



Residential Deck Permit Submittal Checklist:

The following items are required for submittal. Incomplete submittals will not be accepted.

- Completed Residential Building Permit Application. indep.us/residential_building_permit_application
- Completed Deck and/or Ramp Plan Review Sheet (page 4 and/or 8).
- Completed Covered Deck Plan Review Sheet (if applicable page 5).
- Deck and/or Ramp Expanded View (page 7).
- Plot Plan (page 11).
- Permit Fee.

Please contact bpermits@indepmo.org or 816-325-7401 for the current submittal method.

Permit Fees: Permit fee calculations are based on the total value of work.

\$1 - \$50,000	\$60 Base Fee	+	\$9.25 per thousand of total valuation.
\$50,001 - \$500,000	\$200 Base Fee	+	\$6.25 per thousand of total valuation.

Engineering Review Fee: \$30

Electrical fees are based on the value of each trade.

\$1 - \$500	\$40		
\$501 - \$1,000	\$50		
\$1,001 - \$5,000	\$65		
\$5,001 and over	\$80 Base Fee	+	\$12 per thousand for remaining over \$5,000

Review time frames & reviewing departments:

Deck building permits will be reviewed within 5 business days from the day after submittal, and is reviewed by the following departments.

- **Building Review** – 816-325-7401 – Reviews to verify the deck will be built to the current adopted residential building code.
- **Zoning Review** – 816-325-7421/7823 – Reviews to verify proper setback requirements and design standards are met per the Unified Development Ordinance.
- **Engineering Review** – 816-325-7591/7044 – Reviews to verify the deck will not be built inside any easements or floodplains.

Licensing Requirements:

Proper licensing will be required before the permit will be issued. Contractors must have the following licenses:

- **Contractor License.** Class A, B or C is acceptable. The license may be applied for online at indep.us/contractor_license_online_application.
- **Business License.** A general business license is required, and may be applied for online at indep.us/general_business_license_online_application.

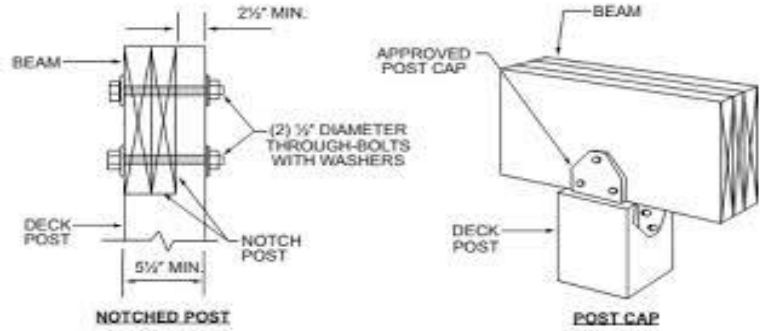
CONSTRUCTION METHODS

LEDGER BOARD FASTENERS

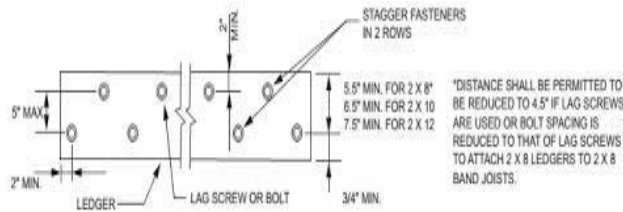
TABLE R502.2.2.1
FASTENER SPACING FOR A SOUTHERN PINE OR HEM-FIR DECK LEDGER
AND A 2-INCH NOMINAL SOLID-SAWN SPRUCE-PINE-FIR BAND JOIST^{c,f,g}
(Deck Live Load = 40 psf, Deck Dead Load = 10 psf)

Joist Span	On-Center Spacing of Fasteners ^{a,b}						
	6'-0" and Less	6'-1" to 8'-0"	8'-1" to 10'-0"	10'-1" to 12'-0"	12'-1" to 14'-0"	14'-1" to 16'-0"	16'-1" to 18'-0"
1/2" diameter lag screw with 15/32" maximum sheathing ^a	30	23	18	15	13	11	10
1/2" diameter bolt with 15/32" maximum sheathing	36	36	34	29	24	21	19
1/2" diameter bolt with 15/32" maximum sheathing and 1/2" stacked washers ^{a,h}	36	36	29	24	21	18	16

