



RESIDENTIAL DECKS

BUILDING & SAFETY DIVISION

(530) 795-4910 ext. 112 or 117

318 First Street

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Winters, CA 95694

1. ALL NEW DECKS REQUIRE PLANNING REVIEW
2. Please note that for deck repairs: The following items (3 through 9) must comply with the current Building Code.
3. Decks that are more than 30" above grade at any point or are attached to an existing building require a building permit.
4. Guardrails are required if deck is more than 30" above grade (within 5' of the edge of the structure or other floor levels. The minimum guardrail height shall be 36", with no openings greater than 4" (CBC 509). Guardrails shall be designed and detailed for lateral forces according to CBC Table 16-B, item 9.
5. Provide details of: the junction of exterior decking, wall and interior floor framing, guardrail connections, and positive seismic attachment. Show elevations, flashing and anchorage. Cantilever decks shall be designed for any notches and for (L/360) live load deflection (CBC 1613).
6. Exterior deck support posts shall be cross-braced in two directions for lateral stability.
7. Positive Seismic Attachment (CBC 2320) is required for all decks that have access to grade. Deck framing shall be anchored to the building at 16" center maximum spacing with connectors not using nails in withdrawal.
8. Wood materials shall be of natural resistance to decay or pressure treated lumber. Redwood shall not be in direct contact with the earth or concrete. Pressure treated lumber in direct contact with the earth or concrete shall have retention level of .40 tbs. per cubic foot or greater. Fasteners for pressure-treated wood shall be of hot-dipped galvanized, stainless steel, silicon bronze or copper.
9. For pressure treated wood, the City of Winters recommends stainless steel fasteners, anchors and connectors. At a minimum ZMAX (G185HDG per ATSM A653), Batch/Post Hot-Dip Galvanized (per ASTM A123 for connectors and ASTMA153 for fasteners), or mechanically galvanized fasteners (per ASTM B695, Class 55 or greater), product with the newer alternative treated woods.