

Residential Deck Requirements

DECK REQUIREMENTS

Application Process: Submit the Building Permit Application (#2 – Application for Building Permit for Additions, Alterations or Repairs) to the Permit Information Center located in Room 408, Coleman A. Young Municipal Center, Two Woodward Avenue, Detroit, Michigan 48226, or may be obtained online at the City of Detroit website (www.detroitmi.gov) under the Buildings, Safety Engineering and Environmental Department (click on the Forms link located under “Featured Links” on the right side). Please contact (313) 628-2711 or (313) 628-2712 to address any questions you may have.

Deck on Single-Family Dwelling – Insufficient drawings may cause rejection and unwanted delays of your permit. ***You must submit the following information:***

1. Plot Plan
2. Foundations (depth below grade – 42-inch minimum required)
 - A. Size and location of all the new construction and all existing structures on the site.
 - B. Show distances from lot lines and easements
3. Joist size and spacing – 2x6 at 16-inch on center; 2x8 at 24-inch on center, etc.
4. Clear span of joists (distance between supports)
5. Column size and spacing 4x4, 4x6, 6x6 and distance between them.
6. Beam size and clear span 2-2x8, 2-2x10 and distance between columns.
7. Deck height above grade (approximate height at highest point).
8. Guardrail height, baluster spacing.
9. Stair information, rise, run and handrail/guardrail.
10. Subdivision approval.

Important Note: Please give specific dimensions on your plans. The City does not scale drawings.

Zoning Requirements

1. Shall not project more than 18 feet into a rear yard
2. Shall not project into any easement
3. Shall not project more than 8 feet into a front yard setback
4. Shall not project into required side yard setback

Required setbacks for residential zoning:

- Front yard – 20 feet
- Side yard – 14 feet combined
- Rear yard – 30 feet

Corner lots require 2 front yard setbacks – 30 feet front yard and not less than 10 feet from the side lot line.

Building Code Requirements

1. Decks with raised surfaces more than 30 inches above grade require guardrails at the perimeter of deck surfaces.
2. Guardrails must be a minimum of 36 inches in height and must adequately withstand lateral forces.
3. Spaces between balusters must be 4 inches or less.
4. Horizontal intermediate guardrails are prohibited due to the creation of the ladder effect.
5. Stairs with 3 or more risers or more require a handrail.

6. Handrails on stairs must be 30 inches minimum to 38 inches maximum measured vertically above the nosing.
7. All stairway handrails shall have a circular cross section area with an outside diameter of at least $1\frac{1}{4}$ inches and not greater than 2 inches.