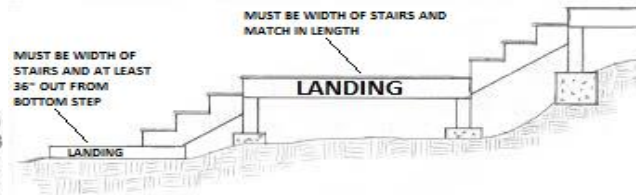
BEAM/SUPPORT POST ATTACHMENT



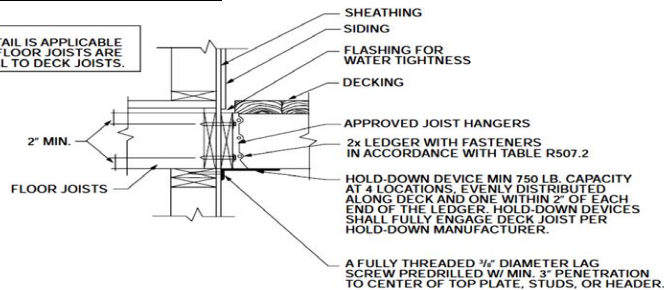
LEDGER BOARD FASTENER SPACING



LANDING DESIGN INFORMATION

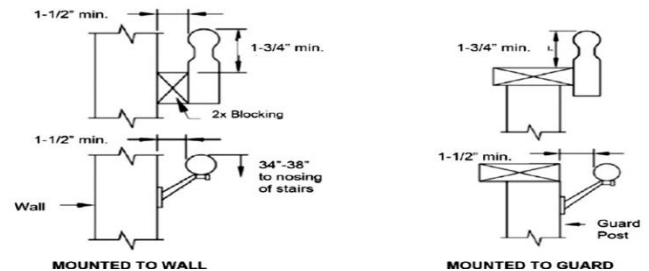


PARALLEL FLOOR TO DECK JOISTS W/JOIST HANGERS



STAIR HANDRAIL REQUIREMENTS

All stairs with 3 or more risers shall have a handrail on at least one side. The handrail height measured vertically from the sloped plane adjoining the nosing shall not be less than 34 inches or more than 38 inches. Handrails shall run continuously from a point directly over the highest riser to a point directly over the lowest riser to a point directly over the guard at each end. Handrails may be interrupted by guard posts at a turn in the stair. Handrails shall be graspable and shall be composed of decay-resistant and corrosion-resistant material. Handrail shall be Type I, Type II, or provide equivalent graspability.



SPAN CHARTS

DECK JOIST SPANS FOR COMMON LUMBER SPECIES (ft. – in.)

SPECIES	SIZE	ALLOWABLE JOIST SPAN			MAXIMUM CANTILEVER		
		SPACING OF DECK JOISTS (inches)			SPACING OF DECK JOISTS W/CANTILEVERS (inches)		
		12	16	24	12	16	24
Douglas fir-larch	2 X 6	9-6	8-8	7-2	1-2	1-3	1-5
	2 X 8	12-6	11-1	9-1	1-11	2-1	2-3
Hem-fir	2 X 10	15-8	13-7	11-1	3-1	3-5	2-9
Spruce-pine-fir	2 X 12	18-0	15-9	12-10	4-6	3-11	3-3

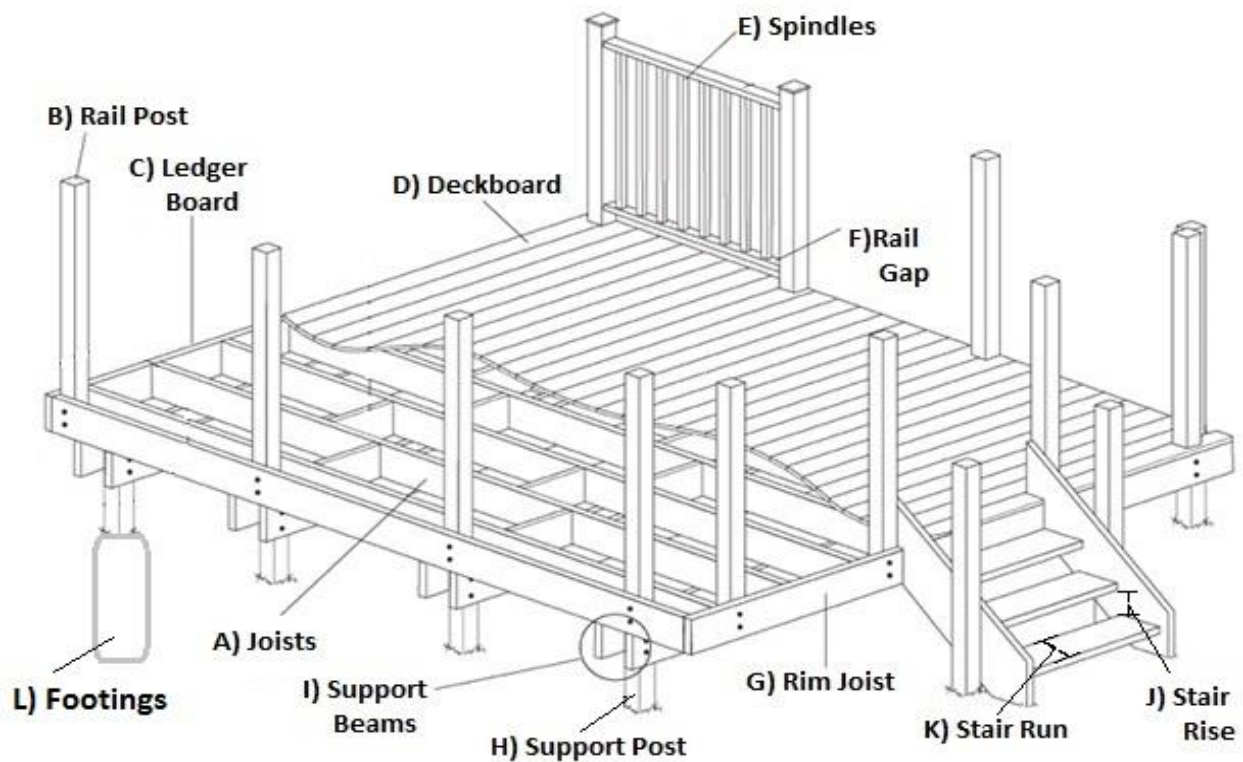
- No. 2 grade with wet service factor.
- Cantilevered spans not exceeding the normal depth of the joist are permitted.

