



CLEVELAND HEIGHTS BUILDING DEPARTMENT  
40 SEVERANCE CIRCLE CLEVELAND HEIGHTS, OHIO 44118  
216-291-4900/216-291-4421 (FAX)

**Policy Bulletin No. 89-02**

**DECKS**

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**RE: DECK DESIGN REVIEW PROCEDURES AND CONSTRUCTION REQUIREMENTS**

1. Building permits are required for construction of all decks.
2. Plans for multi-level, mixed-material, roofed, arbored or trellised decks, as well as for front yard decks, must be submitted to the Architectural Board of Review (ABR). ABR applications may be obtained from the Building Department.
3. All decks must meet standard construction requirements, e.g., proper joist spans, as well as the specifications listed here.
4. All post footers and step foundations must be 36 inches below grade.
5. Decks which are 30 inches or more above grade must have a railing of approved design. Railings must be 36 inches above the deck floor with spacing of less than four inches between spindles or other structural members. Step railing shall match deck railing in design.
6. Perimeter benches on decks requiring railings shall have back-rests.
7. Decking (floor) boards shall be spaced approximately 1/16th inch apart, and per Manufacturer's specifications.
8. Ground beneath deck must be covered with three inches of gravel on top of a weed barrier. The space below the deck floor may be left open. Lattice, if used, must be framed.
9. Grade-level decks shall be designed to provide for adequate water runoff by means of drains, sloping or other approved drainage, as approved by a building inspector.
10. Electrical service conductors must maintain a minimum of 10' (ten feet) clearance to deck surface.

**FOR FURTHER INFORMATION, CONTACT THE BUILDING DEPARTMENT AT 216-291-4900.  
See additional pages for drawings/examples.**



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The sample documents on pages 3 through 7 are meant to assist you in presenting to the Building Department a proper design submission of your project.

These are basic requirement for most decks.

**YOU MUST** apply **YOUR** dimensions, sizes, distances (to scale) and materials.

Three (3) copies of the following are needed at the time you apply for the building permit.

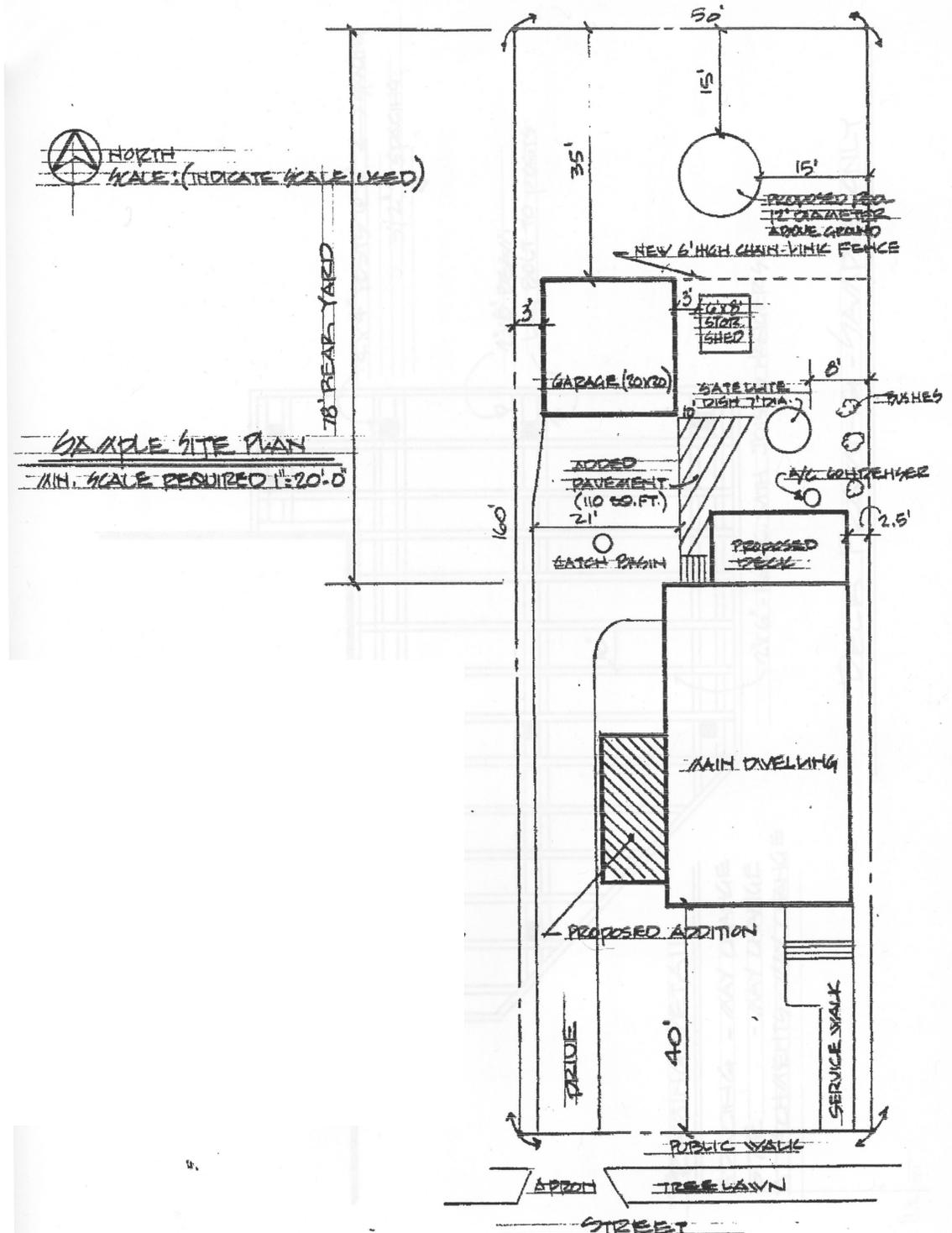
1. Site Plan
2. Foundation, Post and Decking Plan
3. Beam/Header Detail.
4. Frame Detail.
5. Railing and Steps
6. Elevation Drawing

