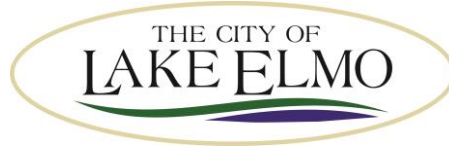


Date Received: _____
Received By: _____
Permit #: _____



Building Department
3800 Laverne Avenue North, Lake Elmo, MN 55042 www.lakeelmo.org
Tel: 651-747-3900 Fax: 651-747-3901

DECK PERMIT APPLICATION

Project Address: _____

Property Owner: _____ Phone: _____

Address: _____

Email Address: _____

The Applicant is: Owner: _____ Contractor: _____

General Contractor: _____

Address: _____

License No: _____ Expiration Date: _____ Phone: _____

Email Address: _____

Type of Work: (check one) Deck: _____ Other: (Describe) _____

Description of Work Covered by this Permit: _____

Area underneath deck: Will remain pervious: _____ Will be paved or consist of other impervious surface: _____

Estimated Completion Date: _____ (All exterior work must be completed within six months of permit issue date)

Value of Proposed Work: _____

Deck Supplement Completed and Attached: YES NO (Circle One)

Applicant Name (Please Print) _____

Applicant Signature: _____ Date: _____

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction work is suspended or abandoned for a period of 180 days at any time after work has commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of the laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provision of any other state or local law regulating construction or the performance of construction.

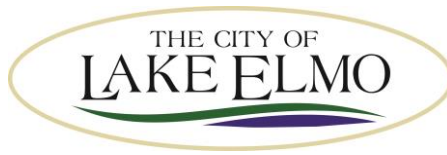
City Use Only

Planning: Zoning _____ Setbacks (R=Required/P=Proposed) Side: R__ P__ Rear: R__ P__ 5' from septic tank & 10' from drainfield: Y__ N__
N/A__ Total impervious % R__ P__ N/A__ Other _____

Reviewed by: _____ Date: _____

Subject to the following conditions: _____

Building Plan Reviewed by: _____ Date: _____



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Supplement to Deck Permit Application

Plans, survey and all of the following information are required with deck permit applications.

- Size and depth of footing _____
- Type and size of footing forms, such as 8 inch cardboard tubes _____

- Size and spacing of posts _____
- Type of lumber _____
- Size of beams (2 - 2 x 10) _____
- Size and spacing of joists. Location of double joists _____

- Is the deck to be built around a cantilevered area (a boxed out area or bay usually with a patio door)?
Yes _____ No _____
If yes, how will joists be supported? _____

- Type of deck boards _____

- Height of deck off ground _____
- Height and design of guardrail _____
- Size of deck _____
- Distance to property lines: Side 1 _____
Side 2 _____

Rear _____

Other _____
- Estimated Completion Date: _____

Decks -State Building Code Requirements

Permit: A building permit is required. Homeowners may do their own work. Contractors shall be state licensed. Cost of the permit is based on project value, and determined by using the City of Lake Elmo Building Permit Fee schedule.

Deck permit applications shall include: A copy of the certificate of survey or site plan drawn to scale, showing all property lines, structures and the proposed deck location with distances to property lines.

Two copies of the building plans

Plans: Deck plans shall show the following:

Size and depth of footing	Size of beams	Height and design of guardrail
Type of footing forms	Size and spacing of joists	Size of deck
Size and spacing of posts	Type of floor boards	Distance to property lines
Type of lumber	Height of deck off ground	Plans shall be 8 ½ x 11, or 11x17

Footings: Shall be at least 42 inches deep by 8 inch diameter. Footing forms shall be cardboard tubes. Deck footings are subject to frost heave. Deeper footings and footings wider at the bottom will help prevent frost heave.

Treated Wood: All wooden members of decks shall be treated or rot resistant wood, such as redwood or cedar.

Posts: Shall be anchored to prevent movement.

Beams: Beam end joints and splices shall be made over posts. Beams bolted to posts shall have at least two ½ inch carriage bolts, staggered on each post.

Ledger: Ledger boards shall be bolted to solid material such as 2x10 rim joist, floor trusses, sill plate, top plates, etc. Materials not acceptable to bolt into include: Manufactured I joists. Foam filled rim joists. Wall sheathing. Bolt ledger with a minimum of ¾ inch bolts spaced 16 inch on center, staggered top and bottom. Flashing is required where the deck ledger board is attached to the house.

