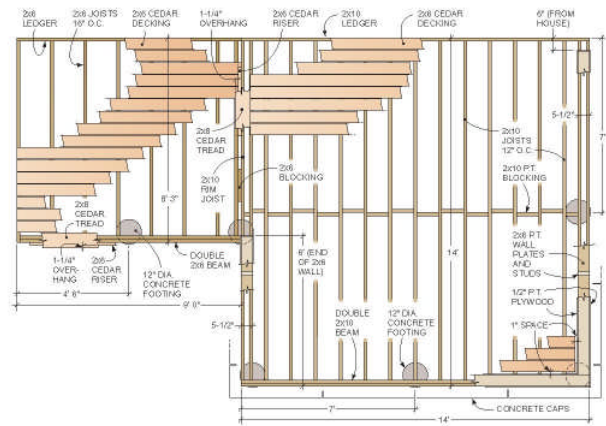




**DECK PLANS**  
**City Of Grand Rapids**  
**Building Safety Division**  
**218-326-7601**  
[www.cityofgrandrapidsmn.com](http://www.cityofgrandrapidsmn.com)



This handout is intended only as a guide and is based in part on the 2015 Minnesota State Building Code, Grand Rapids ordinances, and good building practice. While every attempt has been made to insure the correctness of this handout, no guarantees are made to its accuracy or completeness. Responsibility for compliance with applicable codes and ordinances falls on the owner or contractor. For specific questions regarding code requirements, refer to the applicable codes or contact your local Building Safety Division.

The following are examples of information that should be included on plans submitted for building permits for residential decks. They are **examples** only and should not be construed as being code compliant for every application. It is the responsibility of the homeowner or person preparing the plans to show in detail how they will build their deck. Some designs may require more detail than others.

Deck plans should replicate exactly how the deck will be built. We will review the plans before the permit is issued to identify code violations before work is started. The more detailed the plans, the less likely there will be corrections in the field.

When you receive your permit, you will also be given one set of plans stamped "Approved". Once your plans are approved, you should not change your design without approval by the Grand Rapids Building Safety Division. ***You should read through the approved plans to determine if the plan reviewer noted any corrections to your plan.*** If you have any questions regarding any of the corrections, you should contact us before proceeding.

The City of Grand Rapids has a detailed handout on deck construction and it is recommended that you obtain a copy of the handout for further direction.

# CHECKLIST FOR DECK PLANS

## Site Plan

- Street address and/or legal description shown
- North arrow shown
- Plan drawn to useable scale and scale used shown
- Size/location of existing buildings, easements and buffers
- All lot dimensions and pin locations shown
- Location and size of proposed deck shown
- Distance to all lot lines from existing buildings and proposed deck

## Construction Plans

- Plans drawn to useable scale
- Scale indicated on plan
- Plan neat and legible

## Elevation (This could be illustrated on section drawings)

- Show side and front view of deck in relation to grade and dwelling
- Include railing height and design

## Framing Plan

- Floor joist size and spacing including species and grade
- Orientation of floor joists
- Cantilever of joists
- Bearing points for all joists
- Size and location of all beams including species and grade
- Cantilever of beams
- Size and location of ledger board including species and grade
- Size and location of all columns including species and grade
- Location of stairs
- Changes in elevation of deck floors or landings
- Unusual framing issues such as cantilevers of the dwelling floor

## Footings (This information may be included on section or framing plans)

- Footing depth and design
- Footing width at base consistent with load for each footing location.

## Section(s)

- Section view(s) from bottom of footing to top of guard to show railing details; floor framing orientation; joist/beam orientation and bearing; column locations; connections; footing design, size, and depth; and height of deck floor above grade.

