



RESIDENTIAL DECK PERMITTING AND PLAN REVIEW REQUIREMENTS

The permit package shall include the deck location on a site plan, or plat, showing building offsets and easements. A minimum of 1 Full set of construction plans shall be included.

* * *

In lieu of a full set of engineered (scaled) drawings for a single-level residential deck, the most current version of the Georgia Prescriptive Deck Detail is acceptable. When the deck is to be covered (roofed or enclosed) calculations for all load-bearing elements shall be on the construction site and available to the inspector, along with a copy of the prescriptive deck details and any other design documents. All elements, including roofing, not specifically covered by the prescriptive deck code shall comply with the IRC (International Residential Code).

***IT IS THE JOB OF THE INSPECTOR TO ENSURE CODE COMPLIANCE
NOT TO CALCULATE LOADS OR DESIGN THE STRUCTURE.***

DECK INSPECTIONS:

- **FOOTINGS:** Sized to the proper support posts per the prescriptive deck code: page 8, table 3, and figure 12. Minimum of 12” deep with at least 1” above the finished grade.
- **ROUGH: FRAMING:** All posts, ledger boards, beams, decking, stairs, and guard rails shall be installed with the appropriate bolts, connectors, and hangers.
- **ROUGH ROOFING:** All underlayment, flashing, valleys, and drip edges shall be in place per chapter 9 of the IRC.
- **ELECTRICAL ROUGH:** “If applicable” All wiring shall be visible for inspection and shall comply with the NFPA 70. All wiring exposed to sunlight (both direct and indirect) and or exposed to moisture shall be UF-type wire or shall be placed in a weather-resistant raceway. All junction boxes and covers shall be listed or approved for wet location.
- **FINAL INSPECTION:** All elements of the deck shall be completed. Stairs and landings shall be illuminated per IRC R303.7. Where applicable receptacles shall comply with the GFCI (Ground Fault Circuit Protection) requirements of NFPA 70