



City of Burton

Building Department
4093 Manor Drive
Burton, MI 48519
(810) 742-9230

Single Family
Residential
Only

APPLICATION FOR PLAN EXAMINATION AND DECK PERMIT

Construction Location: _____
Number Street

Type of Improvement: New Home Addition Repair/Replacement Garage Deck

Dimension of building/improvement: _____ Square footage of improvement: _____

Type of frame: Wood Steel Other _____ Estimated Cost: _____

This permit does not include Electrical, Mechanical, Plumbing

Contractor/owner: _____

Address: _____

Telephone: _____ License #: _____

Include 3 sets of drawings.
New homes include right-of-way permit with contractor's insurance, water and sewer permits.
Drawings must include foundation, floor plan, elevations, guardrail, stair detail and if applicable, a wall section.
Please print legibly on this form.
For new homes only, survey must include proposed final floor elevations.

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to comply with the conditions and regulations provided with any permit that may be issued. Further, I agree the permit that may be issued is with the understanding all applicable sections of the City of Burton Zoning Ordinance and the State of Michigan Residential Building Code will be complied with. Further, I agree to notify the City of Burton inspection department prior to the required inspections listed on my issued permit. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections. Finally, I understand this is a permit application (not a permit) and that a permit, if issued, conveys only work to be completed as shown, and does not include any representation or conveyance of rights in any other statute, building code, deed restriction or other property right.

Signature Date

Office use only

Permit Number: _____ Issue Date: _____ Permit Fee: _____

Site Bond: _____ Zoning Review Fee: _____ Plan Review Fee: _____

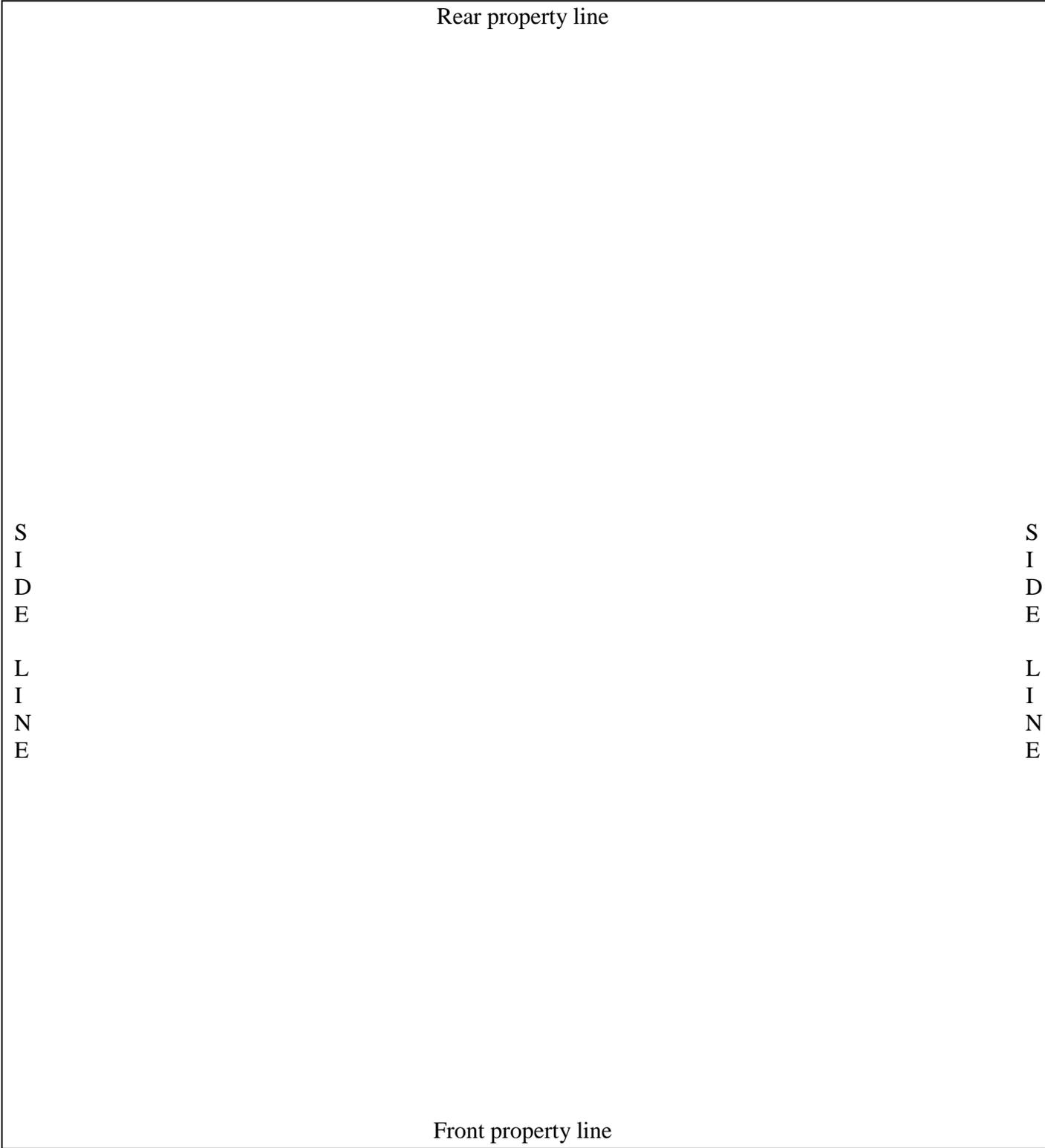
Zoning District: _____ Use: _____ Flood Plain Approval Req'd: Yes

