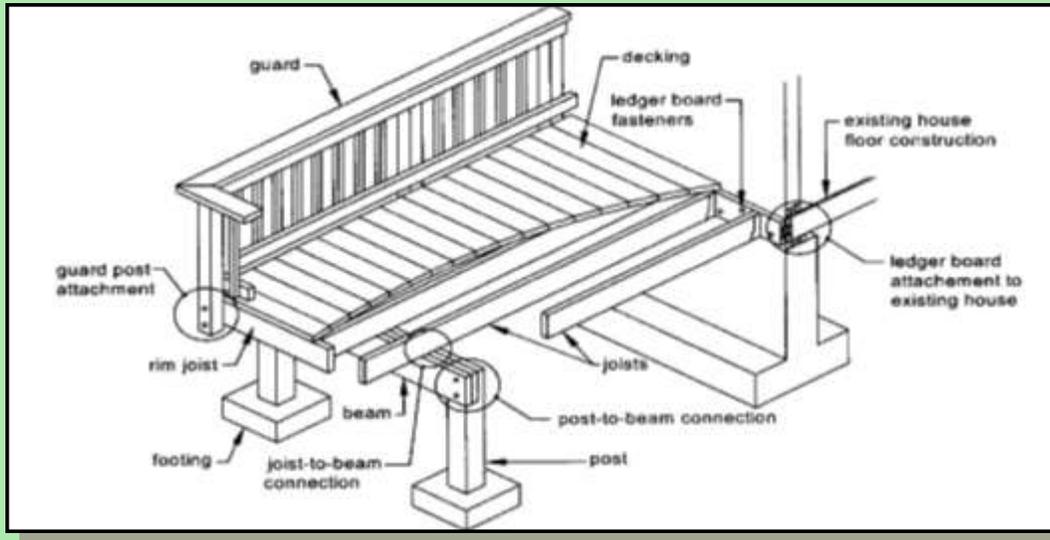




RESIDENTIAL DECKS

REVISION DATE: NOVEMBER 2015



Typical Deck Details

The use of this package in lieu of submitted drawings applies to Single Span, Single Level, Residential Decks only. Decks must be constructed in strict conformance with the details contained herein. A copy of this deck detail must be on the job site and available to the inspector during the inspection process.

DECKING REQUIREMENTS



All decking material shall be composed of 2x6 or 5/4 ("five-quarter") board. Attach decking to each joist with 2-8d nails or 2- #8 screws. See **FIGURE 10** for decking connection requirements at the rim joist. Decking may be placed from an angle perpendicular to the joists to an angle of 45 degrees to the joists. Each piece of decking must bear on a minimum of 4 joists.

Decking composed of foreign lumber, plastic or manufactured materials may be substituted only when the product has an approved evaluation report from an accredited testing laboratory which has listed the product.

The evaluation report must be on the jobsite and available to the Inspector during the inspection process. Installation and span lengths of the substituted material must be in strict conformance with the evaluation report and the manufacturer's instructions. All decking products must be capable of supporting a live load of 40 pounds per square feet.



GENERAL NOTES:

- 1) All lumber shall be southern pine, grade #2 or better and shall be pressure treated ACQ or CA-B in accordance with American Wood-Preservers' Association standards. All lumber in contact with the ground shall be rated as "ground-contact."
- 2) All nails shall be spiral or annular grooved.
- 3) Chemicals used in pressure treatment methods will prematurely corrode standard fasteners, hardware and flashing when in contact with lumber. To combat corrosion, the following is required:
 - A) All screws and nails shall be hot-dipped galvanized or stainless steel.
 - B) All hardware (joist hangers, cast-in-place post anchors, etc.) shall be galvanized with 1.85 oz/sf of zinc (G-185 coating) or shall be stainless steel. Look for products such as "Zmax" from Simpson Strong-Tie or "Triple Zinc" from USP.
- 4) Decks constructed according to this handout are not approved for future hot tub installations.
- 5) Deviations from this handout and conditions which do not meet the details shown herein require a plan submission.
- 6) Inspections:
 - A) A footing, framing and final inspection is required on all decks. Footing inspections are required PRIOR to the placement of concrete.
 - B) Framing and final inspections may be combined if all portions of the deck framing and mechanical attachments are at least 42" above grade.
- 7) Inspections are required by law. Failure to receive any and all inspections can result in the issuance of violations which may lead to legal proceedings.
- 8) It is the responsibility of the permit holder or the permit holder's representative to notify the City when the stages of construction are reached that require an inspection. Inspection requests may be made calling the inspection line at 417-732-3170; please have your permit number available when scheduling an inspection.
- 9) Decks shall not be used or occupied until a final inspection approval is obtained.
- 10) Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting. For decks with cantilevered framing members, connections to exterior walls or other framing members, shall be designed and constructed to resist uplift resulting from the full live load specified in Table R301.5 (40 psf) acting on the cantilevered portion of the deck.

JOIST SIZE

The span of a joist is measured from the centerline of bearing at one end of the joist to the centerline of bearing at the other and does not include the length of the overhangs. Use TABLE 1 to determine your joist span based on lumber size and joist spacing. See FIGURE 1 and FIGURE 2 for joist span types.

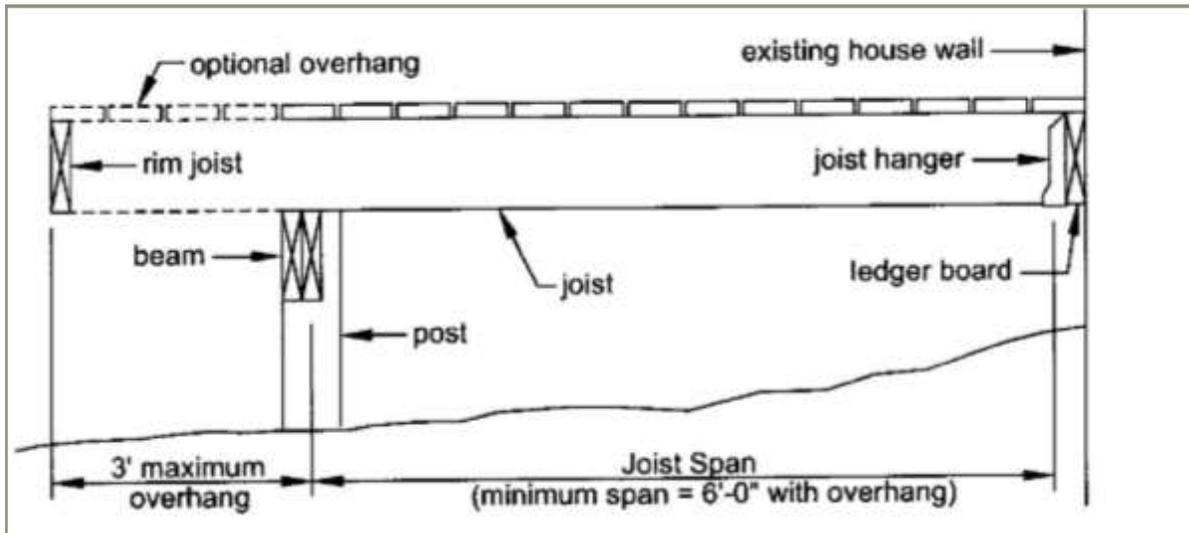


Figure 1: Joist Span—Deck Attached to House

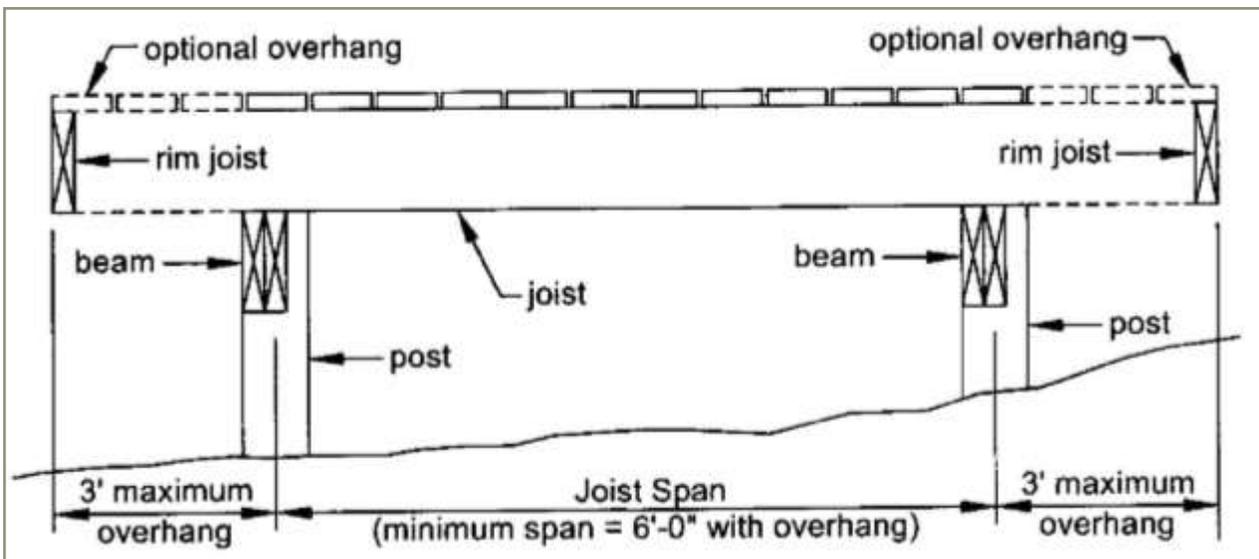


Figure 2: Joist Span—Free Standing Deck

Table 1: Maximum Joist Spans		
Joist size	Joist Spacing, On Center	Joist Span ^a excludes overhangs
2 x 6	16"	9'-4"
2 x 6	24"	8'-1"
2 x 8	16"	12'-3"
2 x 8	24"	10'-3"
2 x 10	16"	15'-5"
2 x 10	24"	12'-7"
2 x 12	16"	17'-10"
2 x 12	24"	14'-7"

Beam Size and Assembly Requirements

The determination of beam size is based on your joist span characteristics. Use **TABLE 2** if your joists do not overhang or **TABLE 3** if your joists overhang. See **FIGURE 3** for beam span types.