## Details

- Flashing at the ledger
- Joist bearing/hangers
- Ledger connection (Caution for dwelling floor cantilevers)
- Fasteners/connectors consistent with lumber and decking used
- Column/beam connection
- Column/footing connection
- Type of decking and orientation (Caution for 5/4 or composite decking for spans more than 16" o.c. or installed diagonally)
- Research report required for decking other than wood
- Stair stringer connection
- Lateral bracing (if required)

## Stairs

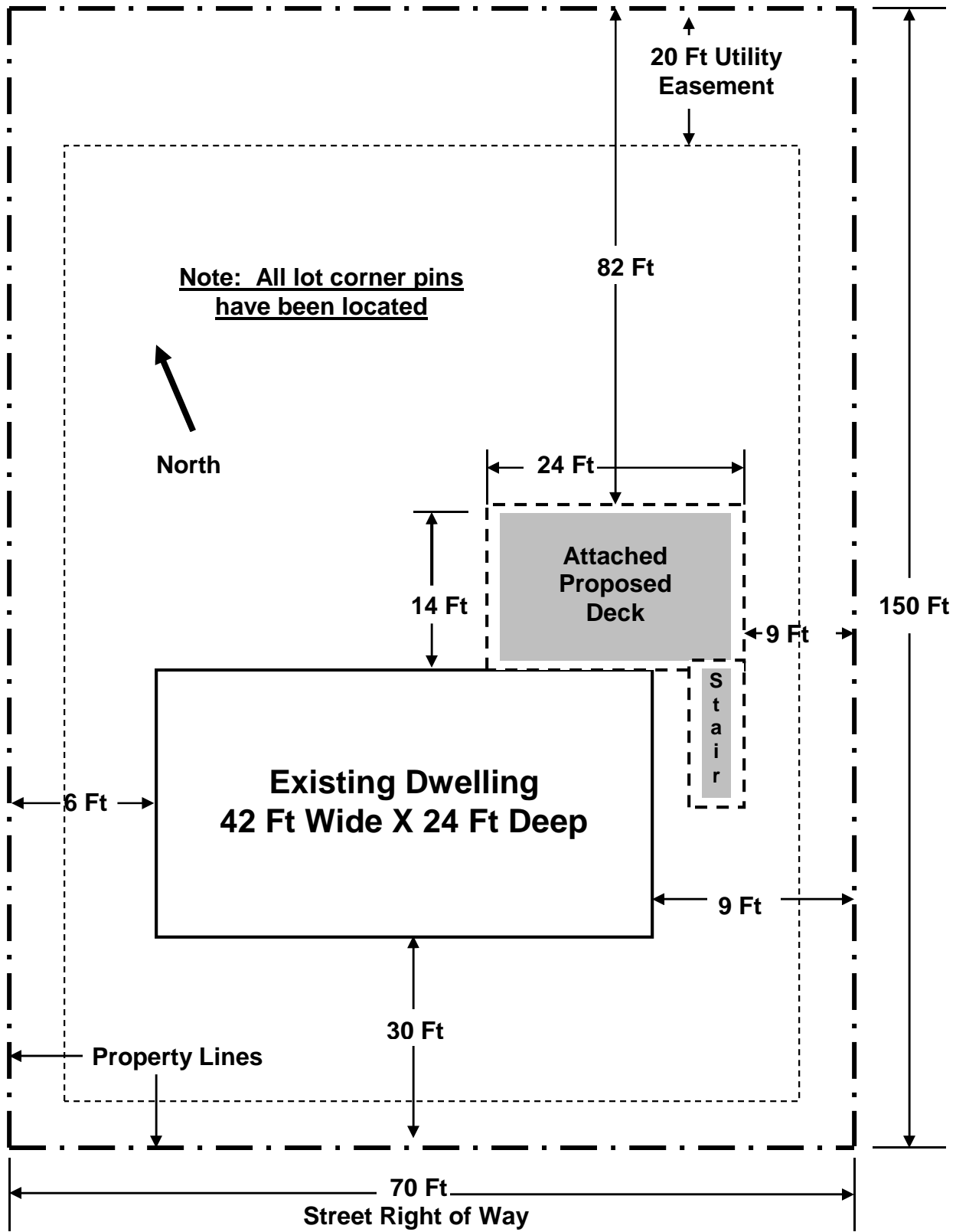
- Width of stairs
- Rise/run w/tolerance shown
- Number and size of stringers
- Open riser design
- Type and size of tread consistent with stringer spacing (Caution for decking use)
- Connection method for treads to stringers
- Handrails shown for stairs with 4 or more risers
- Handrail height shown on plan
- Handrail profile detailed
- Landing at bottom of stair