Front yard _____ Rear yard _____ Side yard _____ Side yard _____

Approved by City of Burton Official Total: _____

Site or Plot Plan

Include all existing and proposed buildings on the site. Include all dimensions to front, side and rear property lines from buildings. Include dimensions of the property. Any accessory structure must maintain 10-foot separation from the main dwelling and must be behind the front line of the house.

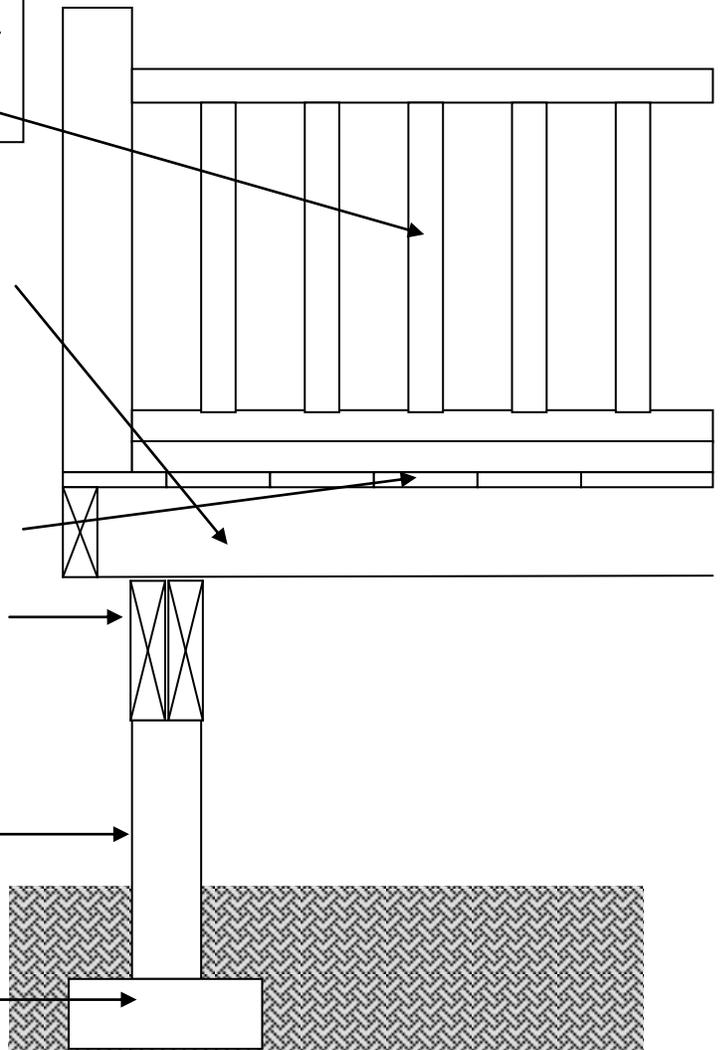


Road centerline

RESIDENTIAL DECK

Deck Guards

Guards are required if the floor is 30 inches or more off the ground. Openings shall be sized so a 4-inch sphere will not pass through.