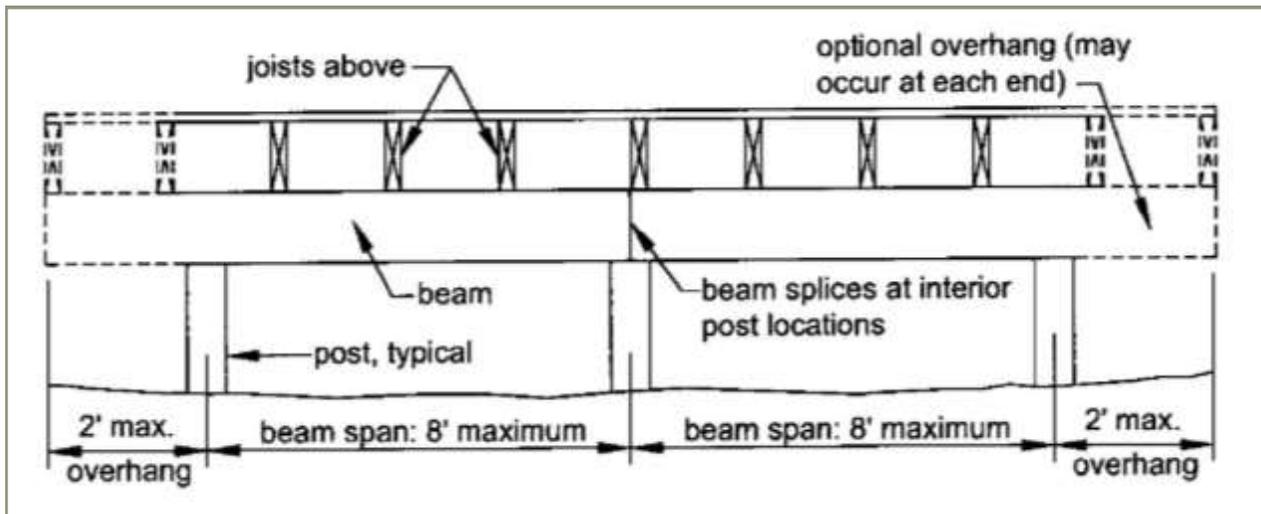


Figure 3: Beam Span Types

Joists may bear atop the beam, as shown in **FIGURE 3** above, and extend past the beam centerline up to 3'0", as shown in **FIGURE 2** and **FIGURE 3**, or the joists may attach to the side of the beam with joist hangers. See JOIST-TO-BEAM CONNECTION details, **FIGURE 6** on Sheet 6.

Table 2: Minimum Beam Size When	
Joist Span	Beam Size
0 to 6'-8"	2 each 2 x 6
6'-9" to 11'-2"	2 each 2 x 8
11'-3" to 16'-0"	2 each 2 x 10
16'-1" to 18'-0"	2 each 2 x 12

Table 3: Minimum Beam Size When	
Joist Span	Beam Size
0 to 6'-0"	2 each 2 x 8
6'-1" to 12'-8"	2 each 2 x 10
12'-9" to 18'-0"	2 each 2 x 12

The deck's beam is assembled by attaching the two members identified in the tables above in accordance with **FIGURE 4**.

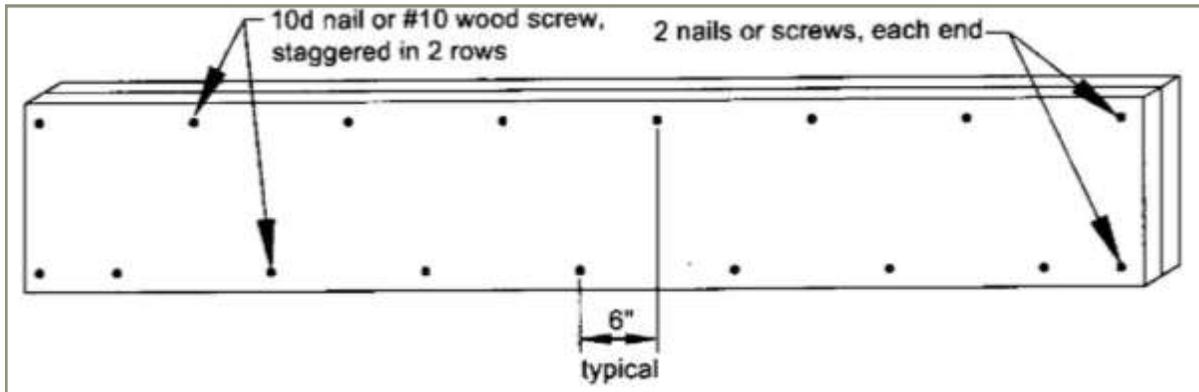


Figure 4: Beam Assembly Detail

Deck Framing Plan

A framing plan shows a bird's-eye view of the joist and beam layout; the location of the ledger board, posts and footings, and the type, size and spacing of the ledger board fasteners. See **FIGURE 5** for an example of a typical deck framing plan.

Joist to Beam Connection

Each joist shall be attached to the beam as shown **FIGURE 6**. Joists may bear on and overhang past the beam a maximum of 3'0". Use **Option 1** or **Option 2** to attach the joist to the beam. Joists may also attach to the side of the beam with joist hangers. See **JOIST HANGERS** on Sheet 7 for more information. Hangers, clips and mechanical fasteners shall be galvanized with 1.85 oz/sf of zinc (G-185 coating) or shall be stainless steel.

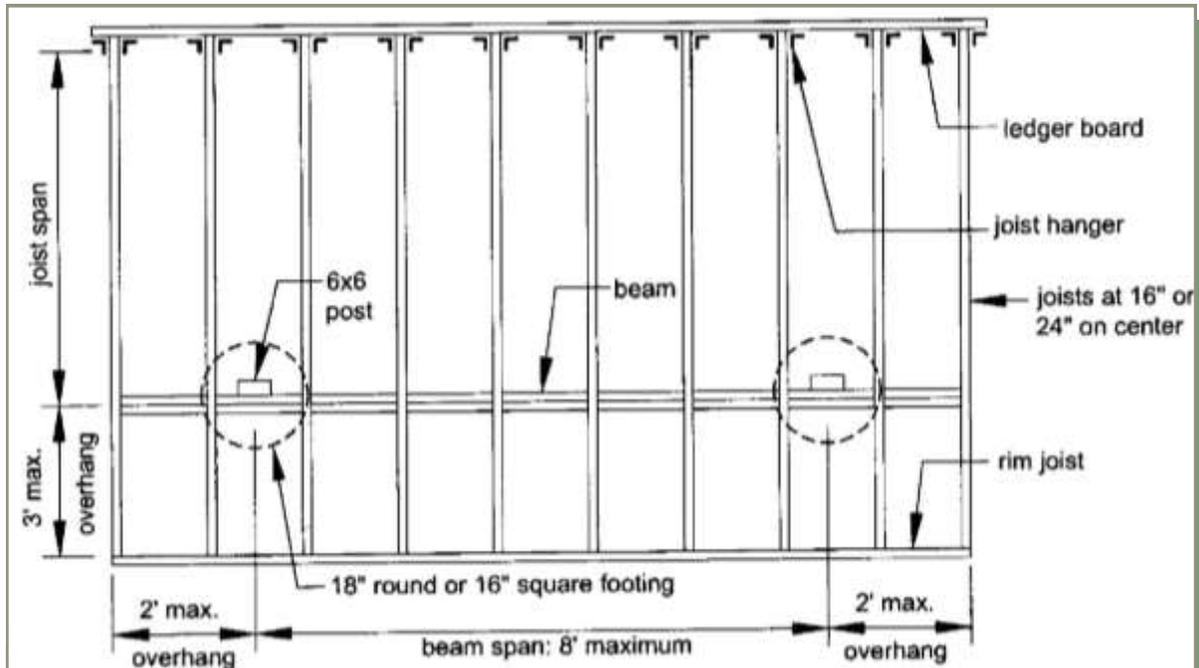


Figure 5: Typical Deck Framing Plan

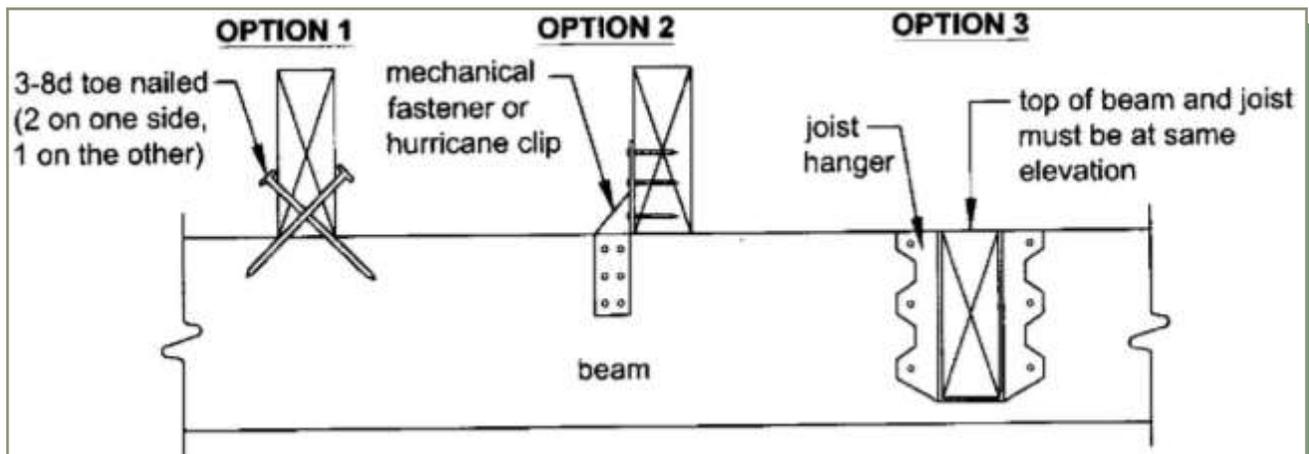


Figure 6: Joist to Beam Detail

Joist Hangers

Joist Hangers, as shown in **FIGURE 7**, shall each have a minimum capacity of 1000 lbs. The depth and width of the joist hanger shall equal the dimensions of the joist or header it is carrying. Joist hangers shall be galvanized with 1.85 oz/sf of zinc (G-185 coating) or stainless steel.

Use joist hangers with inside flanges when clearances to the edge of the beam or ledger board dictate. Do not use clip angles or brackets to support framing members.