## Guards

- Guard height and opening dimensions
- Guard design/materials
- Guard attachment

Date: \_\_\_\_\_

Job Address: \_\_\_\_\_



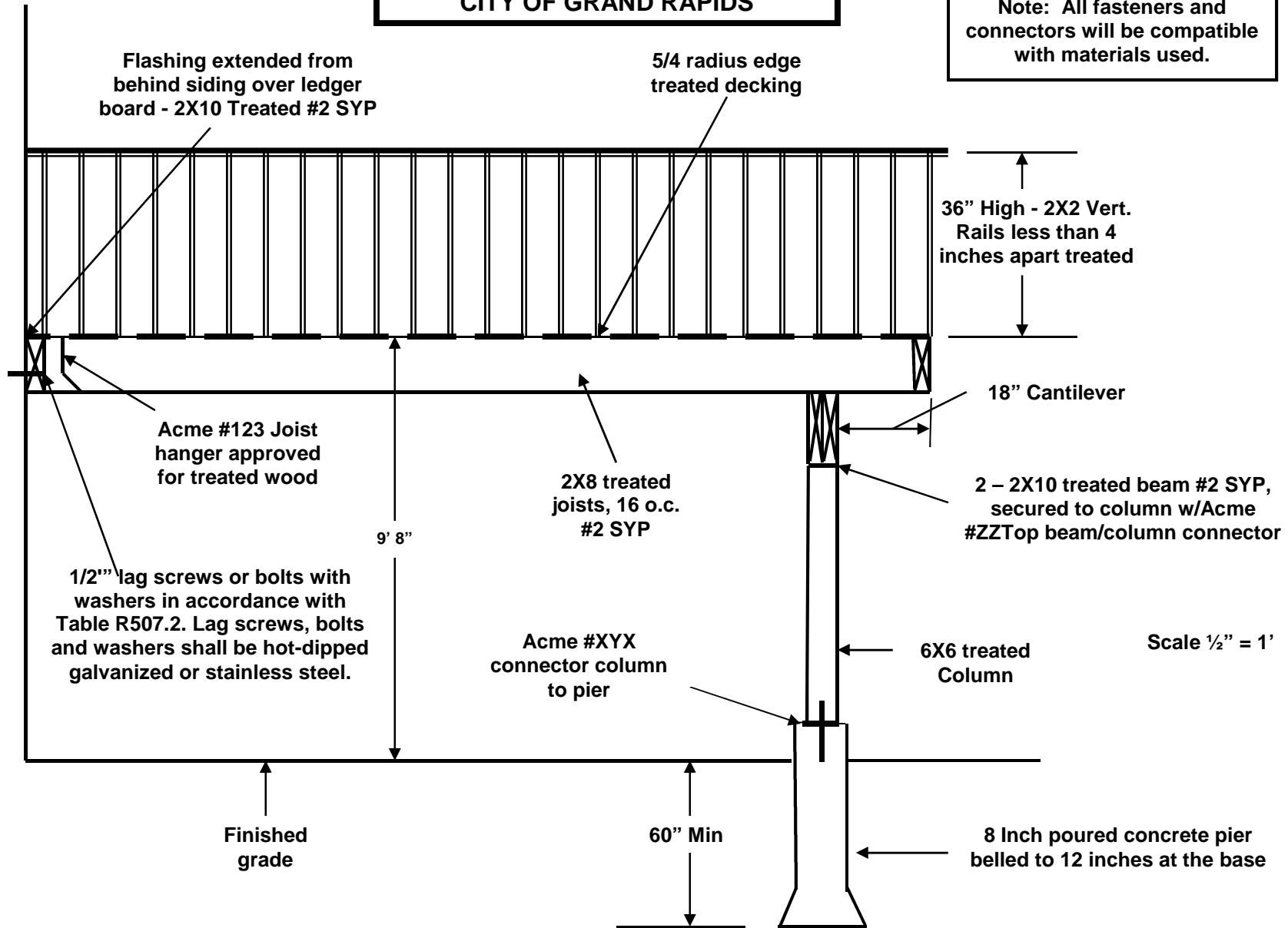
1910 SW 3<sup>rd</sup> Ave

Scale 1" = 10'