RAFTER SPANS FOR COMMON LUMBER SPECIES

(Ground snow load = 30 psf, ceiling not attached to rafters, L/Δ = 180)

Rafter Spacing (inches)	Species & Grade	DEAD LOAD = 10 psf					DEAD LOAD = 20 psf				
		2 x 4	2 x 6	2 x 8	2 x 10	2 x 12	2 x 4	2 x 6	2 x 8	2 x 10	2 x 12
		Maximum rafter spans									
		(feet – inches)	(feet – inches)	(feet – inches)	(feet – inches)	(feet – inches)	(feet – inches)	(feet – inches)	(feet – inches)	(feet – inches)	(feet – inches)
12	Southern Pine #2	8-7	12-11	16-4	19-5	22-10	7-8	11-7	14-8	17-4	20-5
16		7-6	11-2	14-2	16-10	19-10	6-8	10-0	12-8	15-1	17-9
24		6-1	9-2	11-7	13-9	16-2	5-5	8-2	10-4	12-3	14-6

DECK PLAN REVIEW SHEET

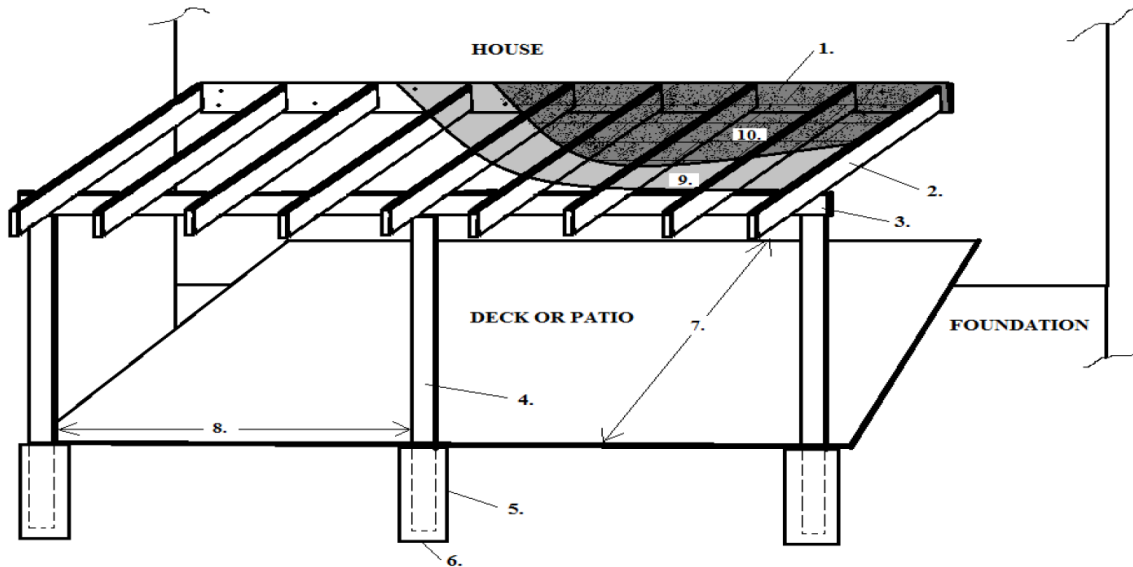


- A. JOISTS Size ____ X ____ Spacing _____ Orientation ___ Parallel ___ Perpendicular
- B. RAIL POST Size ____ X ____ Rail Height _____
- C. LEDGER Size ____ X ____ Attachment Method ___ ½" lag screws ___ ½" bolt ___ ½" bolt with washer
- D. DECKING Size ____ X ____ Attachment Method ___ nails ___ screws
- E. SPINDLES Size ____ X ____ Material Type ___ wood ___ metal
Spacing _____ (max. 3 7/8")
- F. RAIL GAP Spacing _____ (max. 3 7/8")
- G. RIM JOIST Size ____ X ____ (Must be bolted through rail posts)
- H. POSTS Size ____ X ____
- I. BEAMS Size ____ X ____ (Must be notched and bolted through support posts)
- J. STAIR RISE Max 7¾" _____