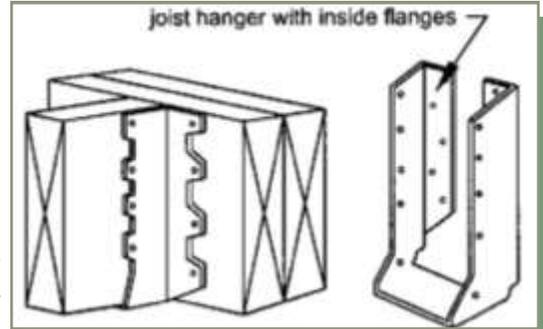


Figure 7: Typical Joist Hangers

Post Requirements

All deck post sizes shall be 6 x 6, and the maximum height shall be 14'0". The beam shall be attached to the post by notching the 6 x 6 as shown **FIGURE 8**. All thru-bolts shall have washers at the bolt head and nut.

Rim Joist Requirements

Attach a continuous rim joist to the ends of joists as shown in **FIGURE 10**. Attach decking to the rim joist as shown in **FIGURE 10**.

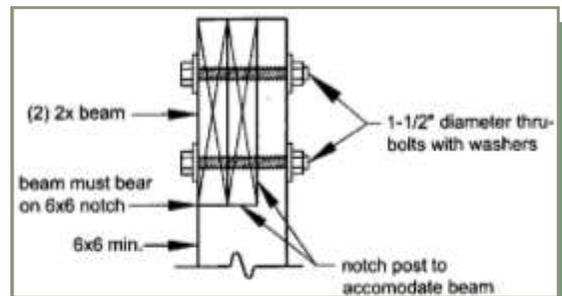


Figure 8: Post to Beam Requirements

Footings

See **FIGURE 11** for footing size, footing thickness and post attachment options and requirements. All footings shall bear on solid ground; bearing conditions shall be verified in the field by city inspectors prior to placement of concrete. Deck Footings Closer Than 5'0" to an Existing Exterior House Wall Must Bear at the Same Elevation as the Footing of the Existing House Foundation.

Do not construct footings over utility lines or enclosed meters. Call 1-800-DIG-RITE (1-800-344-7483)

Pre-manufactured post anchors shall be galvanized with 1.85 oz/sf (G-185 coating) or shall be stainless steel.

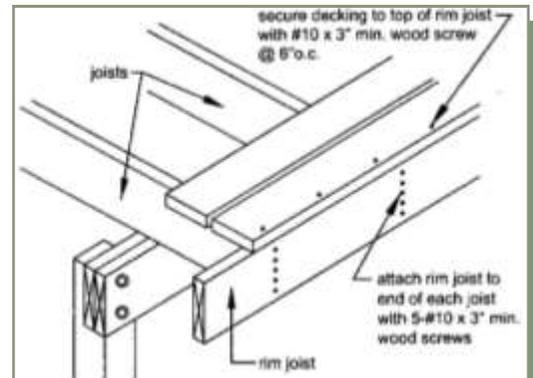


Figure 10: Rim Joist Connection

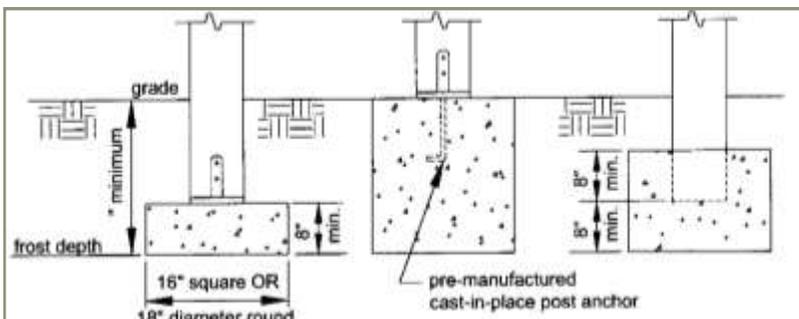


Figure 11: Typical Footing Details

Ledger Attachment Requirements

General: Attach the ledger board, which shall be equal to or greater than the joists size, to the existing exterior wall in accordance with **FIGURE 13 through FIGURE 15**. When attachments are made to the existing house band board, the band board shall be capable of supporting the new deck. If this cannot be verified or conditions at the existing house differ from the details herein, then a free-standing deck is required. See FREE-STANDING DECKS.

Deck Ledger Connection to Band Joist (2012 IRC Section R507.2): For decks supporting a total design load of 50 pounds per square foot [40 pounds per square foot live load plus 10 pounds per square foot dead load], the connection between a deck ledger of pressure-preservative-treated Southern Pine, incised pressure-preservative-treated Hem-Fir or approved decay-resistant species, and a 2-inch nominal lumber band joist bearing on a sill plate or wall plate shall be constructed with $\frac{1}{2}$ -inch lag screws or bolts with washers in accordance with **Table R507.2**. Lag screws, bolts and washers shall be hot-dipped galvanized or stainless steel.

Placement of Lag Screws or Bolts in Deck Ledgers and Band Joists, (2012 IRC Section R507.2.1): The lag screws or bolts in deck ledgers and band joists shall be placed in accordance with **Table R507.2.1** and **Figures R507.2.1(1)** and **R507.2.1(2)**.

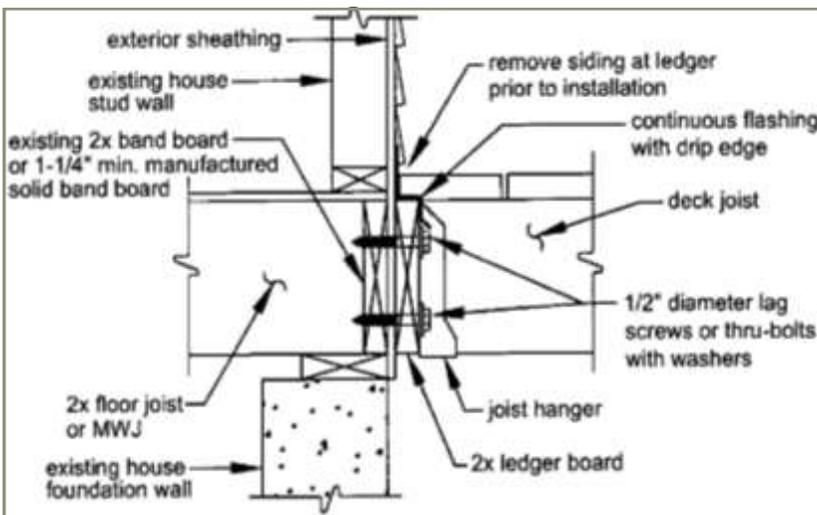


Figure 13: Attachment of Ledger Board to Band Board

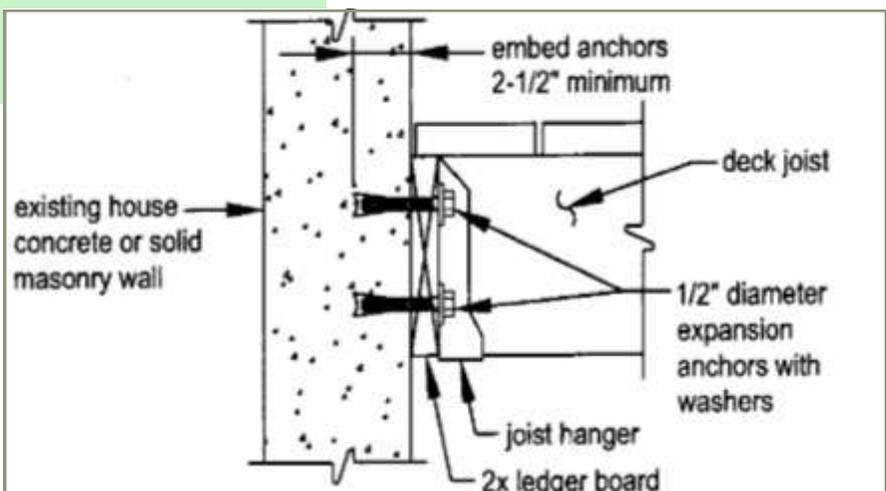


Figure 14: Attachment of Ledger Board to Foundation Wall (Concrete or Solid Masonry)

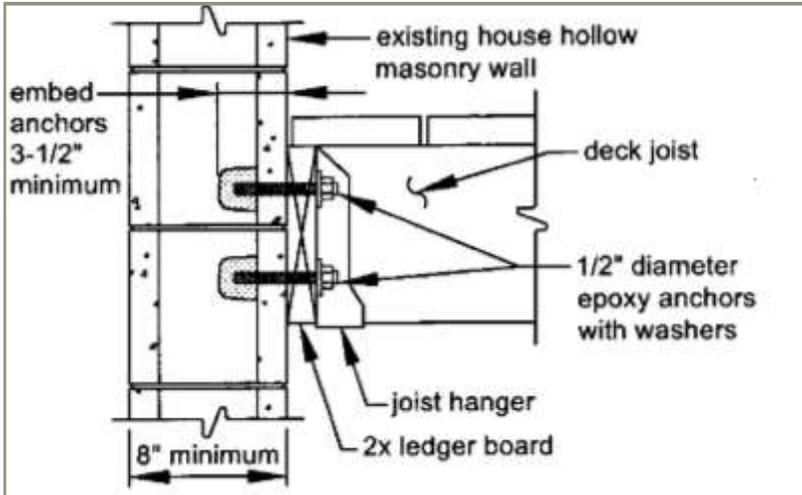


Figure 15: Attachment of Ledger Board to Foundation Wall (Hollow Masonry)