Cantilever: Cantilevered areas, a boxed out area or bay usually with a patio door, will not support a deck. Double the joists around the cantilever area to make the deck self supporting. See diagram.

Joist hangers: Joist hangers are required wherever joists do not have at least 1½ inch of bearing. Joist hangers shall be of proper size (i.e. 2x8 joists require 2x8 joist hangers). Joist hangers require one nail per nailing hole. Stainless steel or hot-dip galvanized connectors and fasteners are required with treated wood. Electroplated galvanized fasteners are not acceptable.

Guardrail: Decks more than 30 inches off grade require a guardrail at least 36 inches high, built so that a 4 inch object cannot pass through.

Stairs: The maximum rise on stairs is 7¾ inch. Maximum opening in risers is 4 inches. The greatest riser height shall not exceed the smallest by more than ¾ inch. Special attention should be given to make sure the top and bottom riser heights are correct. The minimum run is 10 inches. All runs shall be equal.

Handrails: Continuous handrails are required for 4 or more stair risers. Handrails shall be 34-38 inches above the tread nosing. The handgrip portion of handrails shall be 1 ¼ - 2 inches wide and in a shape that is easy to grip firmly. The ends of the handrail shall be returned to a wall or end in safety terminals to avoid the possibility of catching loose clothing. Stairs to decks more than 30 inches above grade require guardrails built so that a 4¾ inch object cannot pass through.

Escape Windows: There shall be a minimum of 36 inch clear height over basement escape windows.

Inspections: Call for footing inspection after footing holes are dug, before pouring concrete. Call for final inspection when deck is complete.

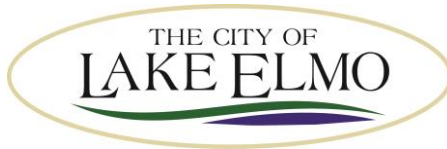
Call before you dig: Contact Gopher State One Call excavation notification center at 651-454-0002.

<http://www.gopherstateonecall.org/contact-us> to locate utilities. All utility lines will be located free of charge.

Future Porch: Future porch additions on the deck require additional structural design and additional distance or setbacks to the property lines. Typical porch footings are up to 24 inch diameter and up to 60 inches deep. 8x42 inch footings will not work on a porch. Beams should be located under future wall locations and sized to carry the wall and roof loads. It is recommended that future porch plans be submitted with the deck plans for review.

Completion Date: Decks must be completed within six months of issuance of the permit.

While not all inclusive, this information and illustrations should be used as a general guide to meeting the minimum standards of the building code. Diagrams are for illustrative purposes only. Other designs that meet the code are also acceptable



