



# CITY OF DANA POINT

## COMMUNITY DEVELOPMENT BUILDING AND SAFETY

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**B031 - DECK**

**2016 CALIFORNIA CODES**

CODE CYCLE

**01/01/2017**

EFFECTIVE DATE

## RESIDENTIAL DECK REPAIR REQUIREMENTS

### INTRODUCTION

The purpose of this handout is to clarify the requirements applicable to deck repair, replacements and new construction applicable to the 2016 California Building Code and the 2016 California Residential Code. Free standing residential decks, not attached to the structure and less than 30" above the finish grade are normally exempt from the permitting requirements. All deck and guardrail construction shall meet the site Land Use, Zoning and Home Owner's Association requirements.

### PERMITS

All Residential and Commercial decks and guard rails require a Building Permit for repairs, "like for like" replacements and new construction under any one of the following conditions:

- Deck construction located within the Very High Fire Hazard Severity Zone regardless of the size, height above the grade or configuration.
- Decks located within the Coastal Flood Plain (FP-3) Zone regardless of the size, height above the grade or configuration.
- Decks located on a Coastal Bluff or in an area with a history of slope or soils failure regardless of the size, height above the grade or configuration.
- Modification and/or Replacement of any Structural Member (Post and/or Beams) to a non-exempt deck.
- The dwelling provides the support for the deck regardless of the size, height above the grade or configuration.
- Any deck that is part of a "Path of Travel" or "Egress Component" regardless of the size, height above the grade or configuration.
- Any area of the deck is over 30 inches above the adjoin grade level within 36 inches horizontally or the edge of the deck.
- A non-exempt deck requiring permits is enlarged, expanded or re-located.

For non-exempt decks meeting any element of the above criteria, the following additional permit requirements may apply:

- If the guardrail posts and/or rails are removed, relocated or replaced a code upgrade from 36" high to the 42" guardrail height is required.
- Any portion of the deck repair that includes the repair of a stair over 3 risers a handrail is required.
- Repair or replacement of the decking area over 10% of the total deck area.

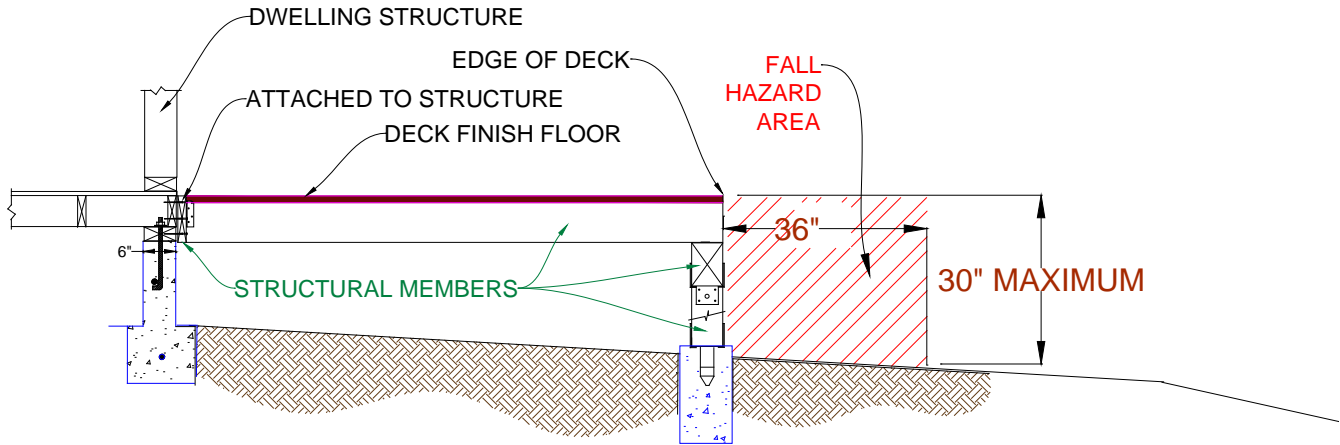
### PLAN REQUIREMENTS

The City of Dana Point minimum submittal plan set sheet size is 11" x 17" and the minimum font size is 1/4". A scaled site plan, deck framing plan, sections and structural details are required for review and permitting. Structural design and calculations shall be included with the plan set. Planning approval is required prior to permit issuance. For sites within an area having a Home Owner's Association (HOA) additional HOA approvals may be required.

For residential wood or iron guardrail construction, the City of Dana Point has provided guardrail standard plan # B059-GUARD POST. For glass guardrail requirements see handout # B032-GLASS. Use of the City standards is limited to residential one and two family dwellings only. Commercial guards will require a structural design performed by a Registered Design Professional or Licensed Architect.

All decks over 30" above the adjacent finish grade encompassing the area located within 36" of the deck edge will require a guard rail.

### DECK AND GUARD SECTION SAMPLE



**ALL DECKS OVER 30" ABOVE THE ADJACENT FINISH GRADE ENCOMPASSING THE AREA LOCATED WITHIN 36" OF THE DECK EDGE WILL REQUIRE A GUARD RAIL**

### GLASS GUARDS

For glass guards, a design load safety factor of 4 is required. For a design using glass panels without a top rail, an Engineered Design requiring laminated glass is required. All residential and commercial guards require a minimum 42" height above the finished floor. For decks with an enclosed underside, an approved water proofing system is required. Provide a national lavatory listing (UL or equal) or ICC ES approval specification sheet for the moisture proof deck surface.

Work subject to a "Stop Work Notice", started without permits or started prior to permit issuance is considered "Work without Permits" and subject to investigation fees. After the Fact projects are not approved Over the Counter.

For additional information, zoning requirements or permitting questions please contact the Building and safety Division at (949) 248-3594. All Handouts and City Standard Drawings are available for download online at the City of Dana Point, Community Development Division Web Site @ [www.danapoint.org](http://www.danapoint.org).