



CITY OF WARRENTON

200 West Booneslick
Warrenton, MO 63383
Phone: (636) 456 – 3535
Fax: (636) 456 – 8135
warrenton-mo.org

Guide to Building a New Deck

Deck Permit Information

A permit is required before constructing your deck and a minimum of three (3) inspections are required during the building process. All contractors are required to register with the Building Department at 636-456-3535.

Deck Regulations

Deck Regulations are per Chapter 500 of the Municipal Code-City of Warrenton and per Chapter 5, Section R507 of the 2015 International Residential Code.

General Regulations

The following guidelines are offered to assist you with your deck project. Please feel free to call the Building Department if you have questions, so we can assist you.

1. All structures meet set-back requirements from all property lines and may not be located on an easement as specified by City Zoning Ordinances.
2. All footings/piers for posts must be at least thirty inches (30") inches below grade and a minimum of twelve inches (12") wide (diameter) Belled eighteen inches (18") wide (diameter) at the bottom for frost protection.
3. All load bearing posts must be anchored to piers/footings with an approved post mounting hardware.
4. All wood that comes into contact with the ground must be "ground contact" rated.
5. Joist hangers are required at the band board and ledger connections.
6. Guardrails are to be a minimum of thirty-six inches (36") tall with balusters spaced not less than four inches (4") apart.
7. Guardrails are required along open-side walking surfaces that are more than twenty four inches (30") above the grade below.
8. Stairs are to have a minimum nine inch (10") tread cut and a maximum 7 3/4" rise.
9. Stringer risers are to be closed or blocked to a maximum opening of four inches (4").
10. Handrails must be a minimum of thirty-four (34") and not greater than thirty-eight (38") high measured vertically above the nosing of the treads.
11. Graspable handrails are required.
12. Stairways with fewer than four (4) risers are not required to have handrails.
13. All overhead electrical wires must be at least twelve feet (12') above the deck floor.
14. A landing is required at bottom of stairs. (Stair width X 36" minimum).
15. Hold-down tension devices shall be installed in not less than two (2) locations per deck.

General Inspections

A minimum of three inspections are required during the construction of your deck. They are as follows:

1. Measurements will be made to ensure that the piers/footings are the proper depth and width or diameter. The location of your deck will also be verified to ensure compliance with property line restrictions. (A framing inspection may be performed at that time).
2. A framing inspection prior to decking installation.
3. A final inspection will be performed when all necessary work has been completed. To schedule an inspection, please call the City of Warrenton Building Department at 636-456-3535. A minimum of 24 hours advance notice is required for scheduling purposes.

Permit Process

To obtain a permit for a deck, please submit the following items to the Building Department. (It is recommended that you call ahead if you wish to meet personally with the Building Commissioner during your visit).

1. A completed Deck Permit Application. Applications are available at the Building Department located at 200 W Booneslick or online at www.warrenton-mo.org
2. A set of plans for your deck. These drawings must show the size of the deck; method of attachment to the house; joist size, spacing and spans; the type of lumber to be used; a pier/footing diagram showing depth and width or

diameter, post size elevation and; a stair detail showing stringer size, tread, and rise dimensions, guard rail height, spindle spacing and hand rail size.

3. A record plat showing the location of your home on your lot and the location of the deck with all the dimensions to the property lines, easements and setbacks.

Once the deck has been approved, you will be notified to pick up the permit at City Hall. The permit fee is to be paid at the time of pick-up.

Fees

Fee = (Estimated cost) x (0.0040)

(There is a minimum \$25 fee)

Deck Completed

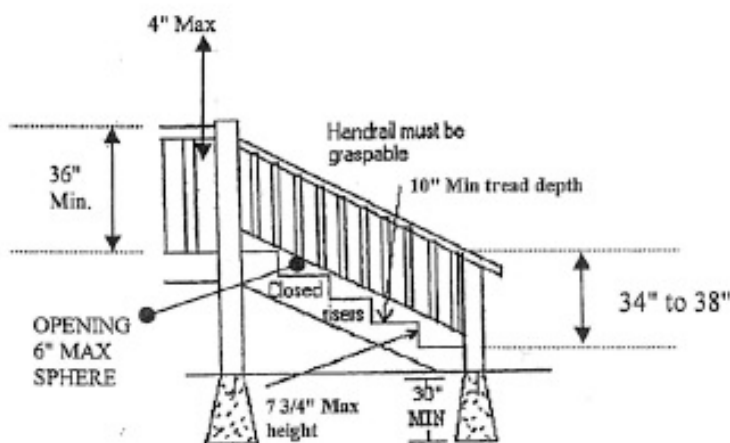
Once the deck is complete a final inspection will need to be completed to close out the permit. Please call the Building Department at 636-456-3535 to arrange an inspection. All inspections require 24 hour notice to schedule.

Appeals & Variances

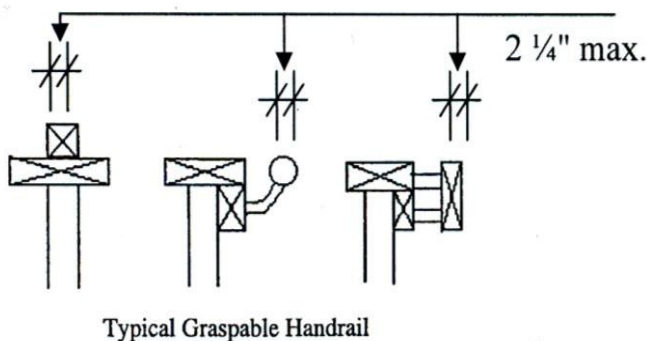
Please refer to Chapter 300 of the Municipal Code – City of Warrenton for the process for filing an appeal of a decision of the Building Commissioner.

Additional Information

For additional information or if you have any questions, please call the Building Department @ 636-456-3535. The entire City Code can be found on the City's website at www.warrenton-mo.org



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Typical Graspable Handrail