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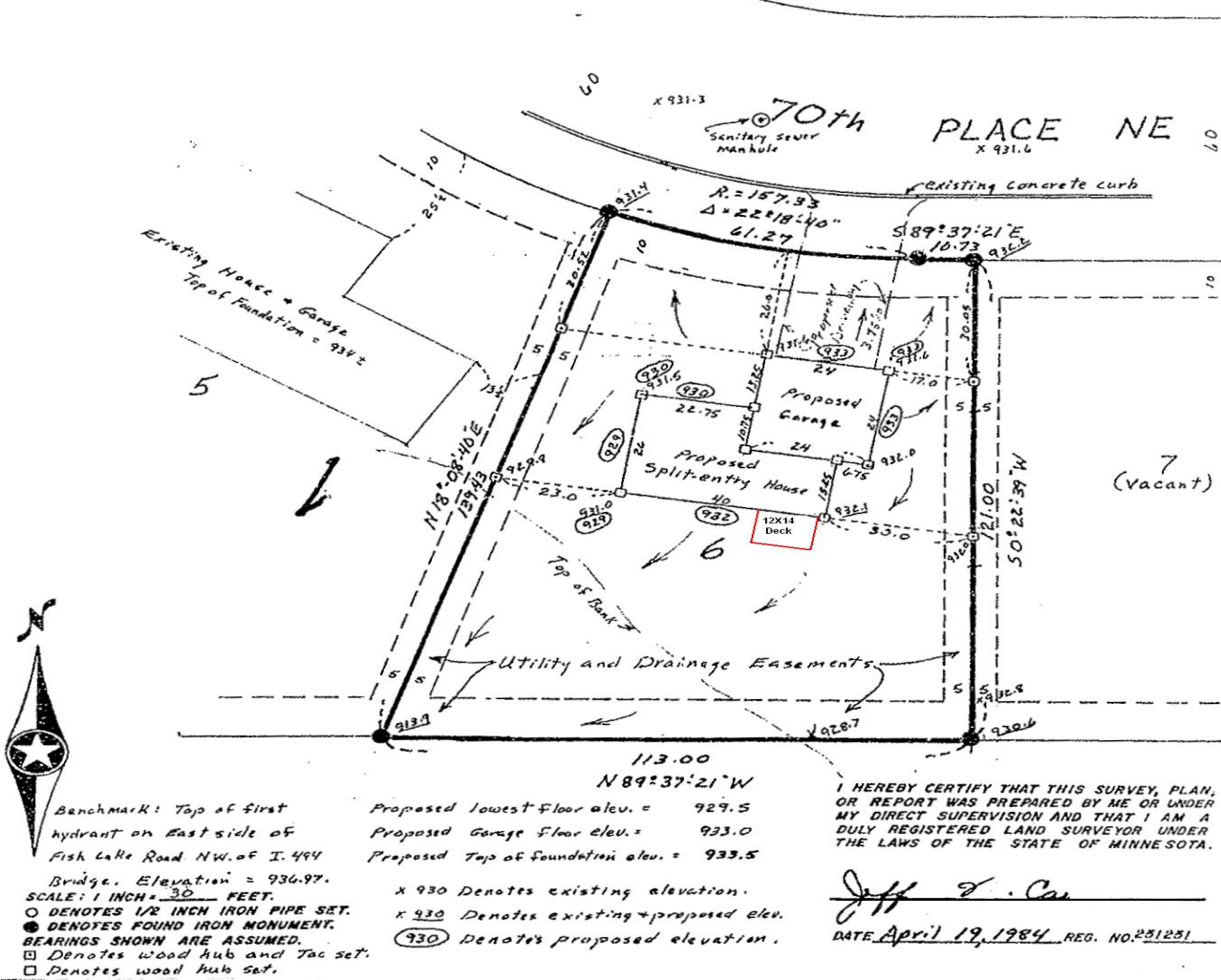
EXAMPLE

*****Surveys show compliance with zoning setback and lot coverage requirements, wetland setbacks, and clearances to easements.*****