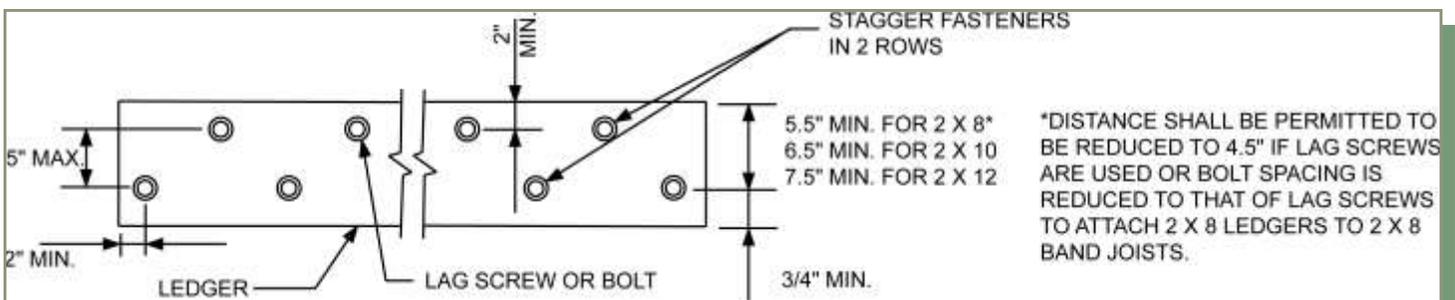


Figure R507.2.1(1): Placement of Lag Screws and Bolts in Ledger Boards

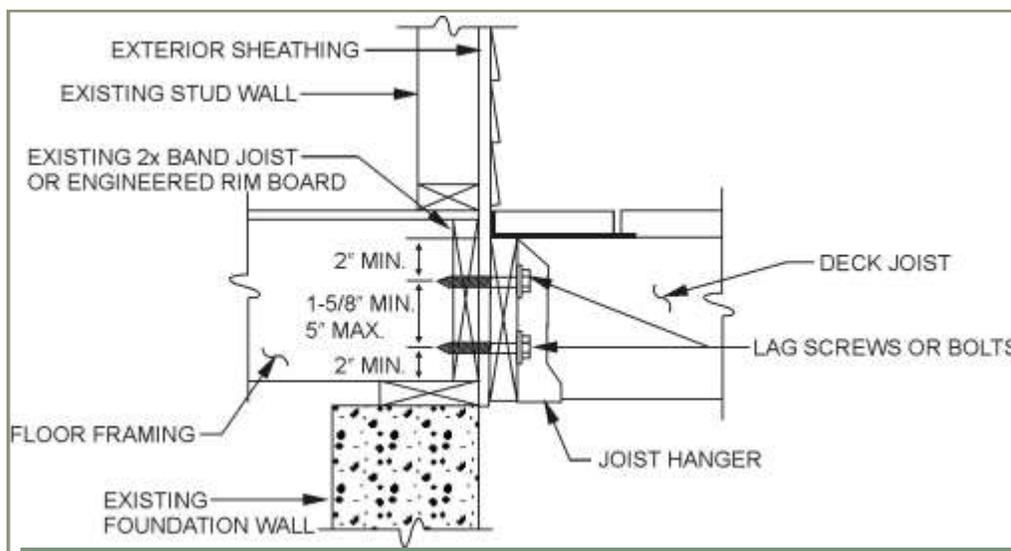


Figure R507.2.1(2): Placement of Lag Screws and Bolts in Band Joists

Table R507.2: Fastener Spacing for a Southern Pine or Hem-Fir Deck Ledger and a 2 inch Nominal Solid Sawn Spruce-Pine-Fir Band Joist^{c, f, g} (Deck Live Load = 40psf, Deck Dead Load = 10psf)

Joist Span	6' and less	6'1" to 8'	8'1" to 10'	10'1" to 12'	12'1" to 14'	14'1" to 16'	16'1" to 18'
Connection Details	On-Center Spacing of fasteners^{d, e}						
½ inch diameter lag screw with 15/32 inch maximum sheathing ^a	30	23	18	15	13	11	10
½ inch diameter bolt with 15/32 inch maximum sheathing	36	36	34	29	24	21	19
½ inch diameter bolt with 15/32 inch maximum sheathing and ½ inch stacked washers ^{b, h}	36	36	29	24	21	18	16

a. The tip of the lag screw shall fully extend beyond the inside face of the band joist.

b. The maximum gap between the face of the ledger board and face of the wall sheathing shall be 1/2 inch.

c. Ledgers shall be flashed to prevent water from contacting the house band joist.

d. Lag screws and bolts shall be staggered in accordance with Section R507.2.1.

e. Deck ledger shall be minimum 2 × 8 pressure-preservative-treated No. 2 grade lumber, or other approved materials as established by standard engineering practice.

f. When solid-sawn pressure-preservative-treated deck ledgers are attached to a minimum 1-inch-thick engineered wood product (structural composite lumber, laminated veneer lumber or wood structural panel band joist), the ledger attachment shall be designed in accordance with accepted engineering practice.

g. A minimum 1 × 91/2 Douglas Fir laminated veneer lumber rimboard shall be permitted in lieu of the 2-inch nominal band joist.

h. Wood structural panel sheathing, gypsum board sheathing or foam sheathing not exceeding 1 inch in thickness shall be permitted. The maximum distance between the face of the ledger board and the face of the band joist shall be 1 inch.

Table R507.2.1: Placement of Lag Screws and Bolts in Deck Ledgers and Band Joists**Minimum End and Edge Distances and Spacing Between Rows**

	Top Edge	Bottom Edge	Ends	Row Spacing
Ledger^a	2 inches ^d	¼ inch	2 inches ^b	1 5/8 inches ^b
Band Joist^c	¾ inch	2 inches	2 inches ^b	1 5/8 inches ^b

a. Lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger in accordance with Figure R507.2.1(1).

b. Maximum 5 inches.

c. For engineered rim joists, the manufacturer's recommendations shall govern.

d. The minimum distance from bottom row of lag screws or bolts to the top edge of the ledger shall be in accordance with Figure R507.2.1(1).

Alternate Deck Ledger Connections (2012 IRC Section R507.2.2): Deck ledger connections not conforming to Table R507.2 shall be designed in accordance with accepted engineering practice. Girders supporting deck joists shall not be supported on deck ledgers or band joists. Deck ledgers shall not be supported on stone or masonry veneer.

Deck Lateral Load Connection (2012 IRC Section R507.2.3): The lateral load connection required by Section R507.1 shall be permitted to be in accordance with **Figure R507.2.3**. Where the lateral load connection is provided in accordance with Figure 507.2.3, hold-down tension devices shall be installed in not less than two locations per deck, and each device shall have an allowable stress design capacity of not less than 1500 pounds.

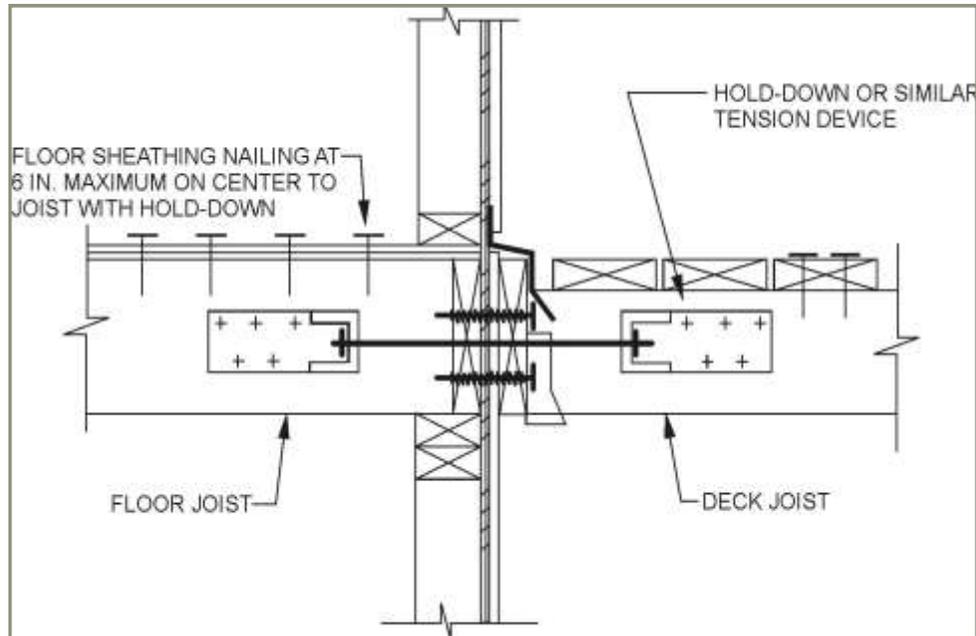


Figure R507.2.3: Deck Attachment for Lateral Loads

You must verify the existing conditions in the field prior to applying for a building permit. Compliance with all the requirements herein is critical to ensure the structural stability of your deck and the safety of you and your family.

Siding and Flashing: House siding, the exterior finish system must be removed prior to the installation of the ledger board. Flashing is required at any ledger board connection to a wall of wood framed construction and shall be composed of copper (attached using copper nails), stainless steel, UV resistant plastic or galvanized steel coated with 1.85 oz/sf of zinc (G-185 coating). See **FIGURE 13** for continuous flashing with drip edge.

Manufactured Wood Joist: The term "MWJ" denotes manufactured wood "I" joists; see **FIGURE 12**. Examples of manufactured wood joists are TJI, GPI and LPI.

Many new homes constructed with MWJs include a 1-1/4" manufactured solid band board that can support the attachment of a deck; see **FIGURE 13**. However, older homes constructed with MWJs may only include a plywood band board which cannot support a deck. In such cases a free-standing deck or a full plan submission is required.

Prohibited Ledger Attachments

Attachments to the ends of pre-manufactured open web joists, to brick veneers and to house overhangs or bay windows are strictly prohibited; see **FIGURE 16 through FIGURE 18**. In such cases the deck shall be free-standing. See **FREE-STANDING DECKS**.

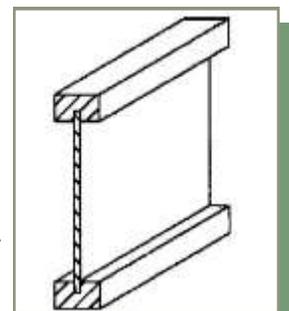


Figure 12: MWJ Profile

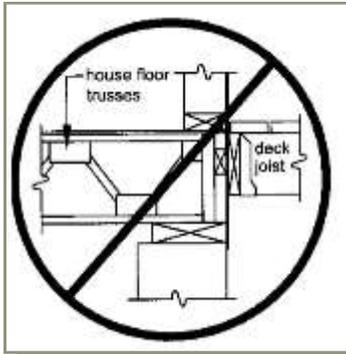


Figure 16: No Attachment to Open Web Trusses

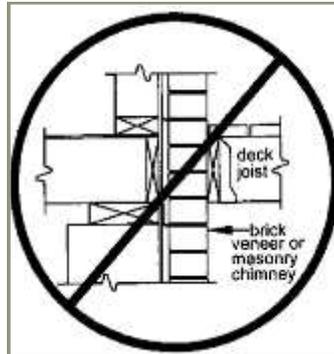


Figure 17: No Attachment to Brick Veneer



Figure 18: No Attachment to House Overhang

Ledger Board Fasteners

The spacing between ledger board fasteners is dependent on the span length of the joists. Use **TABLE 4** to determine fastener spacing and install in the configuration shown in **FIGURE 19**. All fasteners shall be installed with washers and must be thoroughly tightened. Adequacy of connections will be verified by city inspectors. If a ladder is required to access the ledger board, one must be provided by the property owner, permit holder, or their representative.

