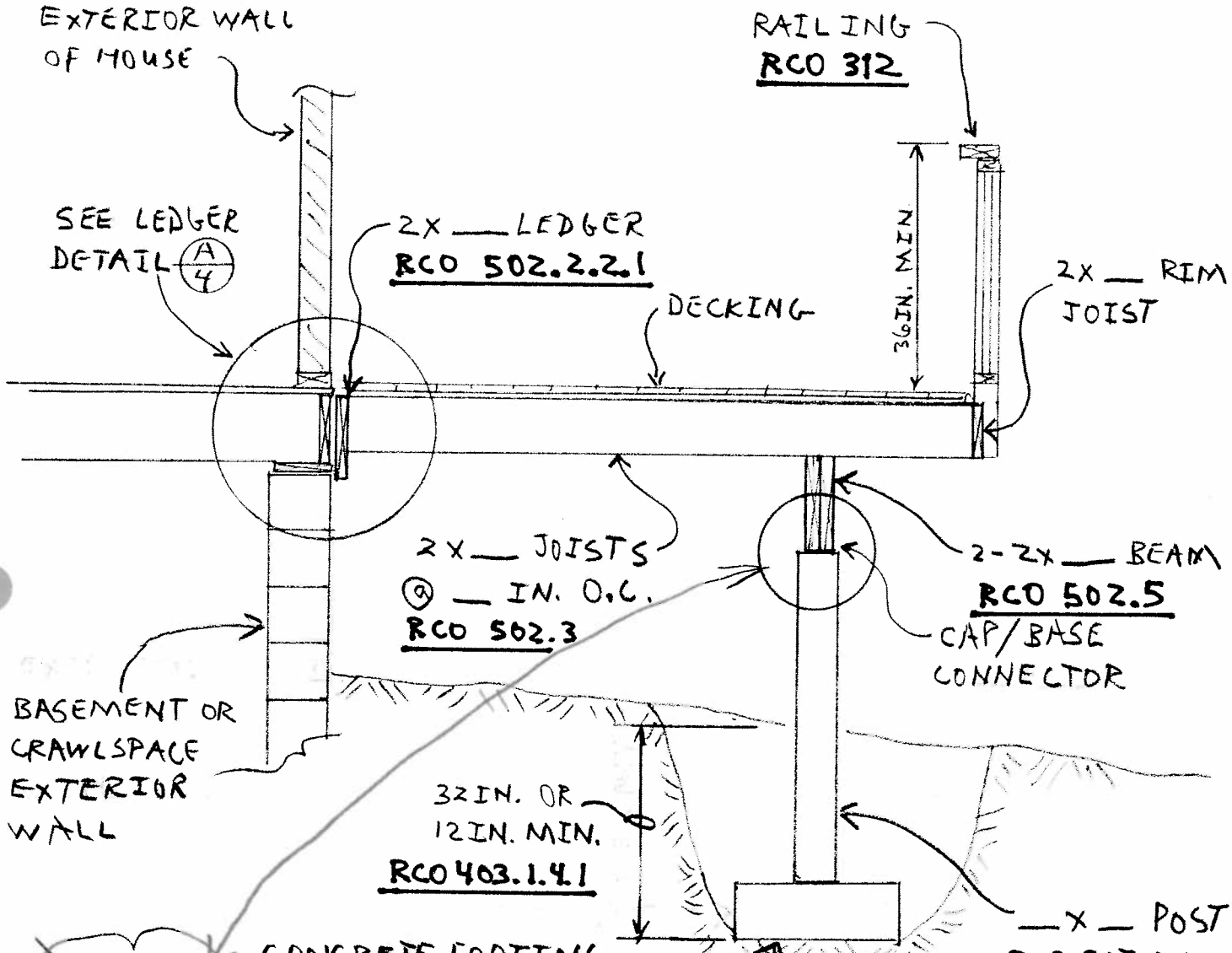
N

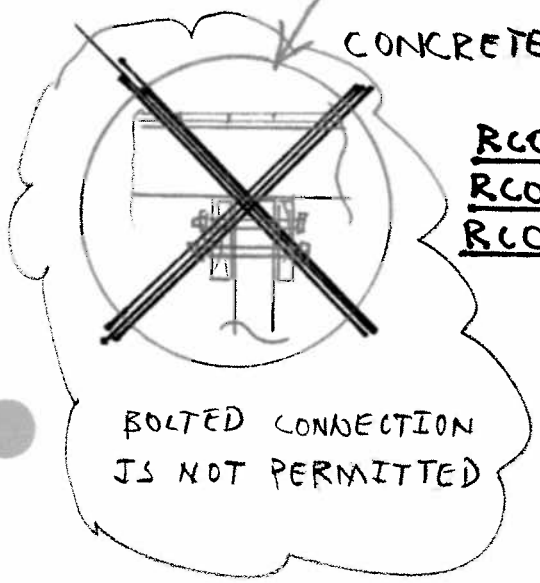
DWG 2

APRIL 2016

123 ANY ST.

EXAMPLE FOR RESIDENTIAL WOOD DECK





FOUNDATION & SECTION A/3