**ASSOCIATES
 SURVEYORS, INC.**

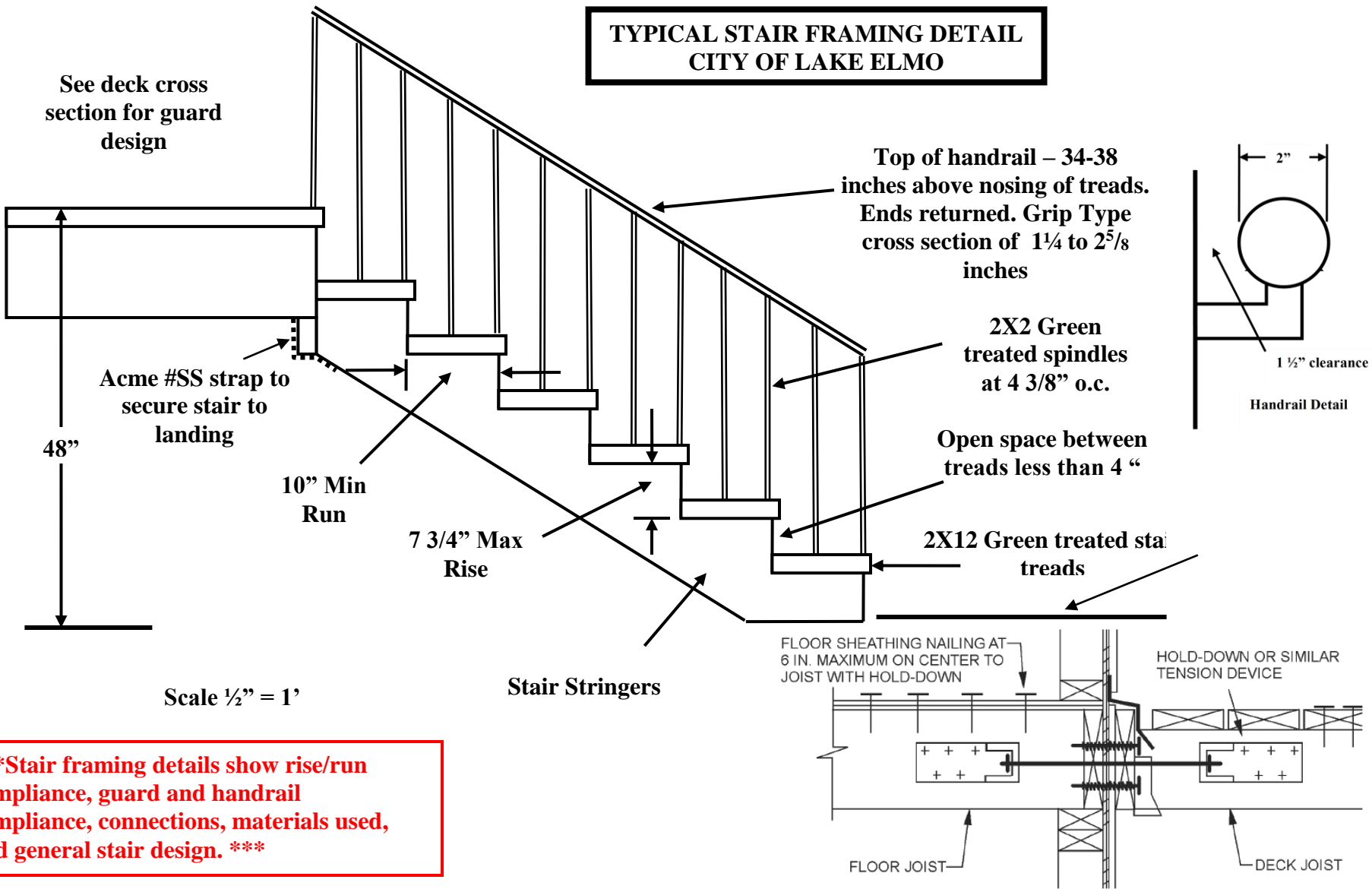
CERTIFICATE OF SURVEY FOR: K Builders

DESCRIBED AS: Lot 6, Block 1, WIND 4th ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.



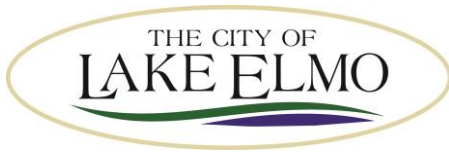
WARNING: THIS IS AN ILLUSTRATION ONLY. IT IS INTENDED TO SHOW SOME OF THE INFORMATION THAT SHOULD BE INCLUDED ON YOUR DECK PLANS. IT IS NOT INTENDED TO SHOW COMPLIANCE WITH ANY CODES THAT MAY APPLY. CHANGES IN THE HEIGHT AND SIZE OF A DECK WILL CAUSE VARIATIONS IN CODE REQUIREMENTS.

**TYPICAL STAIR FRAMING DETAIL
CITY OF LAKE ELMO**



*****Stair framing details show rise/run compliance, guard and handrail compliance, connections, materials used, and general stair design.*****

WARNING: THIS IS AN ILLUSTRATION ONLY. IT IS INTENDED TO SHOW SOME OF THE INFORMATION THAT SHOULD BE INCLUDED ON YOUR DECK PLANS. IT IS NOT INTENDED TO SHOW COMPLIANCE WITH ANY CODES THAT MAY APPLY. CHANGES IN THE HEIGHT AND SIZE OF A DECK WILL CAUSE VARIATIONS IN CODE REQUIREMENTS.