Joist Span	Fastener Spacing, On-Center		
	Lag Screws*	Ledgerlock*	Thru-Bolts, Expansion Anchors
0 to 6'-0"	30"	16"	36"
6'-1" to 8'-0"	23"	12"	36"
8'-1" to 10'-0"	18"	10"	34"
10'-1" to 12'-0"	15"	8"	29"
12'-1" to 14'-0"	13"	7"	24"
14'-1" to 16'-0"	11"	6"	21"
16'-1" to 18'-0"	10"	5"	19"

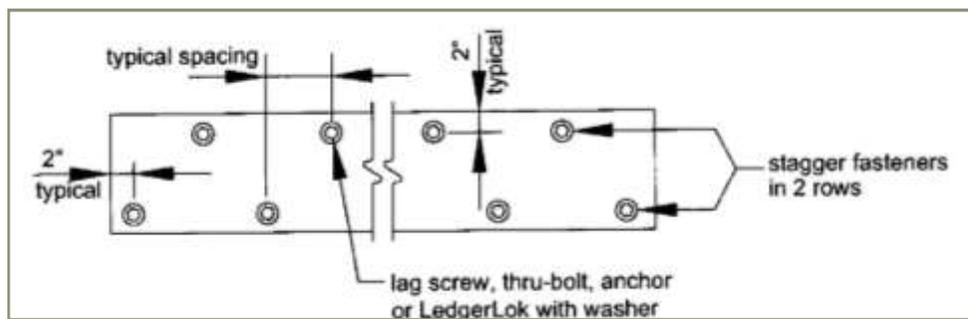


Figure 19: Ledger Board Fastener Spacing and Clearances

Thru-Bolts

Thru-bolts shall have a minimum diameter of $\frac{1}{2}$ ". Pilot holes for thru-bolts shall be $\frac{17}{32}$ " to $\frac{9}{16}$ " in diameter. Thru-bolts must be equipped with washers at the bolt head and nut.

Expansion Anchors

Use expansion anchors when attaching a ledger board to a concrete or solid masonry wall as shown in **FIGURE 14**. Bolt diameters of the anchors shall be a minimum of $\frac{1}{2}$ "; in some cases, this may require an anchor size of $\frac{5}{8}$ ". Minimum embedment length shall be $2\frac{1}{2}$ ". Expansion anchors must have washers.

Epoxy Anchors

When attaching to hollow masonry, fill the cells with grout and use expansion anchors, or use one of the approved epoxy anchors listed in **TABLE 5** and install as shown in **FIGURE 15**. Epoxy anchors shall have a minimum diameter of $\frac{1}{2}$ " and minimum embedment length of $3\frac{1}{2}$ ". Installation shall be in strict conformance to the manufacturer's instructions. Epoxy anchors must have washers.

Table 5: Approved Epoxy Anchors

Manufacturer	Product
ITW Ramset/Red Head	Epcon Acrylic 7
Hilti	HY-20

Lag Screws

Lag screws shall have a minimum diameter of $\frac{1}{2}$ " and shall be hot-dipped galvanized or stainless steel. Lag screws may be used only when the field conditions match those shown in **FIGURE 13**. You must verify the existing conditions in the field prior to applying for a building permit and installing lag screws. Compliance with all the requirements herein is critical to ensure the structural stability of your deck. See **FIGURE 20** for lag screw length and shank requirements. All lag screws shall be installed with washers.

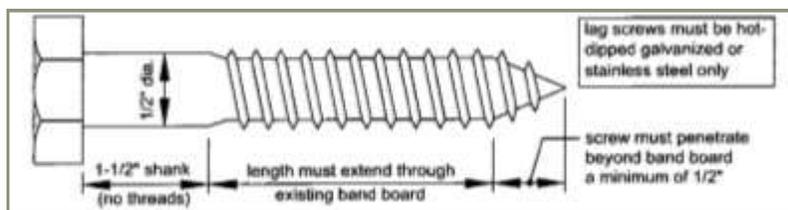


Figure 20: Lag Screw Requirements

Lag screw installation requirements: Each lag screw shall have pilot holes drilled as follows:

- 1) Drill a $\frac{1}{2}$ " diameter hole in the ledger board,
- 2) Drill a $\frac{5}{16}$ " diameter hole into the solid connection material of the existing house. Do Not Drill a $\frac{1}{2}$ " Diameter Hole Into The Solid Connection Material.

The threaded portion of the lag screw shall be inserted into the pilot hole by turning. Do Not Drive With a Hammer. Use soap or a wood-compatible lubricant as required to facilitate tightening. Each Lag screw shall be thoroughly tightened.

LedgerLok

LedgerLok by FastenMaster, a proprietary fastener listed by ICC-ES, is similar to a lag screw. LedgerLoks have a diameter less than $\frac{1}{4}$ " and an integrated washer. No pilot hole is required for installation. LedgerLoks shall be of sufficient length to fully penetrate the existing house band board and shall be installed in strict conformance with the manufacturer's instructions.

Free-Standing Decks

Decks which are free-standing do not utilize the exterior of the existing house to support vertical loads; instead, an additional beam with posts is provided at or within 3'0" of the existing house. The associated deck post footings shall be placed at the same elevation as the existing house footing. See **FIGURE 2** and **FIGURE 21**. Beam size is determined by **TABLE 2** or **TABLE 3**.

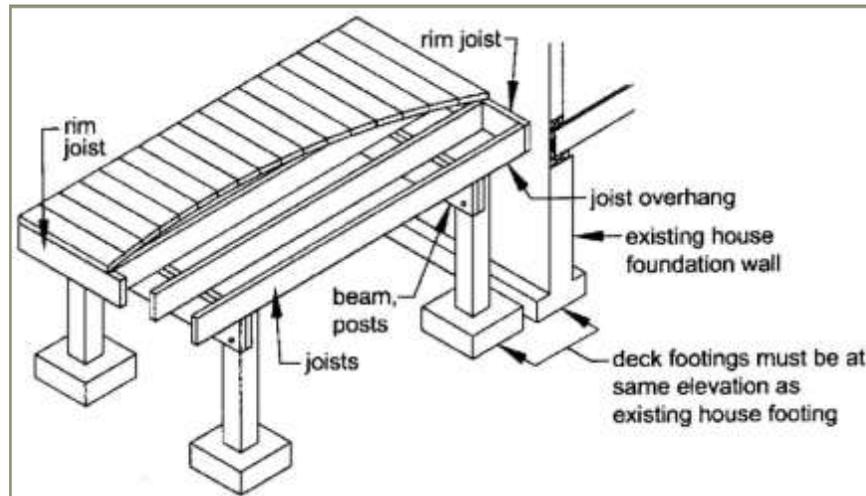


Figure 21: Free Standing Deck

Lateral Support of Free-Standing Decks

Free standing decks greater than 2 feet above grade shall resist lateral loading and horizontal movement by providing diagonal bracing or by attaching to the exterior wall of the house.

Diagonal Bracing: Provide diagonal bracing both parallel and perpendicular to the beam at each post as shown in **FIGURE 22**. When parallel to the beam, the bracing shall be bolted to the post at one end and beam at the other. When perpendicular to the beam, the bracing shall be bolted to the post at one end and a joist at the other. When a joist does not align with the bracing location, provide blocking between the next adjacent joists.

Attachment to House: Attach the deck rim joist to the existing house exterior wall as shown in **Figure 23**. The wall must be sheathed with a minimum $\frac{3}{8}$ " structural panel sheathing. Use lag screws or thru-bolts when fastening to an existing band board or wall stud; use expansion anchors or epoxy anchors when fastening to concrete or masonry. **Do Not Attach to Brick Veneers.** You Must Verify This Condition In the Field Prior To Utilizing This Method. Fasteners shall be 16" on center and staggered in 2 rows. Flashing over the rim joist is required and must be installed in accordance with the flashing provisions.

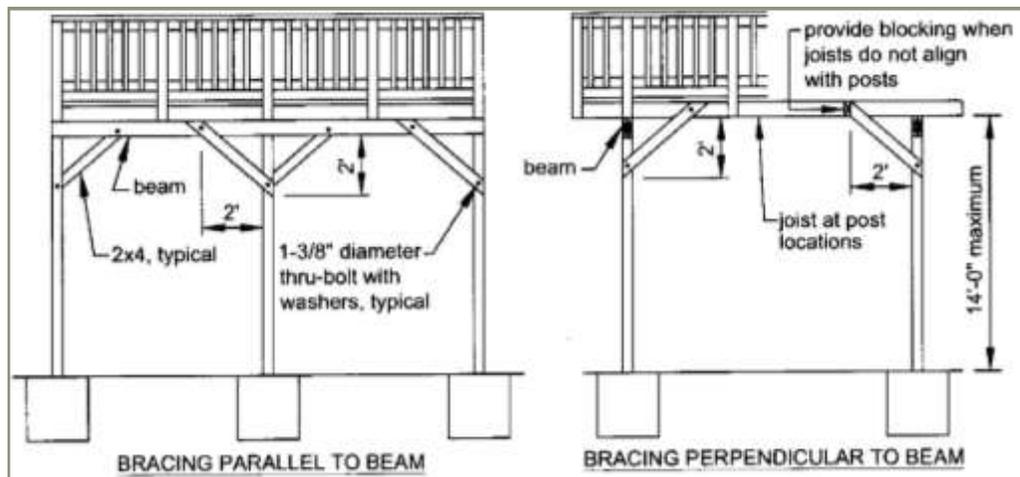


Figure 22: Diagonal Bracing Requirements

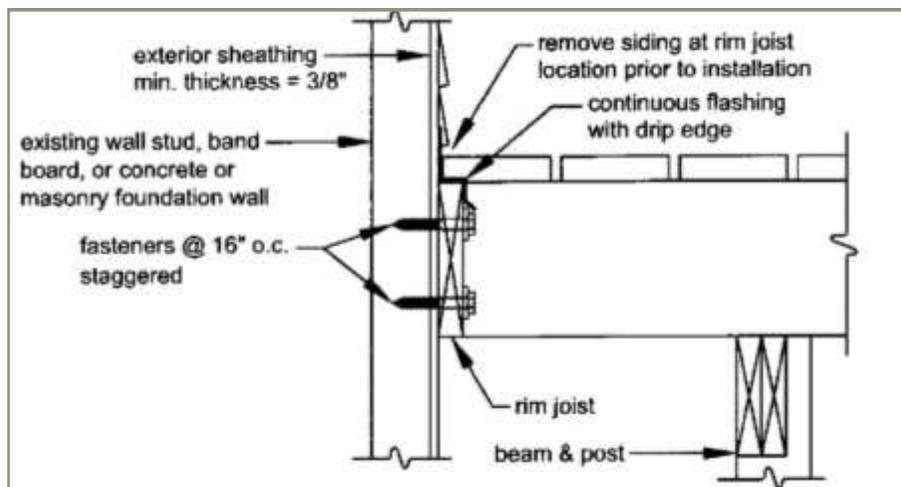


Figure 23: Attachment to House Lateral Support

Guard Requirements

All decks greater than 30" above grade are required to have a guard. If you are providing a guard when one is not required, it must meet these requirements. All guards shall be constructed in strict conformance with details herein; any deviations require a plan submission.