- K. STAIR RUN Min 10" _____
- L. FOOTINGS Width/Diameter _____ (Minimum 2x the post size) Depth _____ (Minimum 36")
- M. HEIGHT _____ (Distance from grade to walking surface of the deck)

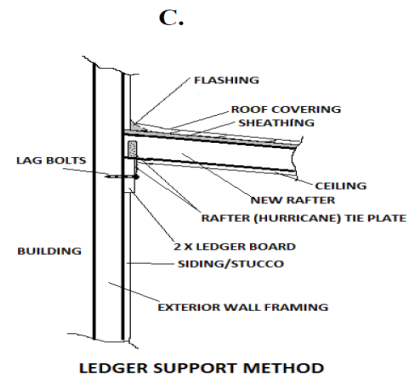
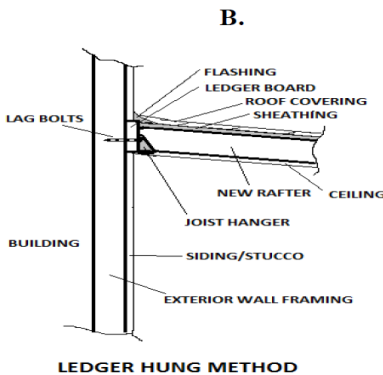
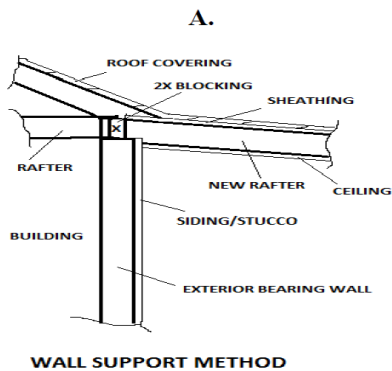
I, _____ agree to construct the deck per the 2018 IRC. _____
Signature Date

COVERED DECK PLAN REVIEW SHEET

To be submitted with your permit application (if applicable)



- | | | |
|--------------------------------|---------------|---|
| 1. LEDGER BOARD SIZE | _____ X _____ | |
| LEDGER BOARD ATTACHMENT METHOD | _____ | (Choose A, B or C from below) |
| 2. RAFTER SIZE | _____ X _____ | (Joist hangers required at ledger board) |
| RAFTER SPACING | _____ | (See attached span chart) |
| 3. BEAM SIZE | _____ X _____ | |
| BEAM ATTACHMENT METHOD | _____ | (Bolted or bearing/bracket) |
| 4. POST SIZE | _____ X _____ | |
| EMBEDDED OR BRACKETED | _____ | |
| 5. FOOTING DEPTH | _____ | Inches |
| 6. FOOTING DIAMETER | _____ | Inches (Min. 2X the post size) |
| 7. SPAN | _____ | (Length from ledger board to bearing point) |
| 8. POST SPACING | _____ | (On center measurement) |
| 9. SHEATHING & UNDERLAYMENT | _____ | Type _____ Thickness _____ Underlayment |
| 10. ROOF COVERING TYPE | _____ | (Asphalt shingle, rolled, metal, ect.) |

