



Development Services
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Deck, Covered Porch & Covered Patio Permit Application Checklist

1. **Submit a site-plan** showing all dimensions of the proposed project. Include rear yard and side yard set-back dimensions (an aerial map may be utilized for the site plan).
 - Decks that do not exceed 30 inches in height may follow the detached accessory structure setback, no matter the proximity to principal structure (5-foot setback is typical).
 - Decks that exceed 30 inches in height and Covered Porches shall be setback a minimum of 20 feet from the rear property line and must meet the side and front yard setback of the principal structure.
 - Minimum 10-foot setback from detached structures.
 - Confirming property lines, buried utilities, easements, restrictive covenants, or association requirements are strictly the responsibility of the owner and/or contractor.

2. **Provide footing/foundation details:** Frost depth is 42 inches; post hole or footing size and post dimensions. Structures with a roof require min. 12 inch posthole footings & 6"x 6" posts.
 - Decks which are less than 30 inches above grade and not connected to the house ("platform decks") do not require frost depth footings.
 - A post and beam system may be utilized for decks connected to the house. Seasonal porches may utilize this system also, *if* the existing house wall and a door separate the porch from the existing house. But if the seasonal porch is essentially an open room to the house, with no separation, the foundation shall match the house foundation.

3. **Provide framing details and/or drawings:** Beam & joist sizes and spans, stud and rafter size and spacing, trusses. For vaulted ceiling provide and show rafter ties.
 - **Guardrails** are required for decks, porches & screen porches which are more than 30 inches above grade. Minimum height is 36 inches and the maximum space between the spindles is 4 inches. Commercial\ multifamily guards shall be 42 inches high.
 - **Stair requirements:** maximum riser height is 7-3/4" and the minimum tread depth is 10".
 - The riser must be "closed in" meaning there are no gaps larger than 4 inches.
 - Handrails 34 to 38 inches above the nose of tread required on stairs w/ four or more risers.
 - The handgrip portion of the handrail shall have a maximum width of 2 5/8 inches.
 - The minimum headroom is 6 foot 8 inches measured vertically from the nose of the tread.
 - Platforms **exceeding 5 feet in height** above grade shall be supported by than 6"x6" posts.
 - **Ledger boards** shall be positively anchored (bolted) to the primary structure.
 - **Insulation** for enclosed porches must show R-values given for floors, walls and attics.
 - **Operable windows** opening to a height of more than 6 feet above exterior grade must have a minimum sill height of 24 inches above finished floor.

4. **Inspections required:**
 - **Footings** prior to concrete being placed.
 - **Framing & Elec. rough-in** if enclosed or covered before final inspection.
 - **Final** when completed including stairs, railings and electrical.

State Law requires you notify **Iowa One Call** before digging: **811** or **1-800-292-8989** or www.iowaonecall.com