Any pre-fabricated wood, plastic, composite or manufactured guard system purchased from a home center store, lumber company or similar will also require a plan submission.

Only Those Plastic, Composite or Manufactured Guard Systems Listed by an Accredited Testing Agency are Approved for Use in the City of Republic.

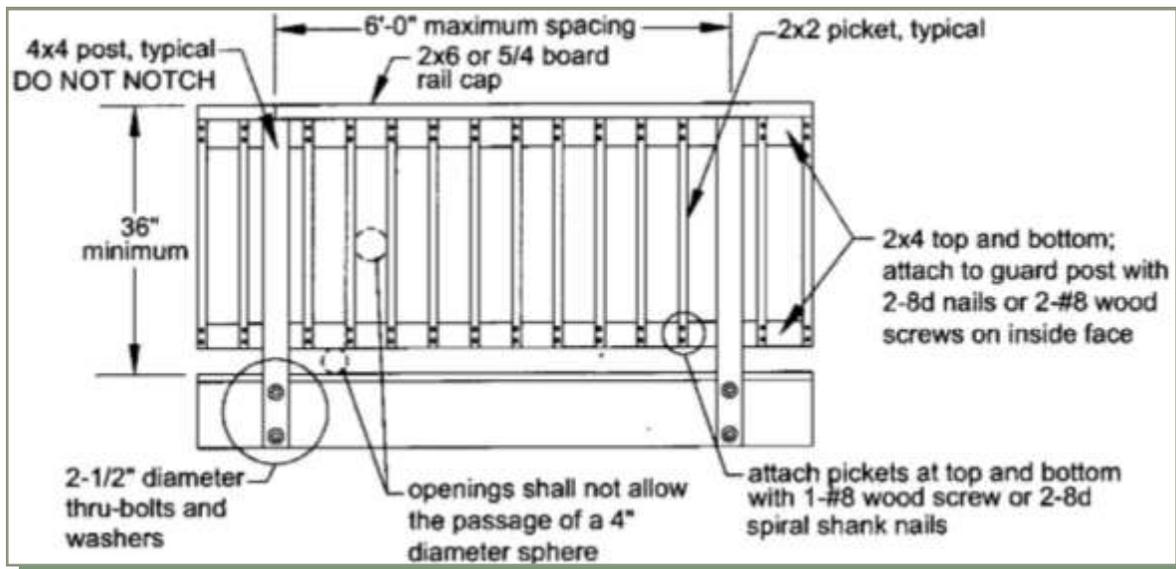


Figure 24: Typical Guard Details

Guard Post To Rim Joist: Use one of the options shown in **FIGURE 26** through **FIGURE 28** to attach a guard post to a rim joist. See **FIGURE 10** for rim joist-to-deck joist and decking-to-rim joist attachment requirements.

Option 1: As shown in **FIGURE 26**, guard posts are attached to the inside face of the rim joists, to attach guard post to the outside of the rim joist, see **OPTION 2** or **OPTION 3**.

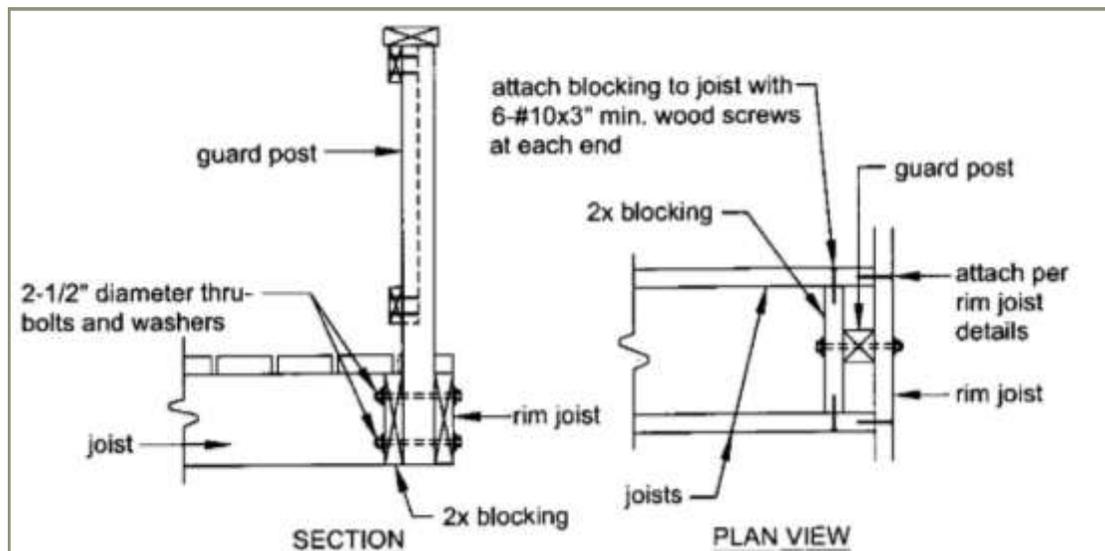


Figure 26: Option 1—Guard Post to Rim Joist Detail

Option 2: As shown in **FIGURE 27**, hold-down anchors must be installed to attach the rim joist to the deck joists. Hold-down anchors must be galvanized with 1.85 oz/sf of zinc (G-185 coating) or shall be stainless steel. There shall be a minimum of two bolts at the anchors' attachment to the joist. Look for model number HD2A in a Zmax coating from Simpson Strong-Tie, model number HD2A in a Triple Zinc coating from USP, or the hot-dipped galvanized DeckLok by Morse Technologies. Other hold-down anchor models meeting the minimum requirements may also be used.

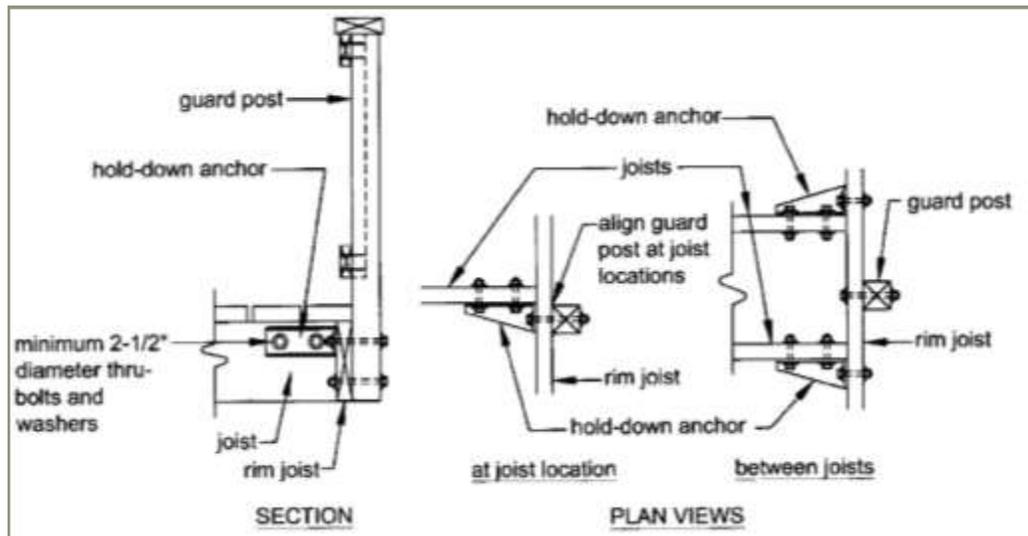


Figure 27: Option 2—Guard Post to Rim Joist Detail

Option 3: As shown in **FIGURE 28**, the rim joist must be fastened to deck joists with two 20 gauge stud tie plates attached per the manufacturer's instructions with hot-dipped galvanized or stainless steel fasteners. Stud tie plates must be galvanized with 1.85 oz/sf of zinc (G-185 coating) or shall be stainless steel. Look for model number SP1 in a Zmax coating from Simpson Strong-Tie or model number SPT22 in a Triple Zinc coating from USP. Other tie plate models meeting the minimum requirements may also be used.

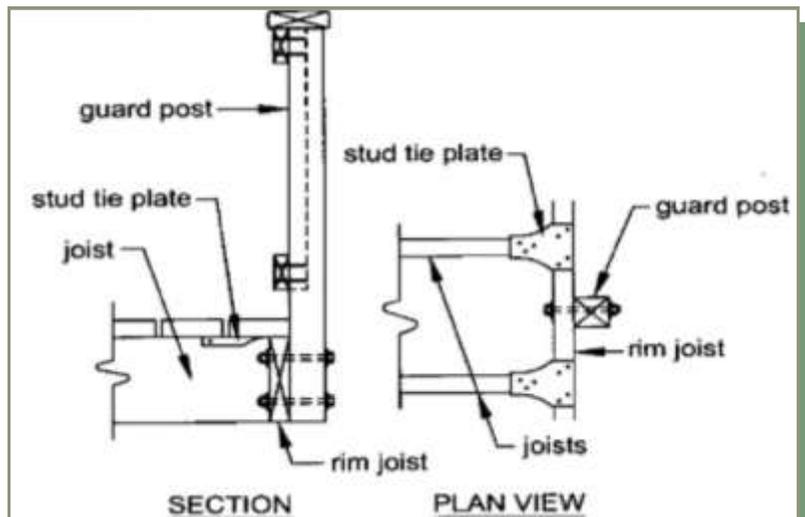


Figure 28: Option 3—Guard Post to Rim Joist Detail

Stair Requirements

Stairs, stair stringers and stair guard shall meet the requirements shown in **FIGURE 29** through **FIGURE 36**. All stringers shall be 2 x 12. Stair stringers shall not span more than the dimensions shown in **FIGURE 30**. If the stringer span exceeds these dimensions, then an intermediate landing will be required. All intermediate stair landings must be designed and constructed as a free-standing deck using the details in this package.

