

Town of Daniel

Planning Commission Recommendation

Date: January 17, 2018

To: Daniel Town Council

From: Daniel Planning Commission

Re: Deck Regulation Recommendation

Commissioner Norris moved to accept the following Deck Regulation and send it to the Daniel Town Council:

Decks which are supported by the dwelling are required to be permitted when any of the following apply:

- 1) Floor area exceeds 70 sqft.
- 2) At least one horizontal deck dimension exceeds 7 ft.
- 3) Stairs to grade have 4 or more risers.
- 4) Deck surface is over 30" above grade at any point along deck edge.
- 5) Deck is roofed.
- 6) Engineering is required when the deck is roofed and/or over 30" grade.

Decks which are not supported by the dwelling are required to be permitted when any of the following apply:

- 1) Area of the deck exceeds 200 sqft.
- 2) Stairs to grade have 4 or more risers.
- 3) Engineering is required when the deck is roofed and/or over 30" above grade. R301.2.3.
- 4) Decks over 600 sqft must be engineered.

- 5) Decks that are self-supporting, less than 200 sqft., and are low to the ground and utilize preservative treated lumber for beams or joists are NOT required to be permitted (Underside of edge of beam or joist is less than 12" from grade).

We thank you for your consideration on this matter.

Eric Bunker

Planning Director.