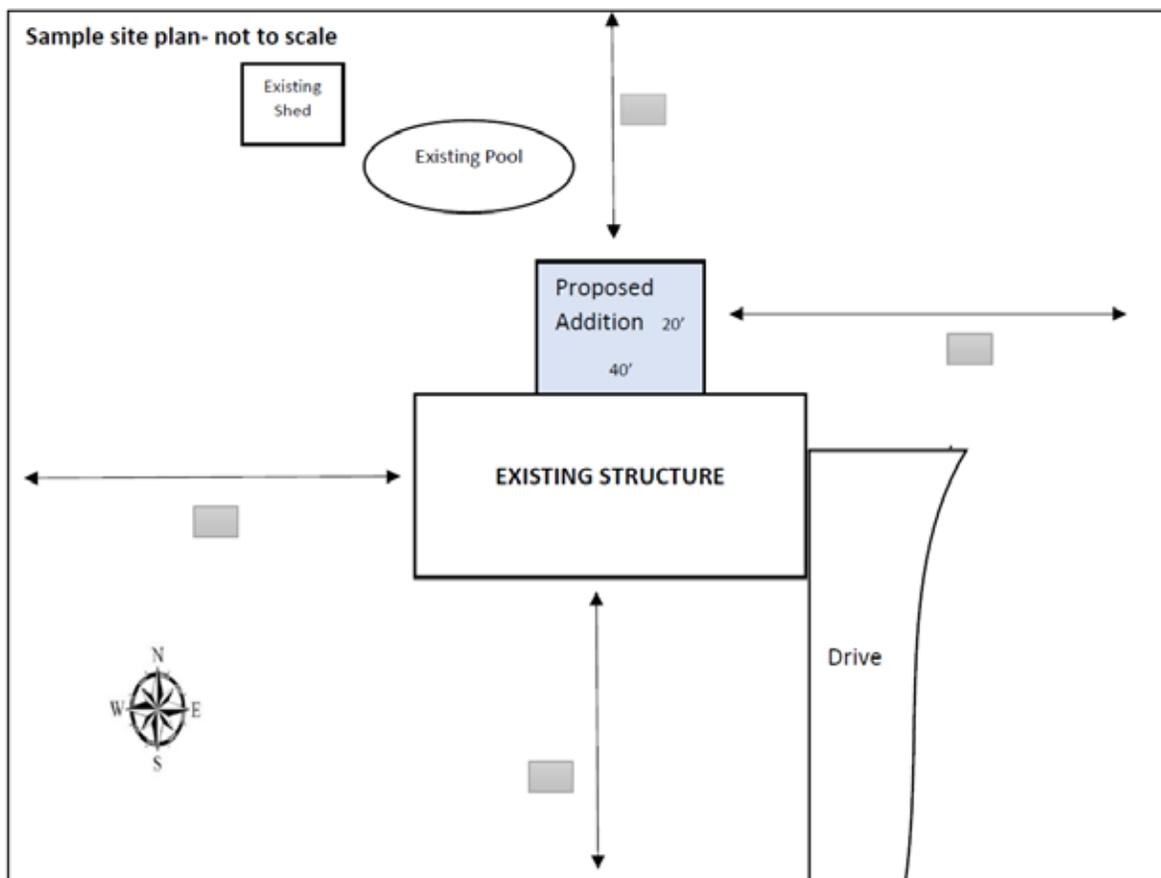


What is a Site Plan?