**TYPICAL SITE PLAN - CITY OF GRAND RAPIDS**

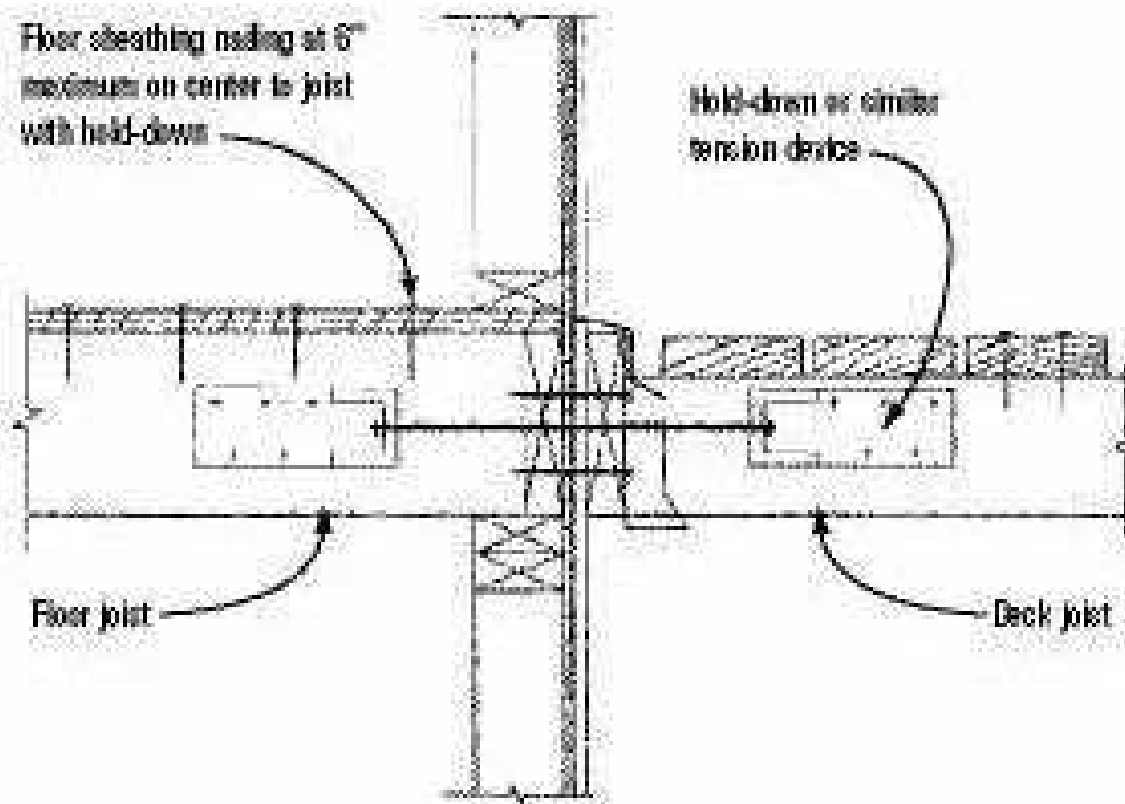
**TYPICAL DECK CROSS SECTION  
CITY OF GRAND RAPIDS**

**Note: All fasteners and connectors will be compatible with materials used.**

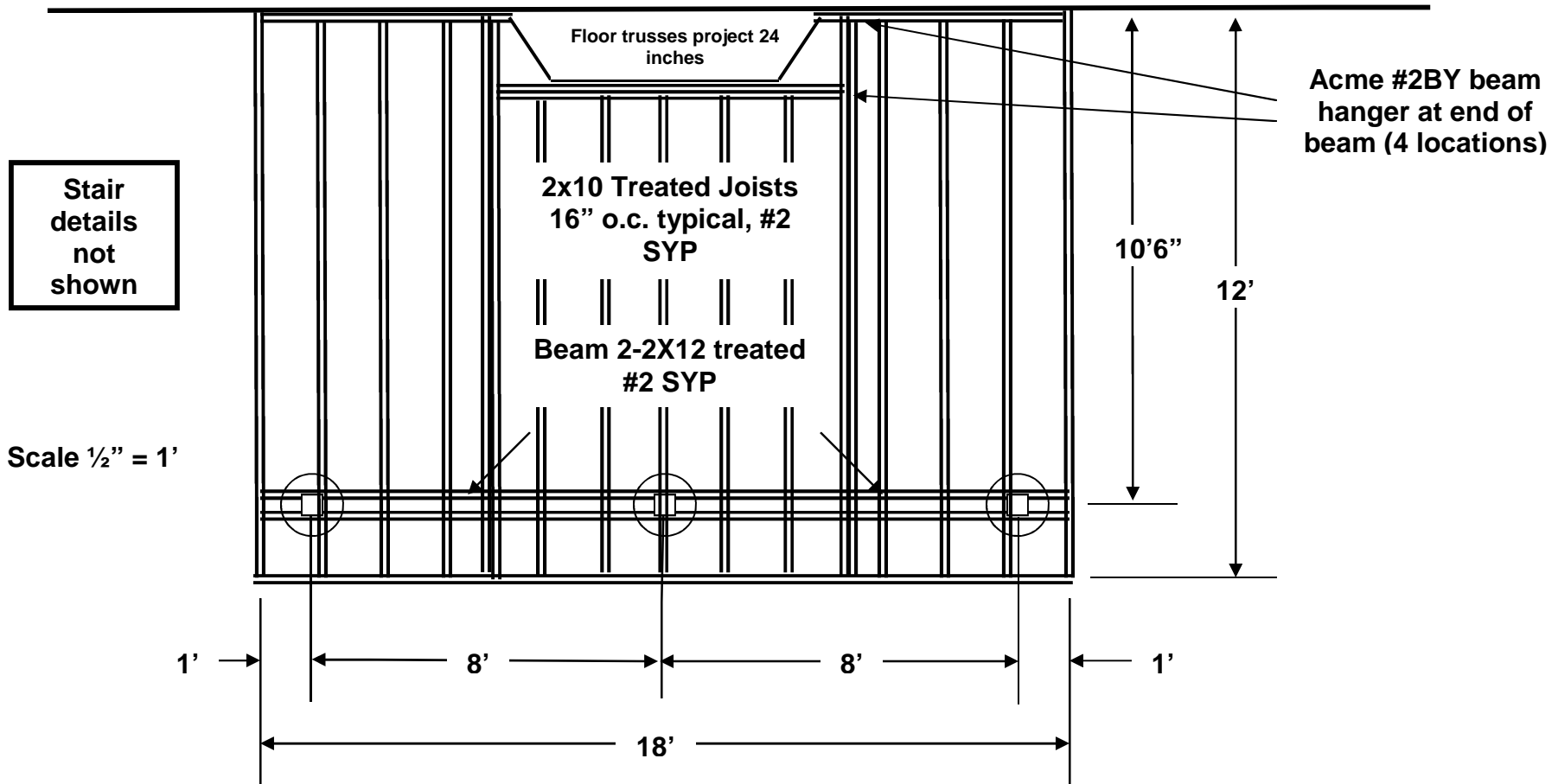


**WARNING: THIS IS AN ILLUSTRATION ONLY. IT IS INTENDED TO SHOW SOME OF THE INFORMATION THAT SHOULD BE INCLUDED ON YOUR DECK PLANS. IT IS NOT INTENDED TO SHOW COMPLIANCE WITH ANY CODES THAT MAY APPLY. CHANGES IN THE HEIGHT AND SIZE OF A DECK WILL CAUSE VARIATIONS IN CODE REQUIREMENTS.**

