

EXTERIOR DECKS AND PORCHES

Michigan Residential Code 2003

Any new post footings shall be a minimum of 12" in diameter and 42" in depth.

Foundation post shall be properly treated and not encased in concrete.

All fasteners and hangers shall be approved for use with ACQ treated wood.

Beams shall have a minimum bearing of 3" on wood, galvanized metal hanger or proper fasteners to post.

Floor joist shall have 1 1/2" minimum bearing on wood or galvanized metal hanger.

The galvanized hangers for beams and floor joists shall be properly nailed with the required nails and all holes filled. (SCREWS & ROOFING NAILS ARE NOT APPROVED)

Stairways and walking surfaces shall have guardrails if more than 30" from grade. The height of guardrails shall be 36" min. off walking surfaces and 34" min. off the nose of the treads of stairways. A 4" sphere shall not be able to pass in between the rails of the walking surface and in between risers / treads of stairways (4 3/8" sphere in between the rails of stairways). A continuous handrail shall be installed on one side of a stairway if there are four risers or more. The handrail shall be 34"- 38" off the nose of the treads at a uniform height with the ends returned to a post or wall and the grip size shall have a circular cross section of 1 1/4" min. and 2 5/8" max. The stairway width shall be 36" min. The max. riser height of a stairway is 8 1/4" and the min. tread depth is 9" measured nose to nose. The min. tread cut on stringers shall be 9". A 3/4" min. and 1 1/4" max. nosing shall be provided on stairways with solid risers unless the tread depth is 11". Risers, treads and nosings shall vary no than 3/8".

A minimum 3' x 3' landing shall be installed on the required exterior door (no more than 7 3/4" from the top of threshold). If the door swings over the landing the height shall be no greater than 1 1/2" from the top of the threshold to the landing, storm and screen doors are excluded. A landing is not required for other doors with two or less risers (steps).

Notches in joist and beams shall not exceed 1/6 of the depth, nor longer than 1/3 of the depth, and shall not be located in the middle 1/3 of the span. Notches at the ends shall not exceed 1/4 of the depth. Holes in joist, rafters, and beams shall not exceed 1/3 the depth in diameter or be closer than 2" to the bottom, the top, other holes, or notches of that member.

The 911 ordinance requires that the address numbers be prominently displayed. (4" minimum on the structure, 3" minimum on a post (3 1/2 foot min. - 5 foot max. tall) or mail box "post" located on the left hand side of the drive as you enter and visible from both directions)