Floor joist Clear Span - _____

Floor Joist Size - _____

Floor Joist Species of Treated Lumber - Ponderosa Pine: _____
 Southern Yellow Pine: _____
 Other: _____

Floor Joist Spacing - _____

Deck Floor Material - _____

Carrier/Beam Size - _____

Carrier/Beam Species of Treated Lumber - Ponderosa Pine: _____
 Southern Yellow Pine: _____
 Other: _____

Is the Deck Attached to the House – Yes _____ No _____

Post Size - _____

Post Spacing - _____ Feet _____ Inches

Footing Depth Below Grade - _____ Inches

Footing – Width _____ Height _____

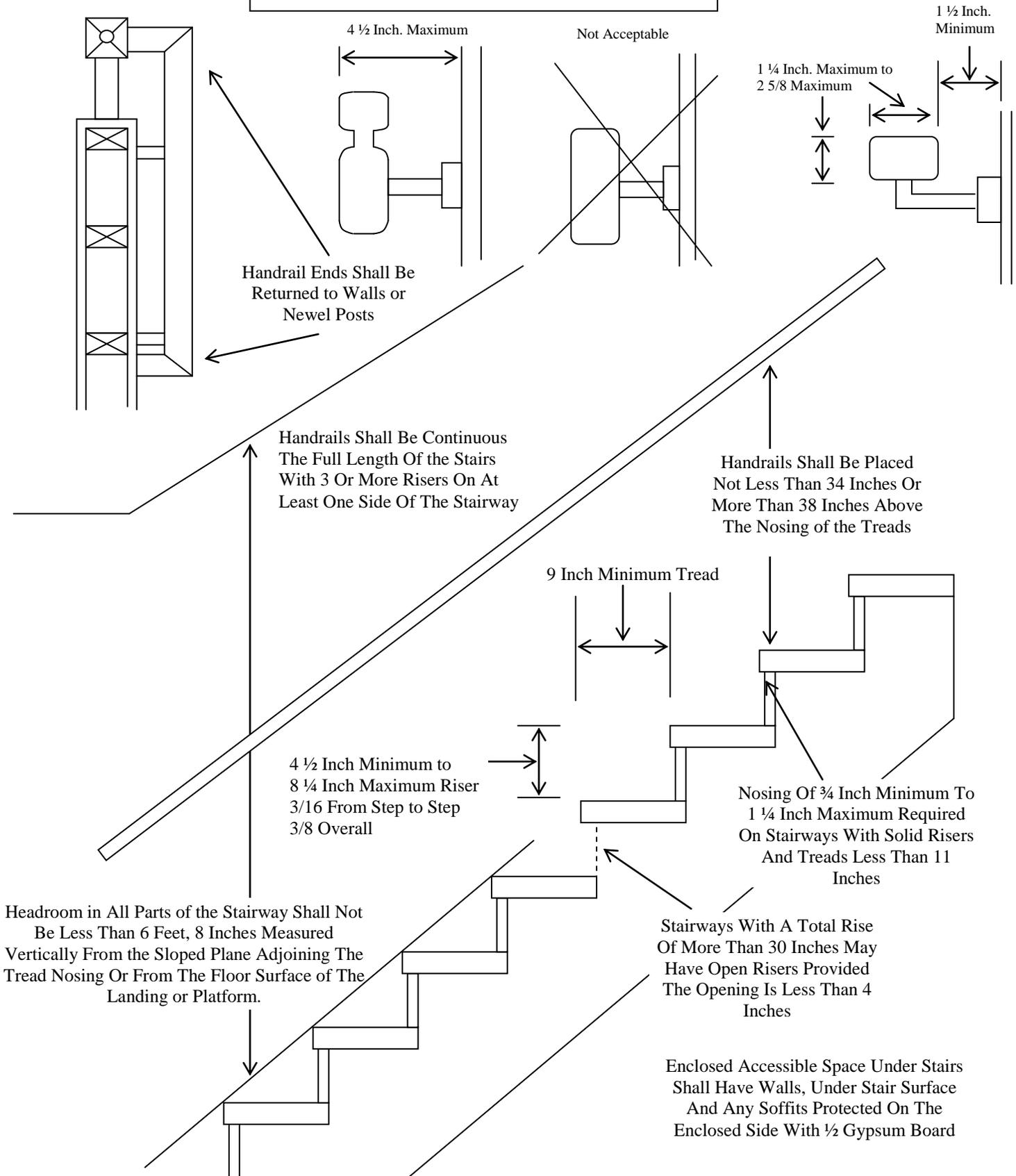
Deck Stairways

Stairways shall not be less than 36 inches in clear width. The Maximum riser height shall be 8 1/4 inches and the minimum trend depth shall be 9 inches. The greatest riser height shall not exceed the smallest by more than 3/8 inch.