## Deck Attachment for Lateral Loads



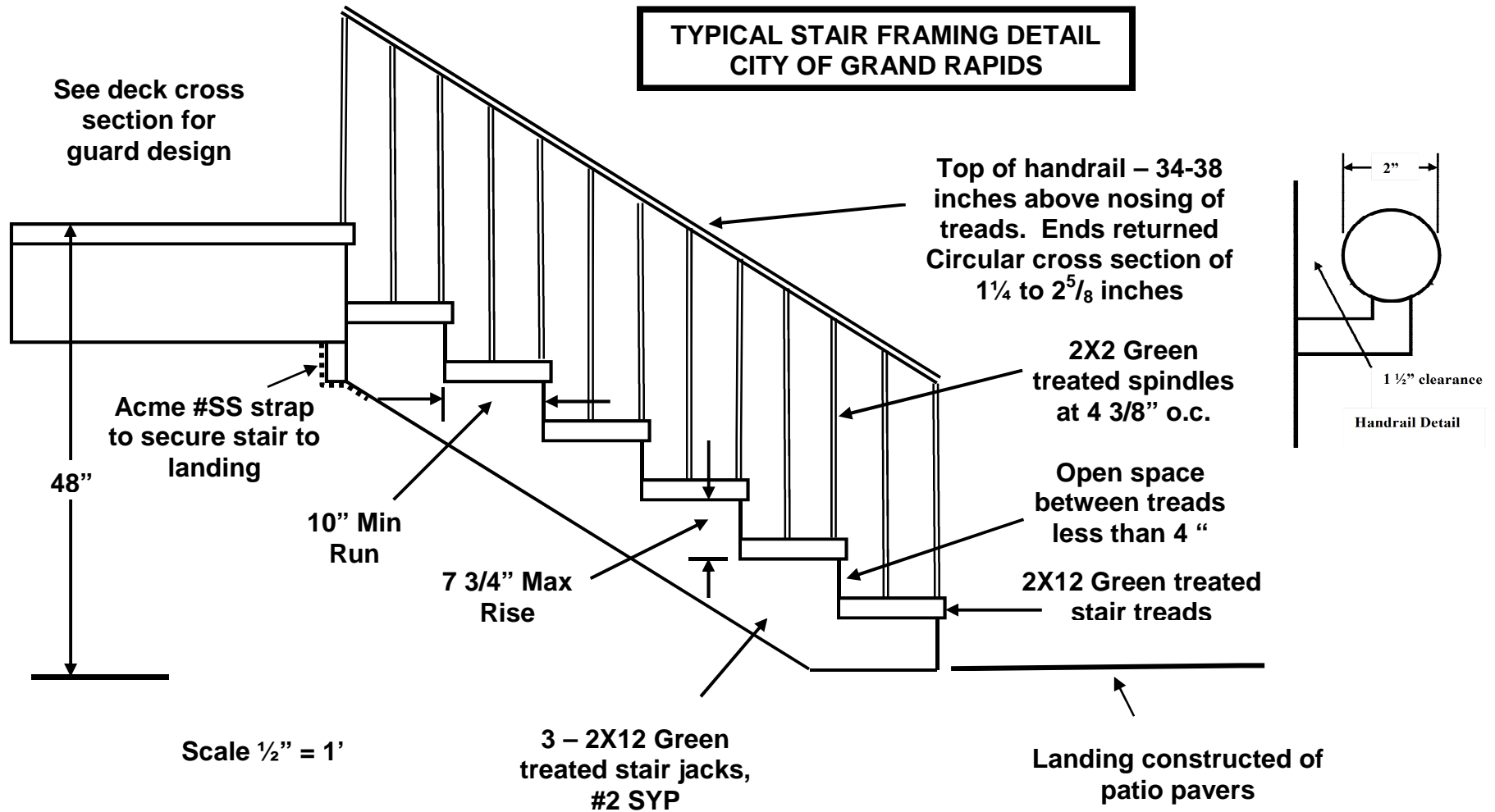
**TYPICAL DECK FLOOR FRAMING PLAN, BEAM LOCATION, AND FOOTING LAYOUT  
CITY OF GRAND RAPIDS**



**Note about House cantilevers:** Occasionally home designs include a cantilever of the floor system at the patio door. Decks may not be attached to the cantilevered joists unless the house floor framing is engineered for the deck loads.

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**TYPICAL STAIR FRAMING DETAIL  
CITY OF GRAND RAPIDS**



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