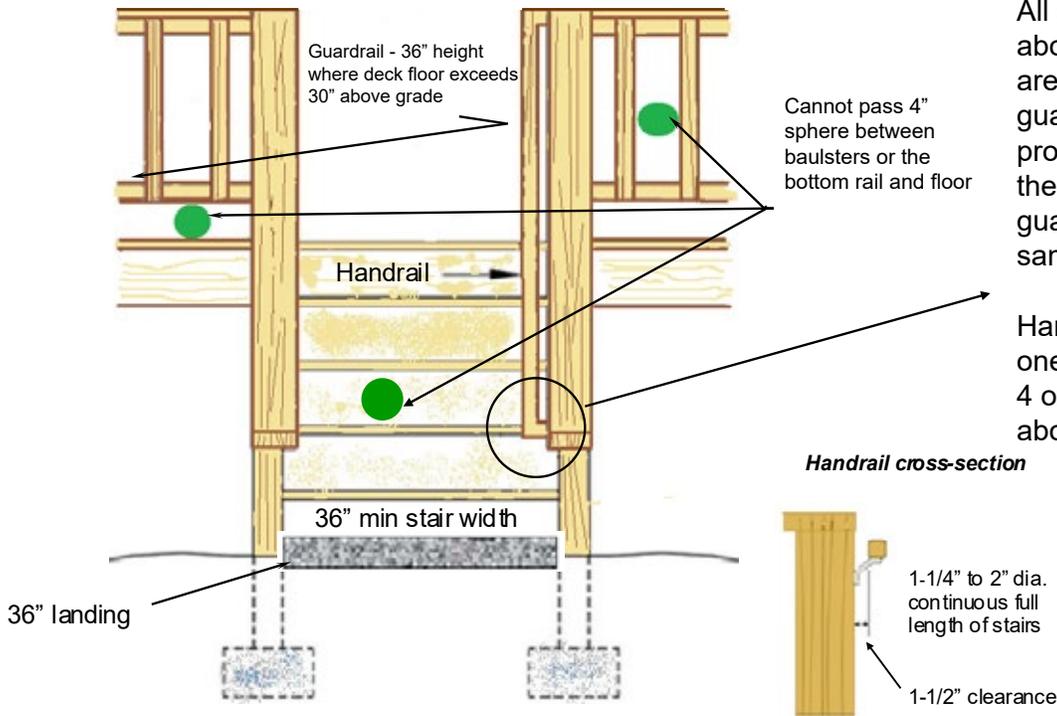
A site plan is a detailed drawing of your property, also known as a survey of your land. These are usually drawn by a land surveyor. The site plan will show the dimensions of your project and its relationship to existing setbacks, easements, utilities, other structures on the property, and distance to your property liens. If your project will require moving any utilities (gas, water, sewer/septic, electric, etc.), show where those meters will be relocated. You would complete the shaded areas next to the arrows below with the distance to the property lines, **ON ALL SIDES OF PROPERTY WITH ROAD FRONTAGE (corner lots), INDICATE THE DISTANCE TO THE CENTERLINE OF THE ROAD ON BOTH STREETS.**



NOTES:

1. Structures shall not be permitted to be built over setback lines, easements, or property lines.
2. A survey from a registered land surveyor will be required if your project is located in a protected area.
3. If your property is on a slope, you may be required to install silt fence to keep the dirt on your property.
4. If you do not know the location of your utilities, contact MISSDIG. Remember to ask them about the cost of this service.

CONSTRUCTION DETAILS: GUARDRAILS, STAIRS, HANDRAILS

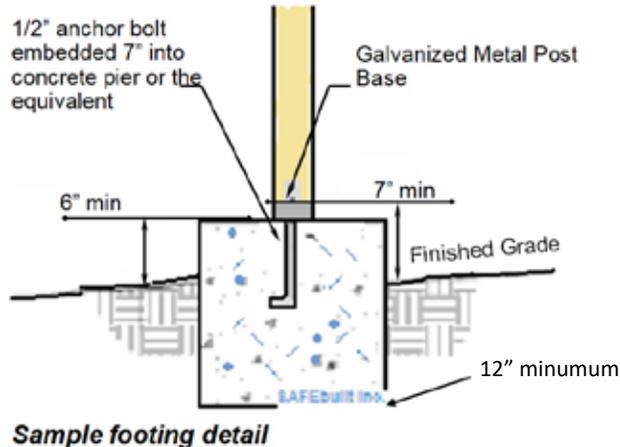


All decks 30" high or more above finished grade, are required to have a guardrail. Note: If you are providing a guardrail where the deck is 29" or less the guardrail must meet the same requirements.

Handrails are required on one side of the stairs with 4 or more risers 34" to 38" above stair nosing.

CONSTRUCTION DETAILS: FOOTING REQUIREMENTS

The building code lists several requirements for footings based on use of the deck (loads) and soil conditions. At a minimum, footings shall be at least down to the frost depth for your location. Check with the building department for specific depths required. Additionally, the deck posts must be attached to the footing according to code to prevent lateral movement and uplift (wind and cantilevered forces). Deck posts must also be either a natural decay-resistant or preservative-treated wood and supported by a metal pedestal projecting 1" above the concrete and 6" above exposed earth to prevent moisture rot.



ADDITIONAL INFORMATION

What will the building inspector look at?

A typical deck project will require the following inspections:

1. Footings: Foundation inspections shall be made after trenches are excavated, reinforcement steel is in place, forms erected, and PRIOR to placing of concrete
2. Final: Inspection made AFTER the deck is completed

HOW DO I SCHEDULE A REQUIRED INSPECTION?

Please call the inspection line at 877-721-9266 and leave all required information requested in the message. Inspection requests received after 7:00am will be performed the next business day.

Want to know more? Need more help?

We hope you found the information in this guide useful. If you have any questions, please feel free to contact us.