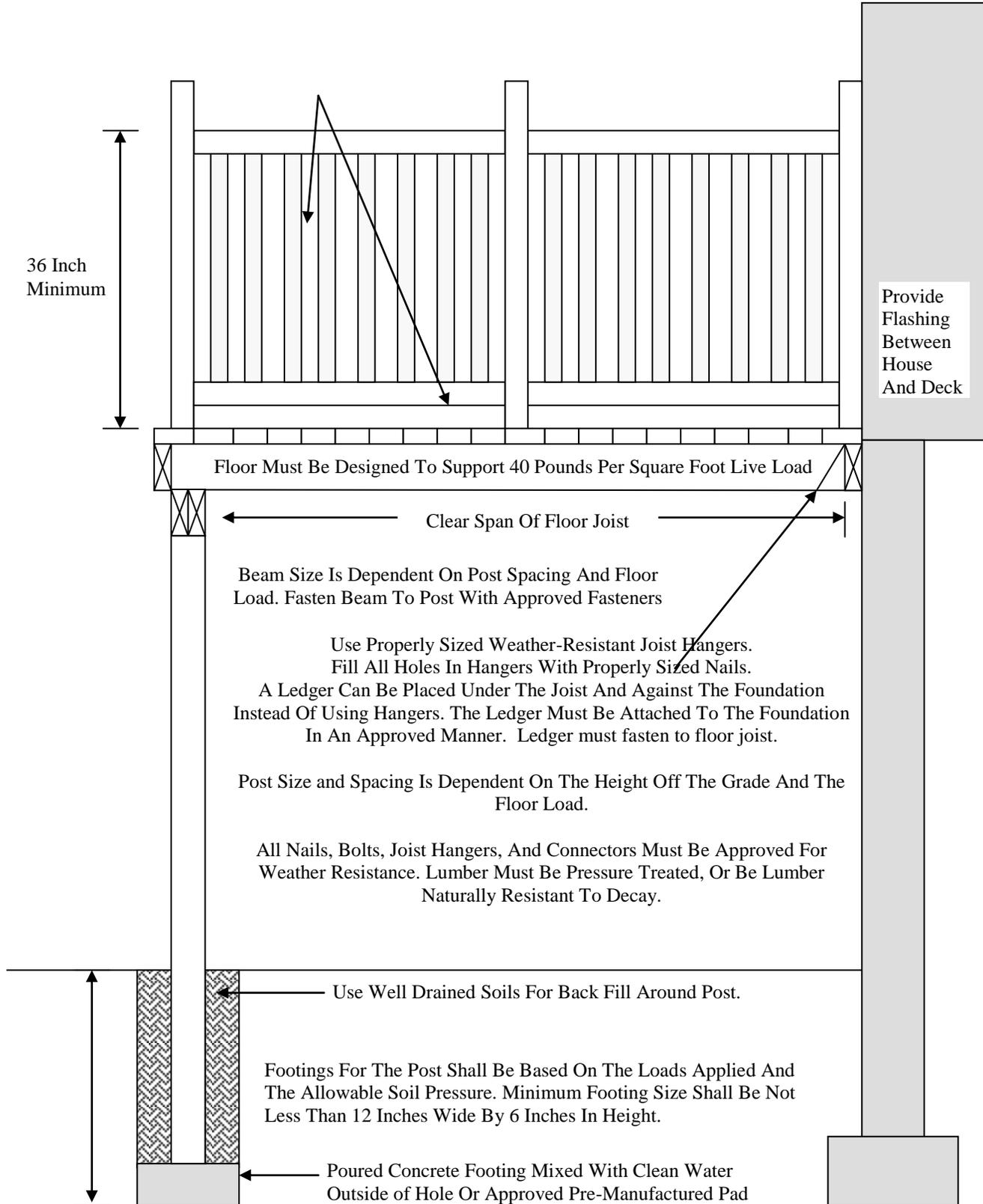
Deck Stairway Handrails

All required handrails shall be continuous the full length of stairways with 4 or more risers on at least 1 side of stairways. Handrails shall be placed not less than 34 inches or more than 38 inches above the nosing of the trends. The handgrip portion of handrails shall have a circular cross section of 1 1/4 inches minimum to 2 5/8 maximum. Other handrail shapes that provide an equivalent grasping surface are permissible. Edges shall have a minimum radius of 1/8 inch. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height measured vertically from nosing of the treads.

Residential Stairways & Handrails



General Requirements for Residential Decks



Wood Deck Construction

Building Permits

Building Permits are required for decks. When making application, provide the following:

1. 2 sets of construction plans
2. 2 site plans indicating size, shape, placement and distance from property lines and easements.
3. Building permit application filled out.

Required inspections (some decks may require additional inspections)

1. Post hole inspection
2. Final inspection

Foundation

Posts to be set a minimum of 42" below grade and shall bear undisturbed soil.

Framing

All material in contact with the ground shall be approved suitable for ground contact use. All other material shall be pressure treated of decay resistant decay or redwood.

Framing Fasteners

All nails, bolts, brackets and fasteners to the house with lag screws or carriage bolts into the rim joist of the main structure. A flashing must be provided over the ledger board.

Handrails and guardrails

Handrails

Handrails having minimum and maximum heights of 34 inches and 38 inches respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of stairways of 4 or more risers. Spiral stairways and winders shall have the required handrail located on the outside radius. All required handrails shall be continuous the full length of the stairs.