## DECKS - SITE PLAN EXAMPLE

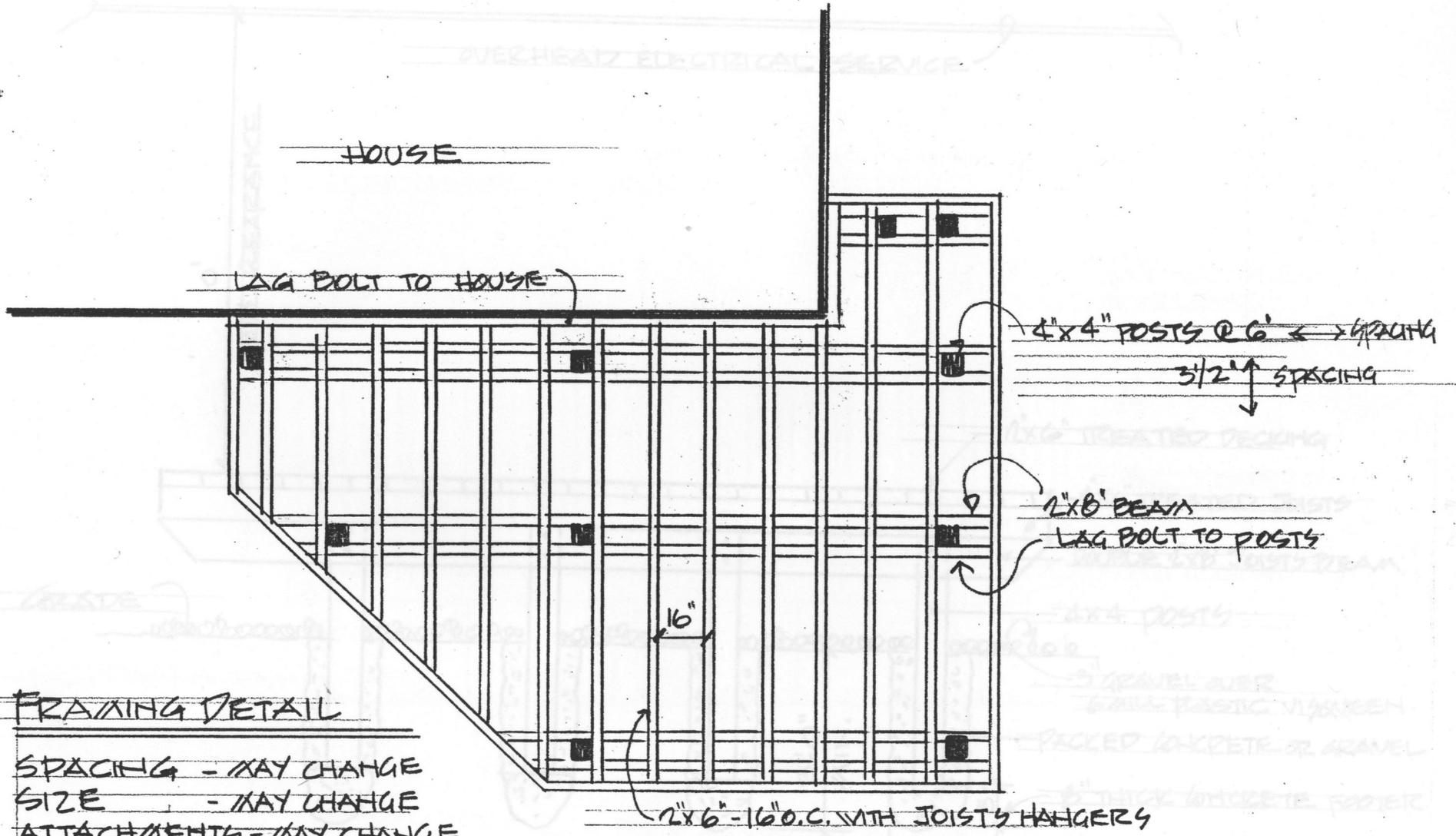
Site plans must be drawn to scale  
and contain the following information:

