



Community Development Department
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RESIDENTIAL DECKS

1. ALL **NEW** DECKS REQUIRE PLANNING REVIEW
2. Please note that for **deck repairs**: If any of the following items (3 through 9) are affected by the repair, that those items are required to comply with the current Building Code.
3. Decks that are more than 30" above grade at any point require a building permit.
4. Guardrails are required if deck is more than 30" above grade (within 5' of the edge of the structure) or other floor levels. The minimum guardrail height shall be 42", with no openings greater than 4" (CBC1013.3). Guardrails shall be designed and detailed for lateral forces according to CBC Table 1607.1.
5. Provide details of: the junction of exterior decking, wall and interior floor framing, guardrail connections, and positive seismic attachment. Show elevations, flashing and anchorage. Cantilever decks shall be designed for any notches and for (L/360) live load deflection (CBC 1604.8.3).
6. Use concrete footings with wet anchors for posts over 30" in height. Footings should be a minimum of 12" deep by 12" square.
7. Exterior deck support posts shall be cross-braced in two directions for lateral stability.
8. Positive Seismic Attachment (CBC 2308.12.7) is required for all decks that have access to grade. Deck framing shall be anchored to the building at 8' on center maximum spacing with connectors not using nails in withdrawal.
9. Wood materials used shall be of natural resistance to decay or pressure treated lumber. Redwood shall not be in direct contact with the earth or concrete. Pressure treated lumber in direct contact with the earth or concrete shall have retention level of .40 lbs. Per cubic foot or greater. Fasteners for pressure-treated wood shall be of hot-dipped galvanized, stainless steel, silicon bronze or copper.
10. Due to uncertainties, which are out of the specifiers control, in regard to the chemicals used in pressure treated wood, The City of Petaluma recommends the use of stainless steel fasteners, anchors and connectors with treated wood. At a minimum ZMAX (G185 HDG per ATSM A653), Batch/Post Hot-Dip Galvanized (per ASTM A123 for connectors and ASTM A153 for fasteners), or mechanically galvanized fasteners (per ASTM B695, Class 55 or greater), product with the newer alternative treated woods.