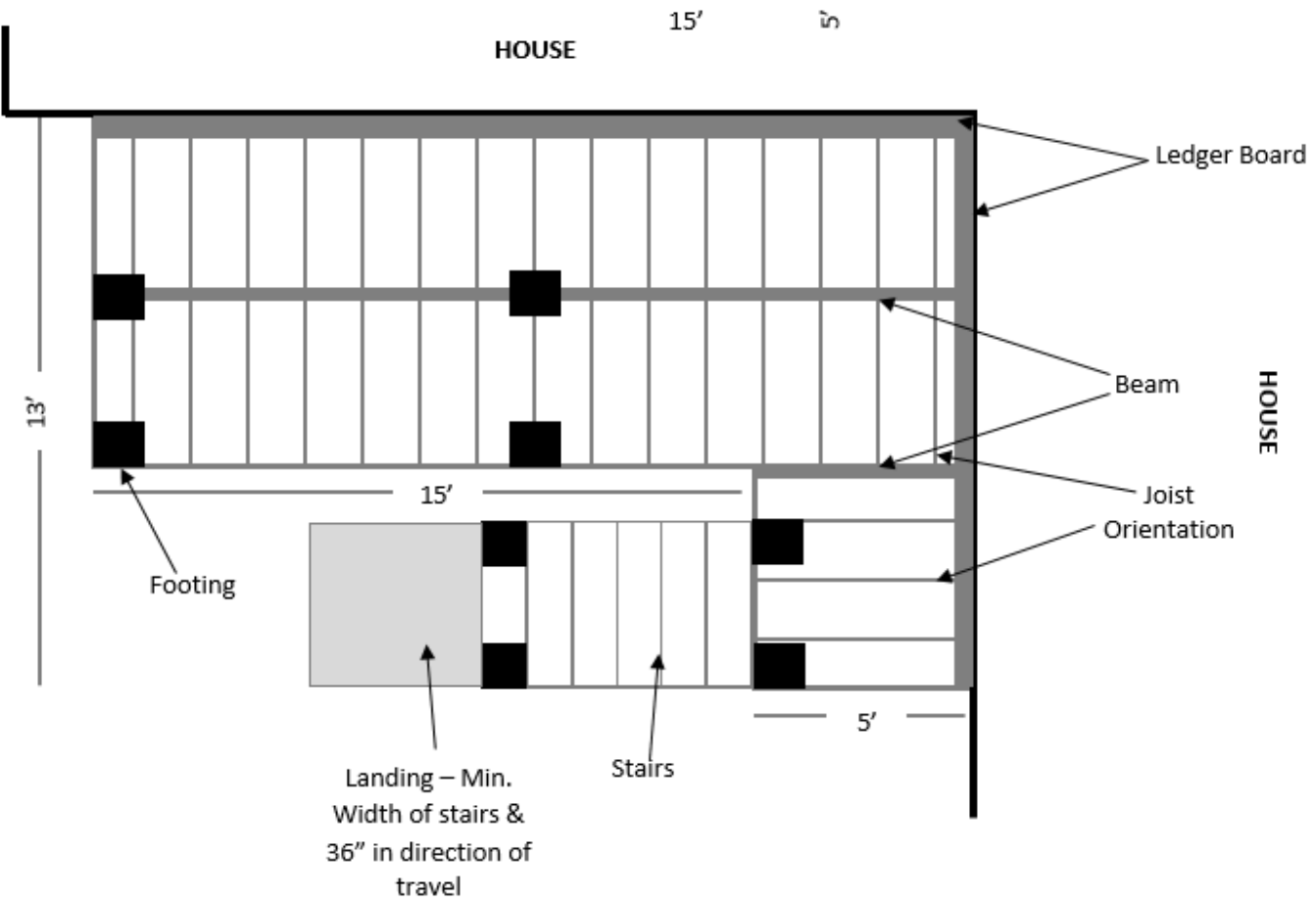
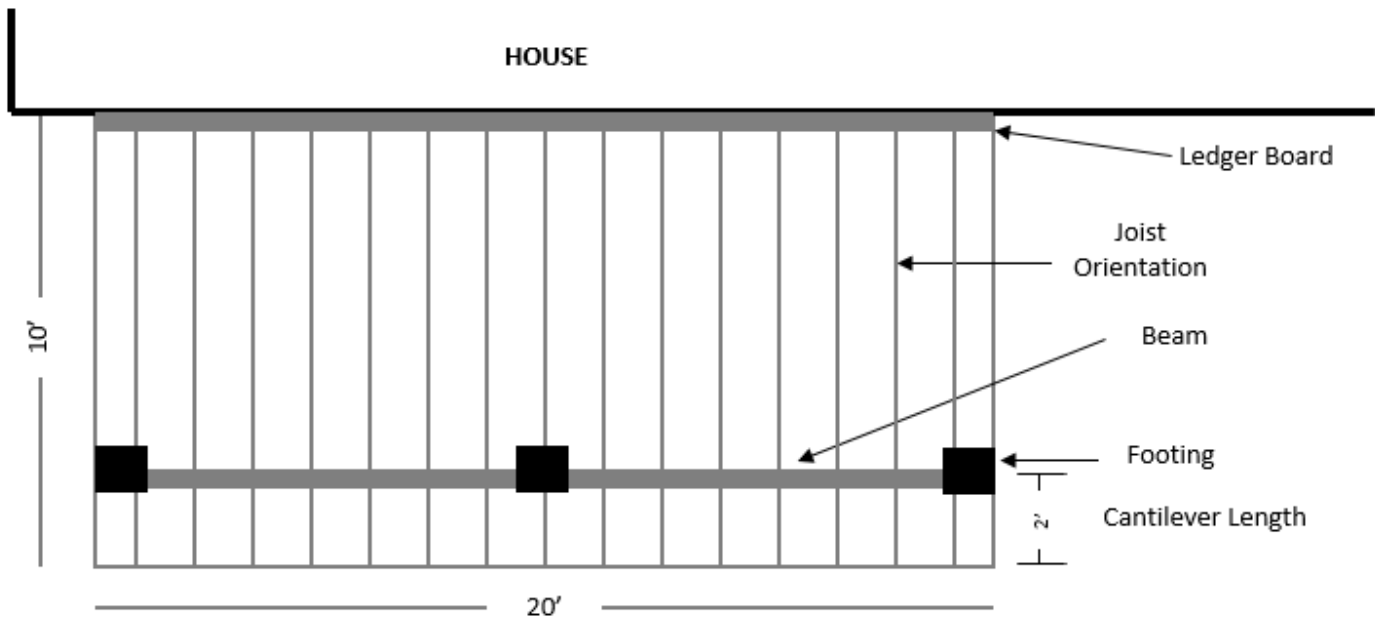


