

Charter Township of Shelby

Harry Reese
Building Director

52700 Van Dyke
Shelby Township, MI 48316-3572

Phone: (586) 731-5969
Fax: (586) 803-2099
E-mail: building@shelbytwp.org

OUTLINE PROCEDURES FOR SINGLE FAMILY RESIDENTIAL DECKS

Permit Procedure

A building permit is required by the person or company constructing the deck. Submit the information indicated below and allow approximately two weeks for plan review and processing. The permit applicant will be contacted when the permit is ready to be picked up. An application fee of \$25.00 is required at the time the application is submitted.

- | | |
|------------------------------------|--|
| 1) Permit Application - | Complete all applicable sections of application. Missing information will cause delays. |
| 2) Plot Plan- (3 copies) | Provide a copy of mortgage survey or scaled drawing indicating the location of the deck, streets, easements, existing buildings, septic system, and property lines. Provide setback dimensions to all property lines, existing buildings, septic systems, and streets. See the attached example. |
| 3) Construction Plans - (3 copies) | Provide a detailed plan of the floor construction and a section drawing (see the attached example). You may use the attached form if appropriate. Please indicate all deck dimensions and show the locations of stairs. |

Zoning Requirements

Location - Locations of decks shall conform to the following:

a) **Front yards -**

Unenclosed access porches -

Lots created prior to October 19, 1997- A minimum of 17 feet setback from the front property lines shall be observed in R-1-B and R-1-C zoning districts. A minimum of 22 feet setback from the front property lines shall be observed in the R-1-A zoning district.

Lots created on October 19, 1997 or after - See Section 4.04 and Section 9.10 of the Zoning Ordinance for requirements.

Enclosed access porches -

Lots created prior to October 19, 1997- A minimum of 19 feet setback from the front property lines shall be observed in R-1-B and R-1-C zoning districts. A minimum of 24 feet setback from the front property lines shall be observed in the R-1-A zoning district.

Lots created on October 19, 1997 or after- See Section 4.04 and Section 9.10 of the Zoning Ordinance for requirements.

At-grade patios and decks –

Lots created prior to October 19, 1997- A minimum of 25 feet setback from the front property lines shall be observed in R-1-B and R-1-C zoning districts. A minimum of 30 feet setback from the front property lines shall be observed in the R-1-A zoning district.

Lots created on October 19, 1997 or after- See Section 4.04 and Section 9.10 of the Zoning Ordinance for requirements.

b) Rear and side yards -

At-grade patios and decks less than 18" in height - The patio or deck may be placed in any portion of a rear or side yard that is not otherwise restricted.

Patios and decks 18" or more in height –

Lots created prior to October 19, 1997- The patio or deck shall be setback a minimum of 20 feet from rear property lines in all zoning districts. The sideyard setbacks shall be the same as a principal structure in the applicable zoning district. The deck shall be setback a minimum of 10 feet from any detached accessory building.

Lots created on October 19, 1997 or after- See Section 4.04 and Section 9.10 of the Zoning Ordinance for requirements.

c) Easements - No deck shall be located in an easement or on any portion thereof.

d) Septic systems - A minimum separation of 10 feet to septic systems is required unless otherwise authorized by the Macomb County Health Department.

Area - The maximum amount of impervious surface of all improvements on any residential lot is 40%.

Building Requirements (see the building code for full text and additional requirements)

- Column foundations shall be a minimum of 6" thick concrete and shall be placed on soils with a minimum 2,000 p.s.f. bearing capacity. Such foundations shall extend a minimum of 42" below grade. Alternate systems may be approved upon evaluation by the Building Department.
- All exterior wood materials shall be pressure treated or "naturally durable" and shall be designed to safely support all dead loads and a minimum 40 p.s.f. live load. If pressure treated wood is utilized: wood above grade shall have a retention rating of .25 or more; wood below grade shall have a retention rating of .40 or better; and wood encased in concrete shall have a retention rating of .60 or better.
- Attachment of a deck to a dwelling shall be adequate to safely support all dead loads and a 40 p.s.f. live load. Bolt or lag screw connections of ledger boards shall pass through brick veneer and penetrate not less than 1- 1/2" of solid wood bond, joist or stud (s). Approved joist hangers shall be used where framing abuts the ledger. All connectors shall be properly positioned and shall be of adequate design, size, and number to safely support all imposed dead and live loads. Lateral bracing shall be provided on attached decks where the deck is excessively high above grade or large in area.
- All fasteners shall be suitable for exterior use.
- Decks which are not attached to a permanent dwelling shall be provided with lateral bracing as required for a free standing structure.
- All open sided deck edges with the deck floor 30" or more above the finish grade or walking surface below shall be provided with an approved guardrail system. Such guardrail shall be not less than 36" in height with vertical guards spaced so that a 4" object cannot pass through at any point. Also, open sides of stairs with a total rise of more than 30" above the floor or grade below, or where located more than 30" above the floor or grade below, shall have guardrails which are not less than 34" in height above the tread nosings.
- Stairs shall be not less than 3' in clear width with a minimum headroom of 6-8" in height measured vertically above tread nosings. The maximum riser height is 8-1/4" and the minimum tread depth is 9" exclusive of tread nosing. The difference in height between the greatest and smallest riser shall not exceed 3/8". Stairways shall safely support all dead loads and a 40 p.s.f. live load.
- An approved handrail shall be provided on at least one side of stairways with three or more risers. The handrail shall comply with the following:
 - 1) It shall be placed 34" to 38", measured vertically, above the finished tread nosing.
 - 2) The handgrip portion shall be a maximum 2-5/8" in cross section dimension, or the shape shall provide an equivalent gripping surface.
 - 3) The handrail surface shall have a smooth surface with no sharp corners.
 - 4) Handrails projecting from a wall or guardrail shall have a space between

of not less than 1-1/2".

- 5) Handrail ends shall be returned to a wall or post.
 - 6) Handrails shall be continuous, the full length of the stairs.
- Combination guardrail/handrail assemblies shall guards not less than 34" in height measured vertically from the nosing of the treads.

SPECIAL NOTICE REGARDING DEED RESTRICTIONS AND EASEMENTS

Please be advised that construction activities that are permitted by the Building Department may be further regulated by Subdivision Restrictions or Easement Agreements applicable to the subject property. **In some cases, activities permitted by the Building Department may be prohibited by subdivision restrictions or easement agreements.**

You are strongly advised to check that all current and future lot improvements are in conformance with any applicable subdivision restrictions and easement agreements. Further, you should obtain approval of the subdivision association (if applicable) prior to construction. The laws pertaining thereto generally make the property owner, or agent, responsible for such, and failure to conform may subject you to prosecution.

The installation of doors and other points of ingress and egress in proximity to easements are done at the property owner's risk. No present or future construction and/or lot improvements of any kind shall be permitted within an easement.

To obtain information on recorded subdivision restrictions and easements, the Macomb County Register of Deeds provides the most complete property records and can be reached at (586) 469-5120. In many cases, the Township Clerk's office has copies of restrictions that may apply.

The permit holder is responsible to secure the appropriate approvals for placement of a fence in an easement area and compliance with all applicable subdivision restrictions. **The authorization of a permit by the Building Department shall not be construed as authority to violate any easement or subdivision restrictions.**

Required Inspections

Post holes (prior to placing the posts) and **final inspection** (prior to installation of any skirting).

Rvsd 04/04