- Location of street(s).
- Dimensions of lot, structures and accessory uses.
- Distance to property lines (setbacks) of all structures and distance between structures and accessory structures/uses.
- Landscape information, including yard coverage.
- Other information as required by project, including topography, drainage details, utility locations, etc.

Minimum scale required - 1 inch = 20 feet 0 inches



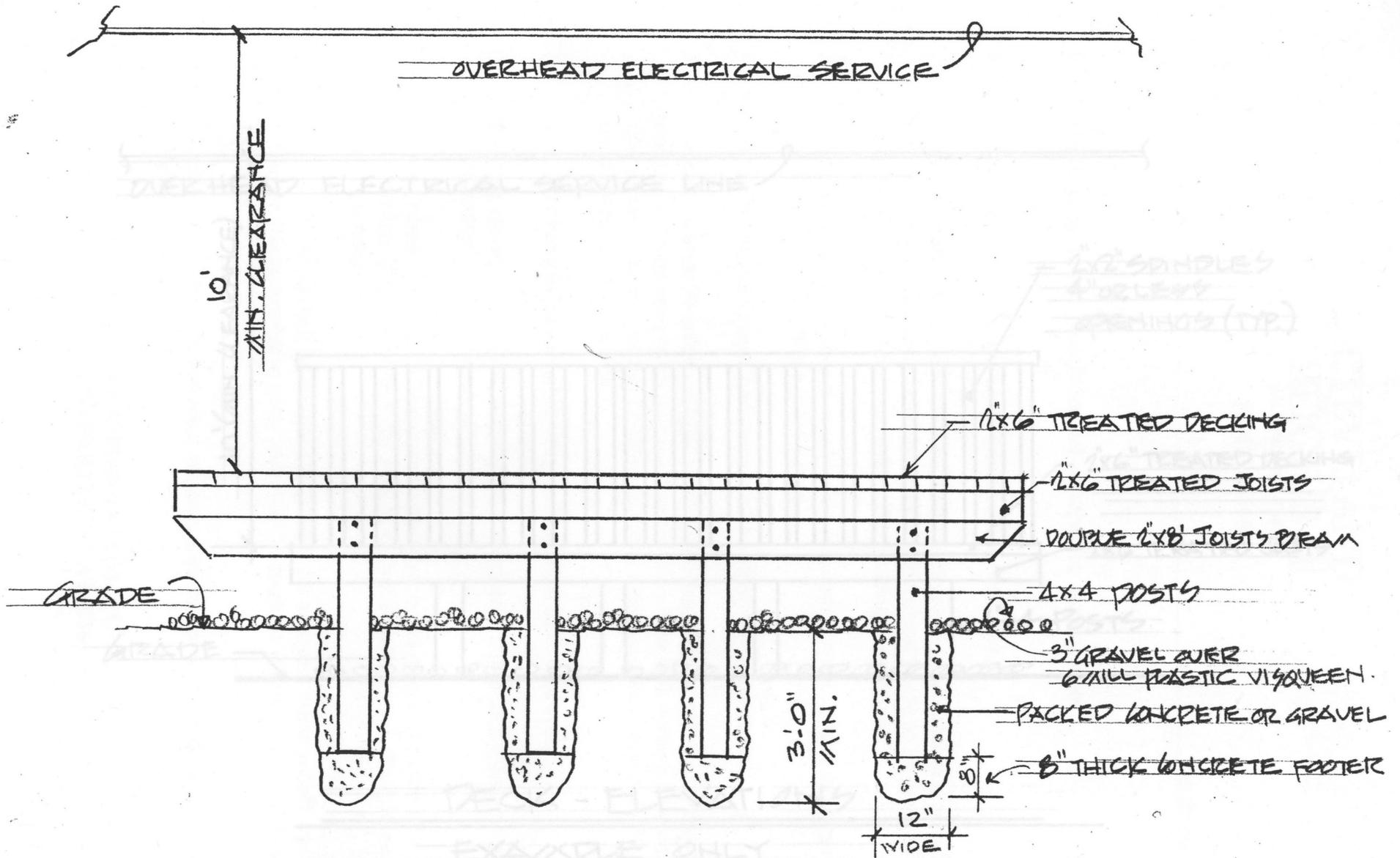
DECK - FRAMING



FRAMING DETAIL  
SPACING - MAY CHANGE  
SIZE - MAY CHANGE  
ATTACHMENTS - MAY CHANGE

DECK FRAMING - SAMPLE ONLY

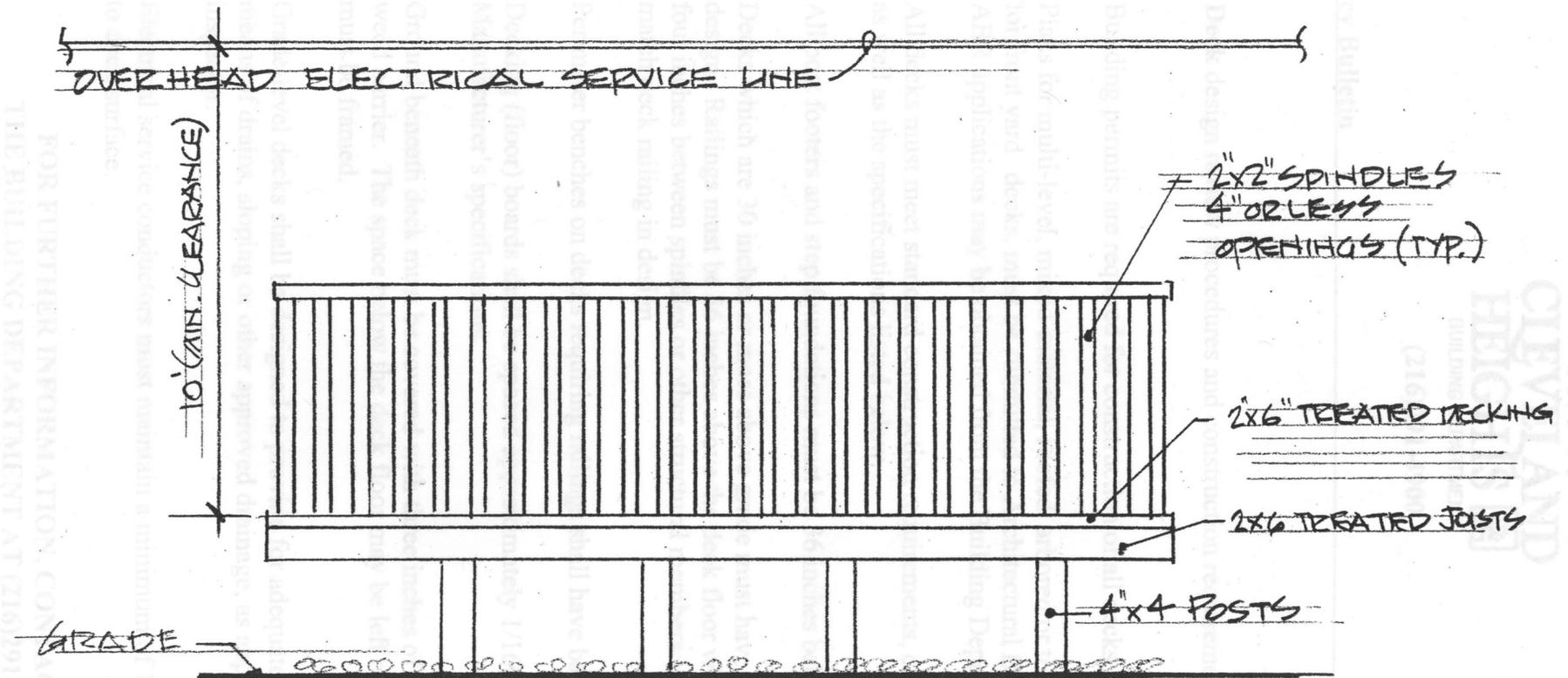
DECKS - POST AND DECKING



DECK: POST AND DECKING  
EXAMPLE ONLY



DECK: ELEVATION



DECK - ELEVATIONS  
EXAMPLE ONLY