



## **RESIDENTIAL RE-DECKING**

Building and Requirements

(Revised 1/10/2023)

A re-deck permit is required when removing and replacing the entire decking or railing system on an existing deck. If the project scope includes changes to the footings, beams, joists, or other structural components of the deck construction, then a general building permit is required and plans must be submitted for review.

Special consideration is needed when re-decking as to the requirements of the new decking and if the existing frame is adequate to meet those requirements. When selecting products such as composite decking, one must reference installation instructions and acceptance reports for proper installation. Many composite deck boards are limited to 12" on center or less joist spacing when run diagonally, and require a very limited stair stringer spacing. These restrictions can change for different product lines by the same manufacturer. Here are multiple examples:

- Trex Transcend - 12" o.c max
- Trex Select 1x6 – 9" o.c. max
- Azek – 10" o.c. max
- TimberTech Terrain – 16" o.c. max
- TimberTech Tropical – 10" o.c. max
- TimberTech TwinFinish – 12" o.c. max
- UltraDeck Fusion – 8" o.c. max
- DecKorator – 9" o.c. max

Many composite deck companies also offer solid and grooved decking. Most of them do not allow the grooved deck boards to be used as stair treads.

Guardrail systems shall also be installed per the manufacturer's instruction when using composite decking. There are maximum opening spaces required by code that apply to composite and treated wood guards. Grippable handrails are required on at least one side of all stairs and must run continuous. When using composite systems, they will have additional parts to run handrails past posts if needed without stopping the handrail.

4x4 treated wood posts for guardrails are not allowed to be notched for mounting on the deck. Guards are required to resist 200 lbs. of force anywhere along the system and tests have shown notched posts can fail when subjected to these loads.

Please have any installation manuals on site for the inspection to verify these product specific requirements. If there are questions, please contact the Building Inspections at 952-758-4401.

**REQUIRED INSPECTIONS:** Call 952-758-1138 between 8:00 A.M. and 4:30 P.M. to schedule an inspection. Provide at least 24 hour advance notice and permit number at time of scheduling.