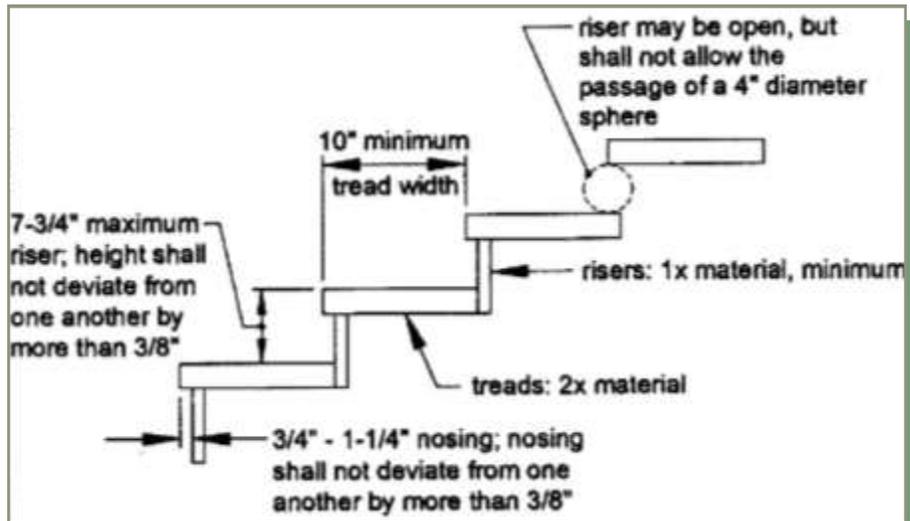


Figure 29: Tread and Riser Detail

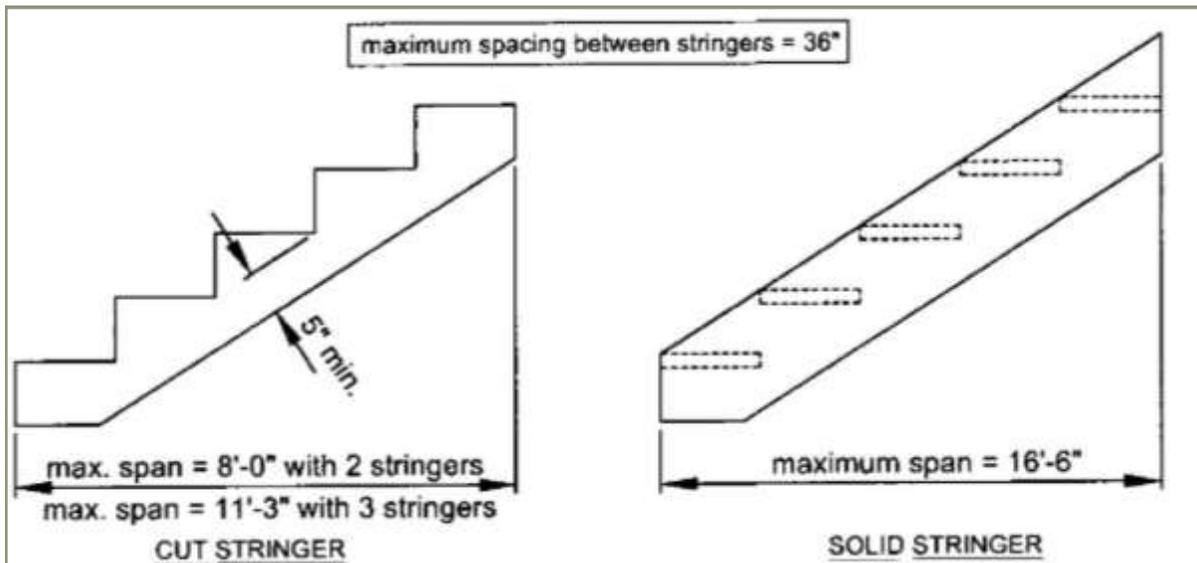


Figure 30: Stair Stringer Requirements

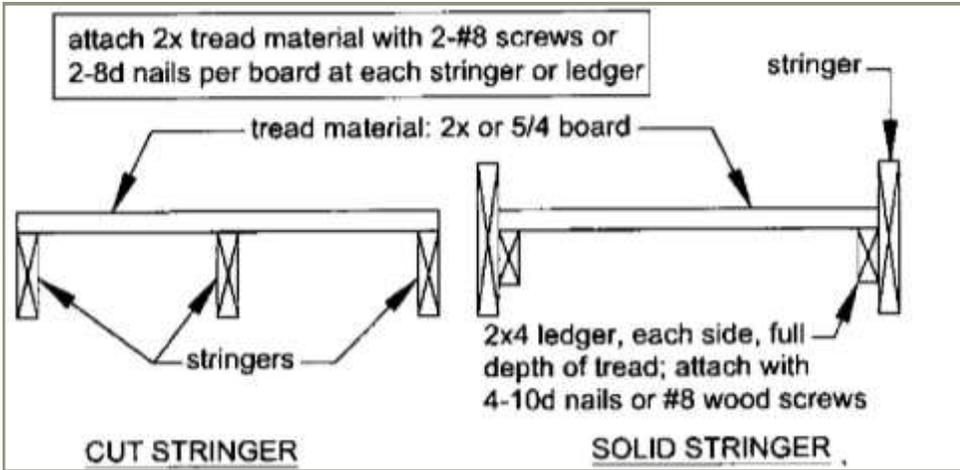


Figure 31: Tread Connection Requirements

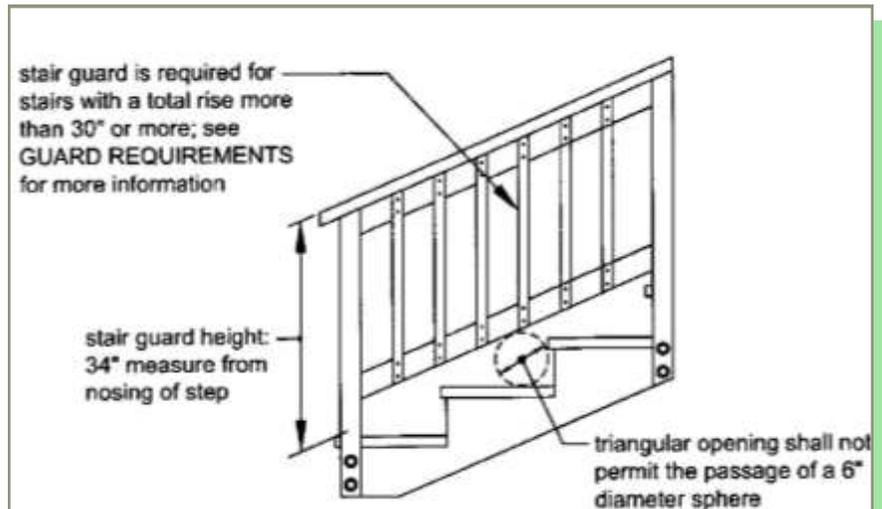


Figure 32: Stair Guard Requirements

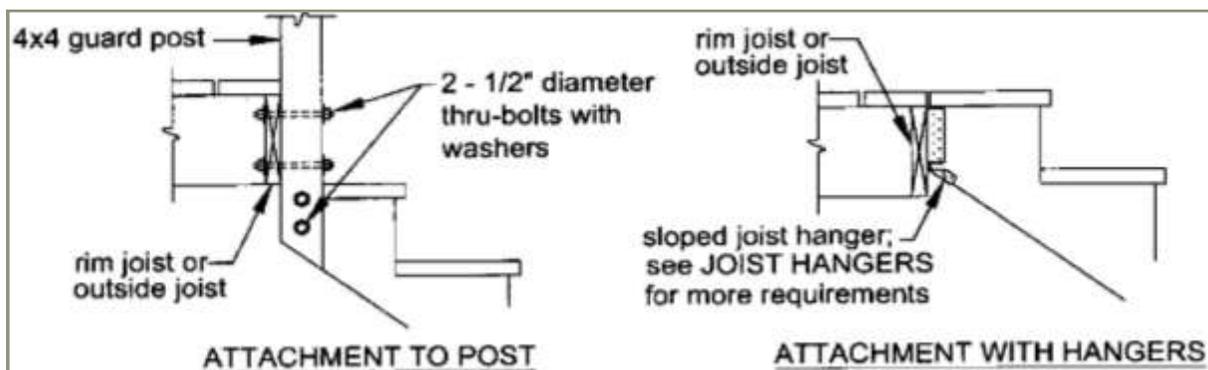


Figure 33: Stair Stringer Attachment Detail

Stair Handrail Requirements

All stairs with 4 or more risers shall have a handrail on one side. See **FIGURE 34**. Handrails shall be graspable and shall be composed of decay-resistant and/or corrosion resistant material. The hand grip portion, if circular, shall be between 1 ¼" and 2 ¼" in diameter. Shapes other than circular shall have a perimeter dimension between 4" and 6 ¼" with a maximum cross sectional dimension of 2 ¼". All shapes shall have a smooth surface with no sharp corners. Handrails shall run continuously from a point directly over the lowest riser to a point directly over the highest riser and shall return to the guard at each end; see **FIGURE 35**. Handrails may be interrupted by guard posts only at a turn in the stair.

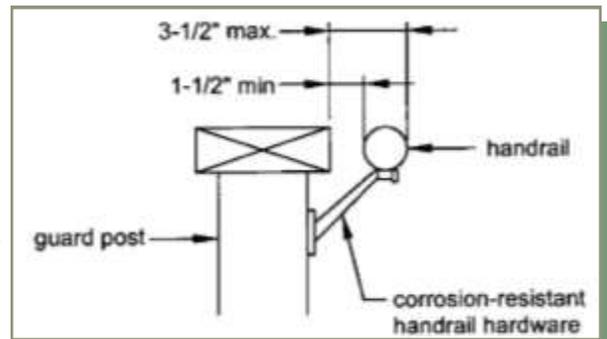


Figure 34: Handrail Requirements

Stair Footing Requirements

Where the stairway meets grade, attach the stringers to the stair guard posts as shown in **FIGURE 36**. Posts shall bear on footings below frost depth. Stringers shall not bear on new or existing concrete pads or patios that are not founded below frost depth. When guards are not required, see **GUARD REQUIREMENTS**, posts may terminate below the bottom tread elevation.