I, _____ agree to construct the deck per the 2018 IRC. _____ Date _____

Signature

Date

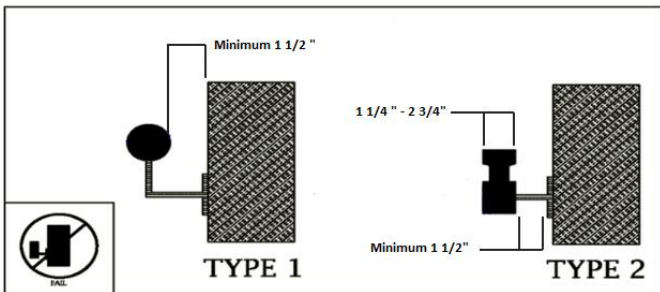
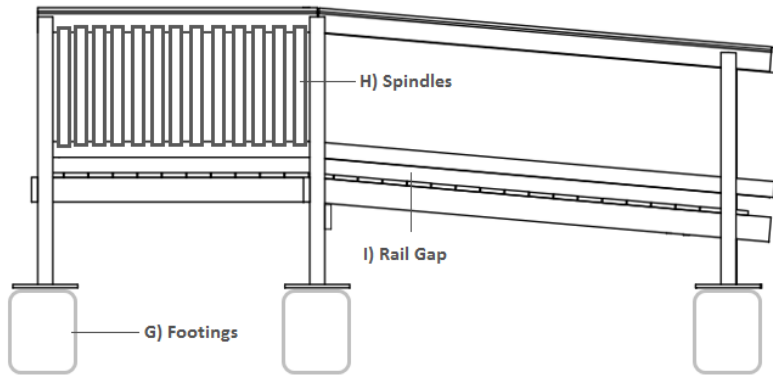
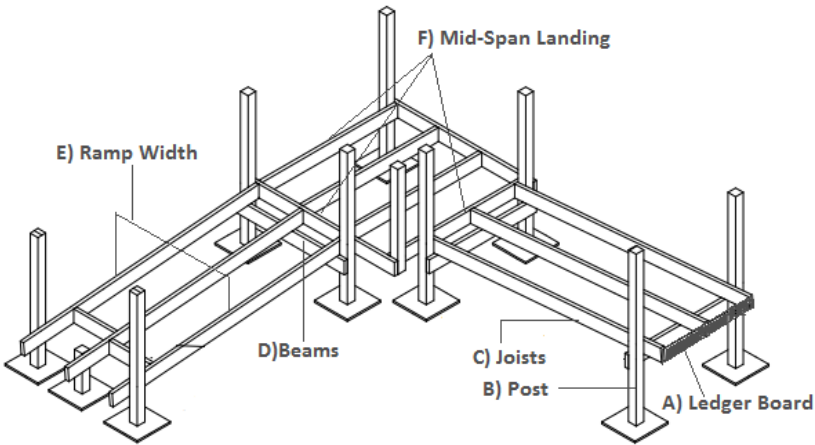
EXPANDED DECK DETAIL EXAMPLE



EXPANDED DECK/RAMP DETAIL

To be submitted with your permit application

RAMP PLAN REVIEW SHEET



A) Ledger Board (if applicable)

Size _____ X _____

Attachment Method ___lagged ___bolted

B) Post & Rail

Size _____ X _____ Rail Height _____

Rail post size _____ (if applicable)

C) Joists

Size _____ X _____ Spacing _____

Orientation ___Parallel ___Perpendicular

D) Beams

Size _____ X _____

E) Ramp Width _____ (min. 42")

F) Mid-Span Landing (if applicable)

Size _____ ft. X _____ ft.