The handgrip portion of the handrails shall not be more than 2 5/8 inches in cross-sectional dimension, or the shape shall provide an equivalent gripping surface. The handgrip portion of handrails shall have a smooth surface with no sharp corners.

Handrails projecting from a wall shall have a space of not less than 1 1/2 inches between the wall and the handrail.

Guardrails

Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guardrails not less than 36 inches in height.

Required guardrails on raised floor areas (decks), balconies and porches shall have intermediate rails (balusters/spindles) or ornamental closures which will not allow passage of an object 4 inches or more in diameter. Horizontal spacing between the vertical members in required guardrails shall be a maximum of 4 inches at the nearest point between the members.

Exception: The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway may be such a size that a sphere 6 inches in diameter cannot pass through.

Decking (deck floor)

Decking is generally 5/4 nominal size material and can span 16 to 24 inches.

Joists

Joists are used to support the deck floor.

Maximum span between supports:

Joist size	16" on center	24" on center
2 x 6	7' 9"	6' 6"
2 x 8	10' 6"	8' 6"
2 x 10	13' 3"	10' 9"
2 x 12	16' 3"	13' 3"

Girders or Beams

Girders are used to support the joists.

Maximum span between posts:

Beam Sizes		Beam Spacing in Feet						
		6	7	8	9	10	11	12
2 - 2 x 6		5' 6"	5'	4' 6"	4' 3"	4'	---	---
2 - 2 x 8		7' 6"	7'	6' 6"	6'	5' 6"	5'	---
3 - 2 x 8	2 - 2 x 10	9' 6"	9'	8' 6"	8'	7' 6"	7'	6' 6"
3 - 2 x 10	2 - 2 x 12	11'	10' 6"	10'	9' 6"	9'	8' 6"	8'

Posts

Minimum size is 4 x 4 nominal. Where decks are elevated, such as a 2 story deck, cross bracing is required to eliminate sway.