



City of Seven Hills, Ohio

Building Department

REQUIREMENTS FOR DECKS ON RESIDENTIAL PROPERTY

Decks are considered accessory to a dwelling unit and may not be of a size or impact to overtake a residential structure. Decks must be located in the rear yard.

Two sets of plans must be submitted along with a completed application provided by the building department with the required fees.

Plans shall show the following:

Plans shall include a site plan showing the proposed deck distance from the lot lines, all existing structures and area where deck is proposed.

Structural details showing spans, depth of posts, location and size of beams, joists and decking. Connection methods must be shown for structural members and when the deck is planned to be connected to an existing structure. Identify height of any electrical conductors over a deck and the location of service area (meter). Show location of mechanical intakes and exhausts (dryer vents and furnace accessories) and air conditioning compressors.

Minimum support post burial depth for a deck is three foot six inches (42"). The posts shall be set on a concrete pad at least 8" thick. The diameter of the post holes shall be designed to support the tributary load imposed on the posts. Where AQC treated lumber is used only Hot Dipped Galvanized or Stainless Steel fasteners shall be permitted.

Requirements:

Guardrails that are a minimum of thirty-six (36) inches in height are required when the deck is in excess of thirty (30) inches above grade at any point. Intermediate rails shall be designed so a sphere in excess of four (4) inches cannot pass through.

Steps shall be a minimum of three (3) feet wide and have a minimum tread depth of nine (9) inches and a maximum rise of eight and one-quarter (8-¼) inches. Artificial illumination must be provided for all steps serving a dwelling unit. Lighting must be activated within a dwelling unit and be sufficient to illuminate the entire stairway area. Handrails are required on stairways that have three or more steps.

Ground under decks shall be prepared by an approved method to prevent weeds from growing. This may include visqueen with 2" gravel ballast or properly installed "weed guard".

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