G) Footings

Width/Diameter _____ (min. 2x post size)

Depth _____ (min. 36")

H) Spindles

Size _____ X _____ Type ___wood ___metal

Spacing _____ (max. 3 7/8")

I) Rail Gap

Spacing _____ (max. 3 7/8")

Slope _____ / _____

Hand Rail Type 1 ___ **Type 2** ___

A hand rail is required on ramps. Select type 1 or 2 from the diagram, or provide a diagram.

Hand Rail Height _____

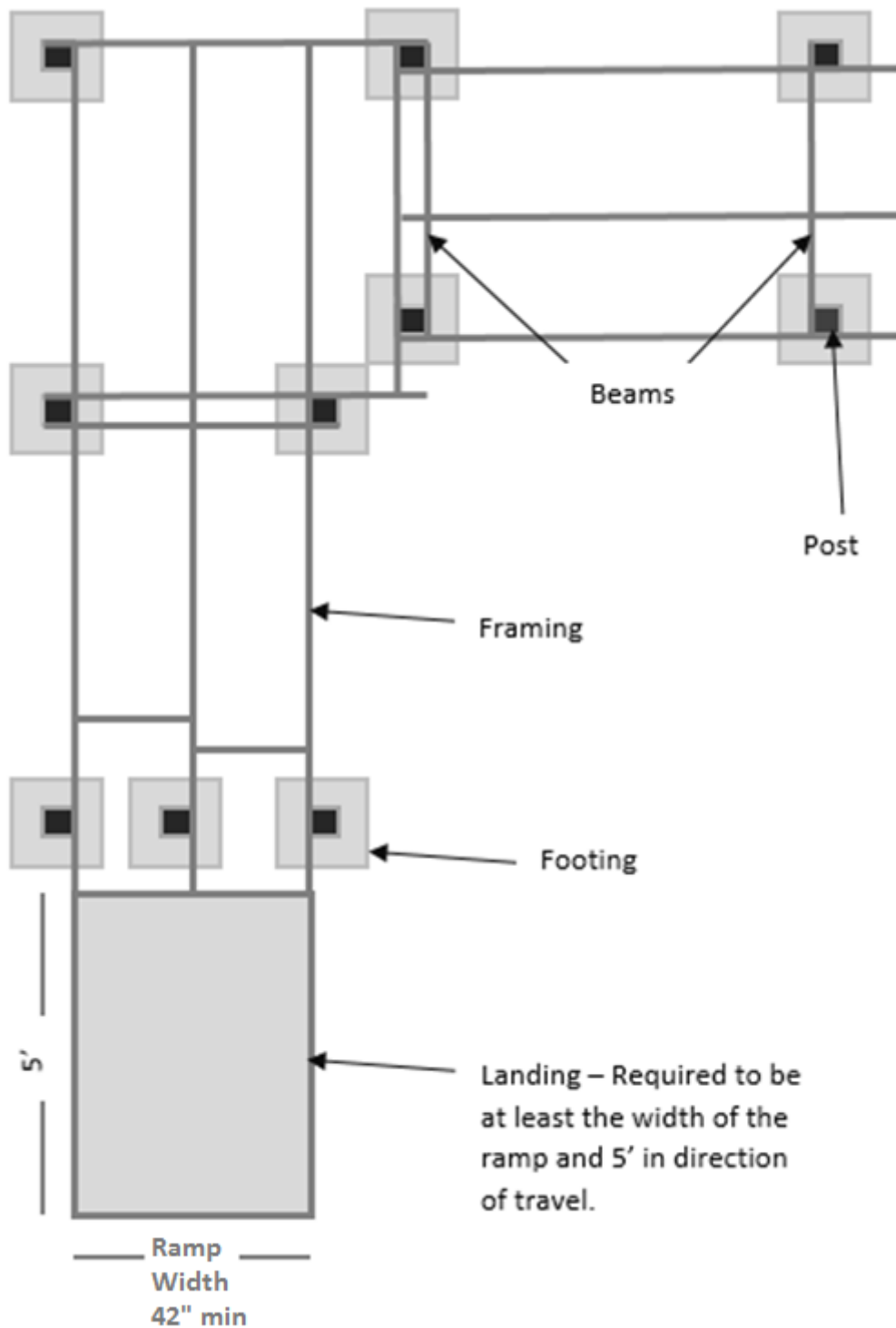
The height of the hand rail is measured from the finished surface of the slope to the top of the hand rail.