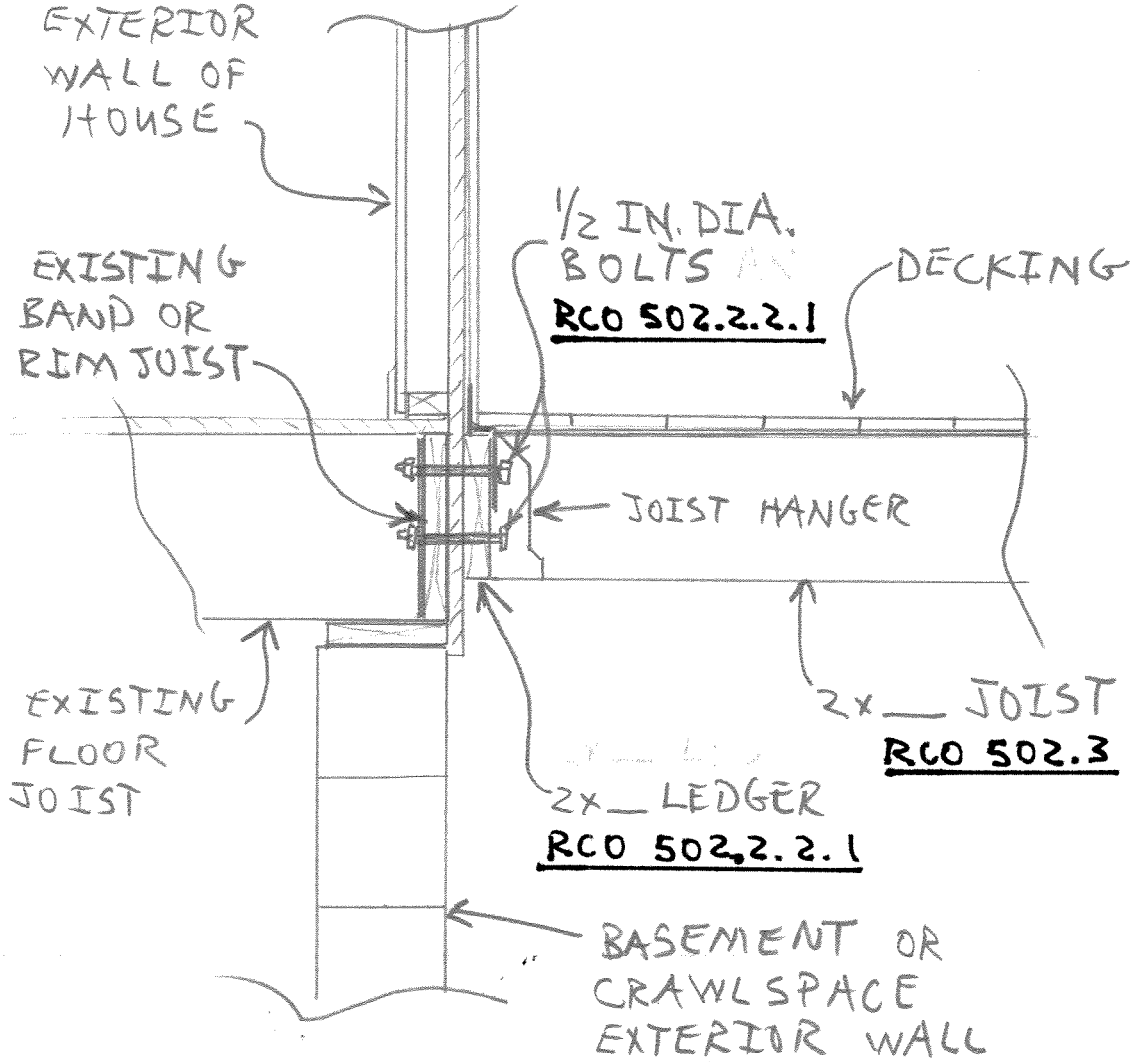
1/2" = 1'-0"

DWG 3

ADPTI 2012

123 ANY ST.

EXAMPLE FOR RESIDENTIAL WOOD DECK



LEDGER DETAIL A/4

1" = 1'-0"

APRIL 2016

DWG 4