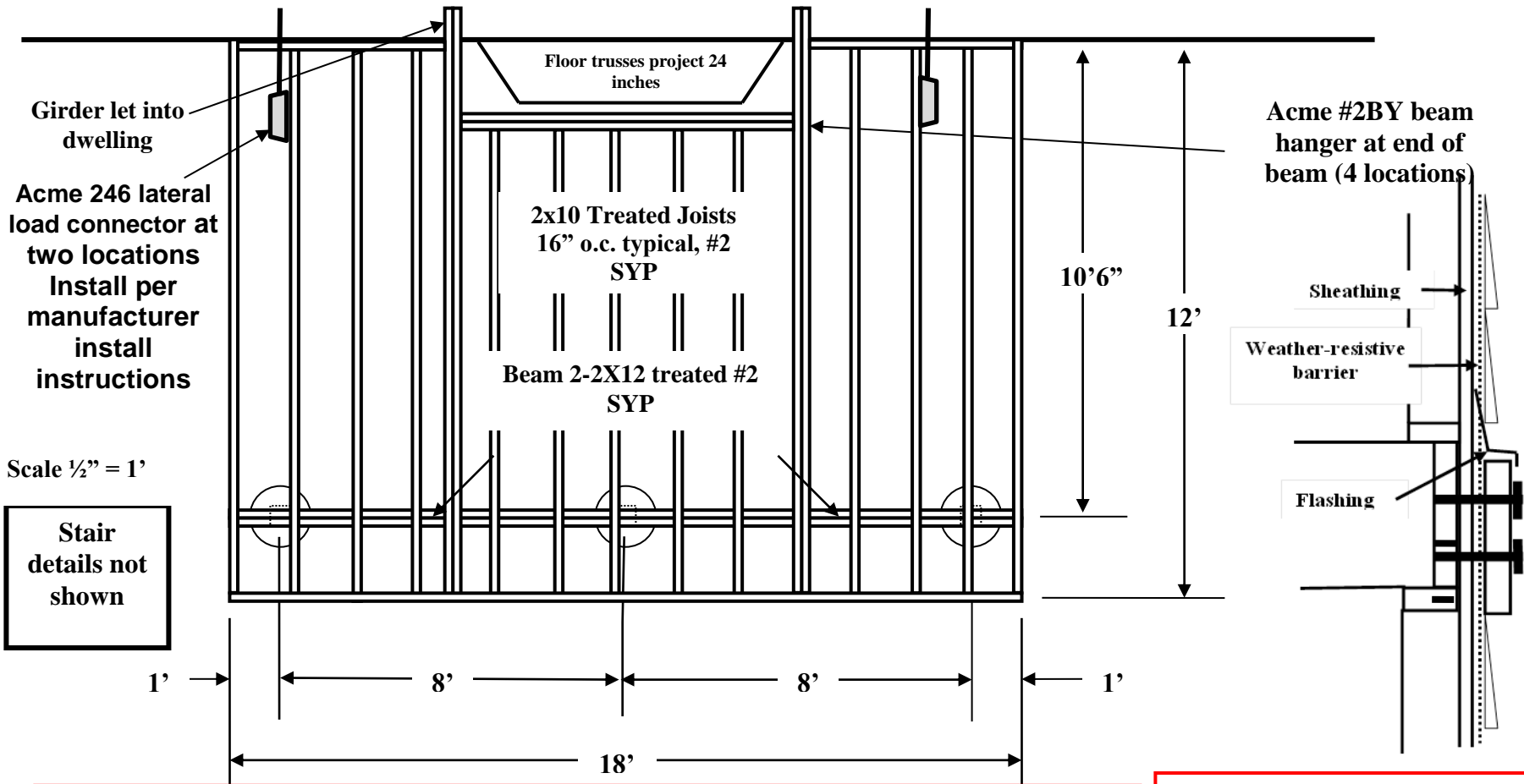


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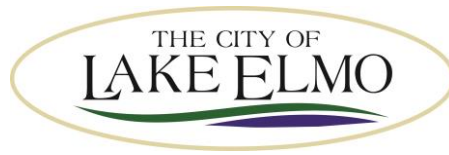
Tel: 651-747-3900

**TYPICAL DECK FLOOR FRAMING PLAN, BEAM LOCATION, AND FOOTING LAYOUT
CITY OF LAKE ELMO**



WARNING: THIS IS AN ILLUSTRATION ONLY. IT IS INTENDED TO SHOW SOME OF THE INFORMATION THAT SHOULD BE INCLUDED ON YOUR DECK PLANS. IT IS NOT INTENDED TO SHOW COMPLIANCE WITH ANY CODES THAT MAY APPLY. CHANGES IN THE HEIGHT AND SIZE OF A DECK WILL CAUSE VARIATIONS IN CODE REQUIREMENTS.

*****Framing plans show the floor framing and footing layout, enable checks on spans and sizing of beams and joists, validation of footing sizes, and the ledger design.*****



Building Department

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