

REQUIRED INSPECTIONS

It is **YOUR RESPONSIBILITY** to contact the building inspector's office to schedule inspections.

To schedule an inspection call

(410) 260-2200

- Footing
- Framing
- Final

HOURS OF OPERATION

8:30 AM-4:30 PM

PERMITS COUNTER

8:30 AM-4:00 PM

(Phone) 410-260-2200

(Fax) 410-263-9158

BUILDING INSPECTORS

Steve Andrews

Henry Gutierrez

Tony Sprissler

City of Annapolis

Deck Construction Requirements



Department of
Planning & Zoning

145 GORMAN STREET
3RD FLOOR
Annapolis, MD 21401

The following items must be submitted to build a deck in the City of Annapolis:

1 . Building Permit Application

Application must be completed in INK. Incomplete applications may hold up the permit process. You may obtain an application from:

Department of Planning & Zoning
145 Gorman Street, 3rd Floor
Annapolis, MD 21401 (410) 260-2200
Or download application at
www.annapolis.gov

2 . Plan (Five Copies)

Provide an overview drawing of the deck, showing footing and framing information, and stair location.

3 . Elevations (Five Copies)

An elevation is a flat scale drawing of the front, rear, and/or side of a building or structure.

4 . Sediment Control Agreement

All disturbed areas shall be protected to control erosion and to prevent silting of adjacent properties, storm drains and streams. In addition, development shall not impair existing surface drainage nor constitute a potential sediment hazard. Therefore, the Sediment Control Agreement must be submitted along with a plan clearly showing all sediment control measures to be taken.

5 . Site Plan (Five Copies)

The site plan should show the proposed location of the deck on the property as it relates to the existing dwelling and the property lines. *The distance from the proposed deck to the property line, on all sides, must be noted.*

If you have any questions on required setbacks please contact:

Department of Planning & Zoning
(410) 260-2200

6 . Specifications (Five Copies)

Provide information on framing materials, size, span and species grade, footing details, and riser dimensions. Also provide height of deck from ground.

Code Requirements

Residential decks shall support minimum of 40 psf live load plus 10 psf dead load.

Deck post shall be a minimum of 4 inch solid material anchored at base and connected at top. (6 inches for 8 feet high decks)

Minimum width of a stair is 3 feet.

Maximum riser is 7 ¾ inch.

Minimum tread is 10 inches plus nosing.

Provide minimum one row of bridging between joists if span exceeds 8 feet.

Maximum step down from house floor to deck is 7 ¾ inches from top threshold, or 1 ½" if the door swing out.

Deck footings shall be a minimum of 30 inches below grade to bottom.

Framing per 2012 International Residential Code Section R.501

Decks must be self supporting and comply with all regulations of IRC 2012 section R50T.

All work shall be constructed in a safe and satisfactory manner. Provide and maintain safe conditions for workmen and the general public.

Decks shall not be built over any easements.

Decks shall not be built over basement doors, unless a minimum of 7"-6" from finish grade to underside of deck is maintained for means of egress. Emergency escape & rescue opening must comply with IRC Section R310.