I, _____ agree to construct the deck per the 2018 IRC. _____

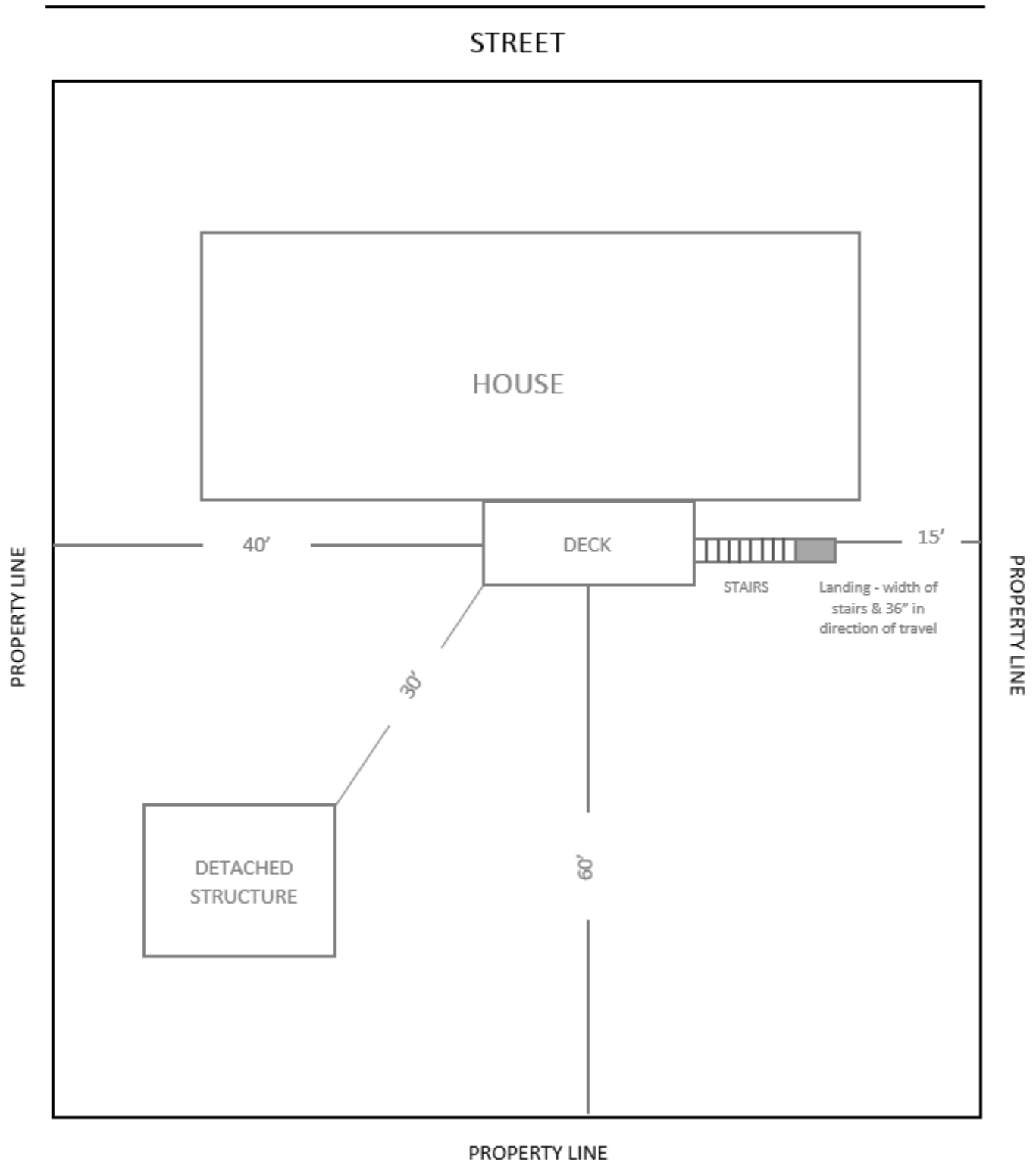
Signature

Date

EXPANDED RAMP DETAIL EXAMPLE



DECK/RAMP PLOT PLAN EXAMPLE



DECK/RAMP PLOT PLAN DRAWING

To be submitted with your permit application