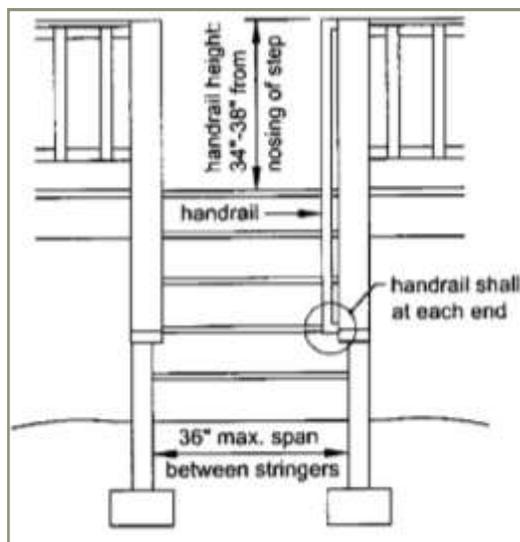


Figure 35: Misc. Stair Requirements

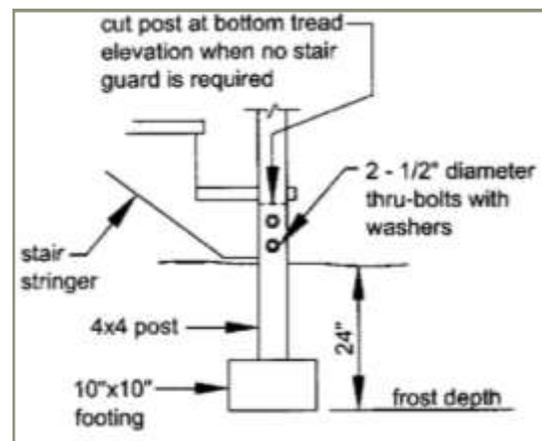


Figure 36: Stair Footing Detail

Stair Lighting Requirements

Stairways shall have a light source located at the top landing such that all stairs and landings are illuminated. The light switch shall be operated from inside the house. However, motion detected or timed switches are acceptable.

Framing at Chimney or Bay Window

All members at a chimney or bay window shall be framed in accordance with **FIGURE 37**. Headers may span a maximum of 6'-0". When a chimney or bay window is wider than 6'-0", one or more 6 x 6 posts may be added to reduce header spans to less than 6'-0". In such cases, the post footing must meet the requirements. Headers with a span length greater than 6'-0" require a plan submission.

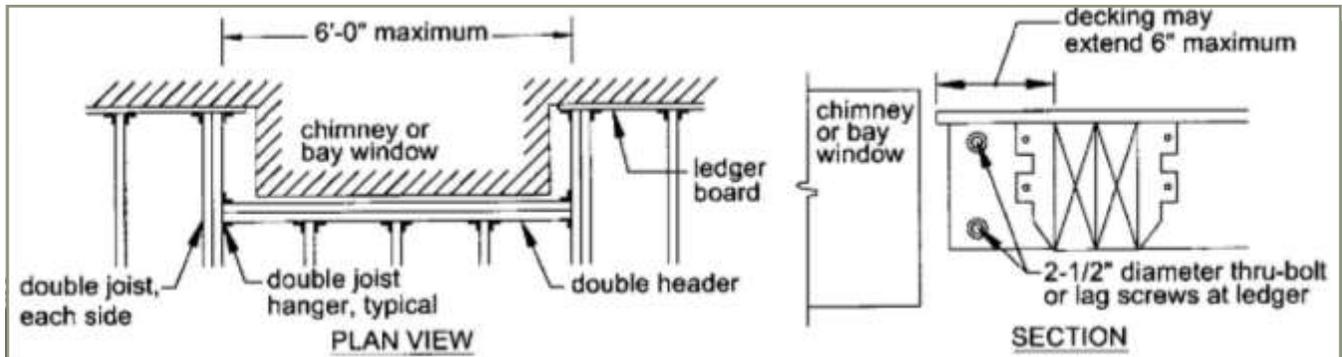


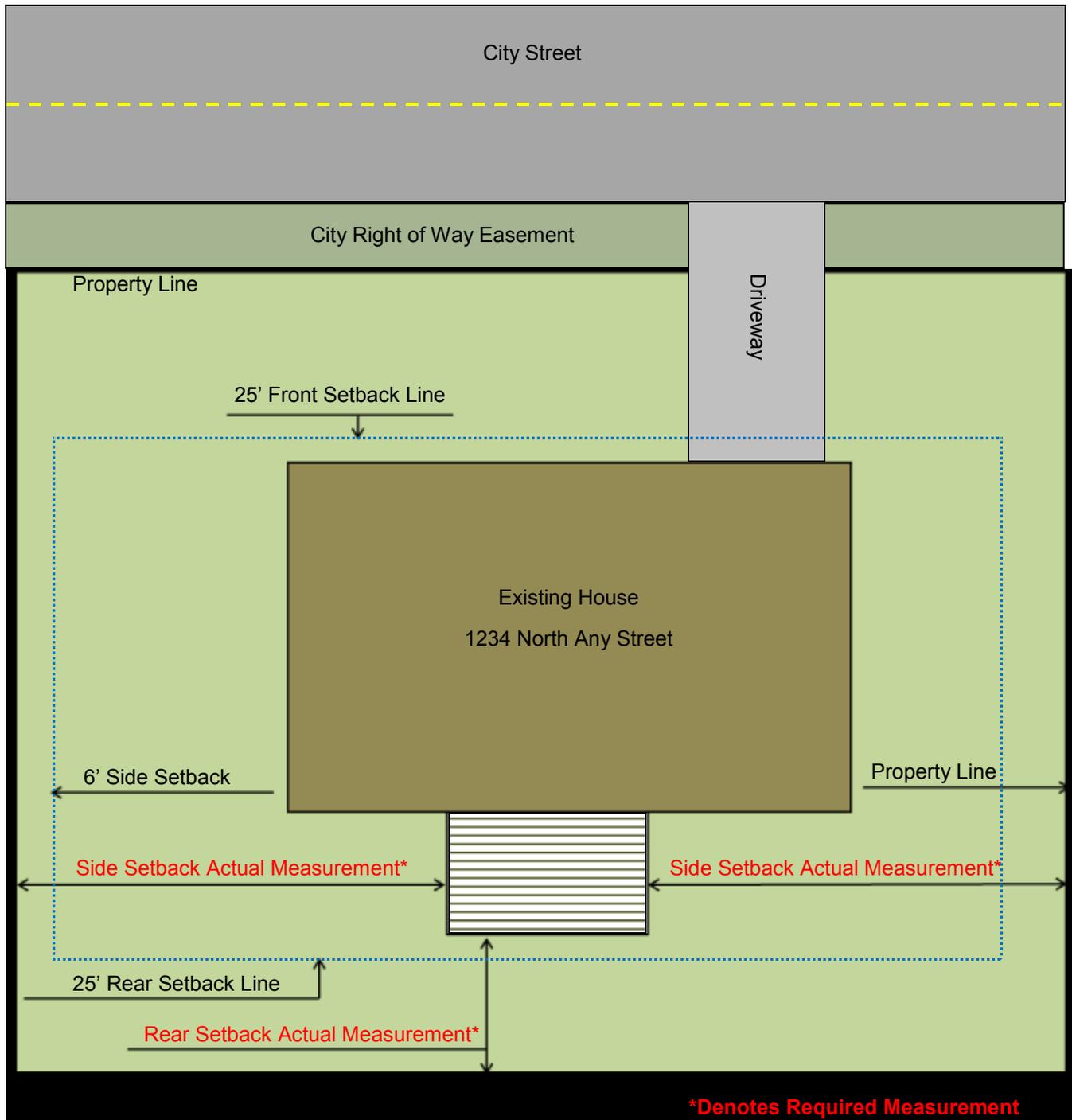
Figure 37: Requirements for Framing at Chimney or Bay Window

Required Site Plan

The builder is required to submit an application for a building permit and a site plan showing the location of the deck and building setbacks with respect to the existing house. Minimum required setbacks from the side property line are 6' (six feet). Consult with the Planning Department for maximum girder and joist spans.

The following drawing is offered only as an example of a site plan. Actual site plan(s) need only to include the street, lot lines (property lines), the house in relation to the lot, the deck in relation to the house, and the actual setbacks. This drawing is not to scale.

Example of a Site Plan for Residential Decks



CITY OF REPUBLIC

The City of Republic is located in Greene County in the southwest corner of the State of Missouri approximately ten miles from the City of Springfield, forty-five miles from Branson, and within a two-hour drive to the states of Oklahoma, Kansas, and Arkansas.

Republic began its existence in 1871 and soon thrived due in large part to the Frisco Railroad, which ran through town. Early accounts of the City indicate the existence of grain elevators within the City, a blacksmith shop and livery stable, as well as a tomato factory and cheese factory. A flourmill was built in 1890 and soon became the largest in the Middle West and carried the slogan "The World is our Field." It is unknown how the City achieved the name "Republic" but it is believed the first postmaster may have named the town. During 1904 and 1905, iron ore was mined and shipped from Republic's limekiln located south of town. Due to the fertile, gentle rolling land of this area, Republic became known as one of the major fruit producers in the Midwest, producing apples, peaches, grapes, strawberries, and tomatoes. As was common in southwest Missouri, many early citizens worked as strawberry pickers and shipped the fruit by railcar every season.

The City of Republic is fortunate to have a broad economic base. The City has several retail shops, grocery stores, factories, etc. Republic is a great place for locating a business due to the strong residential base, which provides a large pool of qualified, available work force. Republic is a pleasant place to work without the difficulties of traffic jams and limited parking. The City has no earnings tax and has ample quality office and retail space available. The City's close proximity to Springfield makes it desirable for many.

The City of Republic has an excellent school system that believes all students should be able to manage change, become lifelong learners, and participate in the democratic process. The City has been fortunate enough to strive toward a progressive future while at the same time keeping some of its traditional characteristics. While the City has seen extensive growth over the last few years, city officials are anticipating a steady, continued increase in its development.

Planning and Development Department



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