



COQUILLE INDIAN HOUSING AUTHORITY



DECK POLICY

PURPOSE

This policy will set general guidelines for deck materials and building practices. This policy will be used for planning purposes only. This policy is in compliance with current ICC Codes. The final approval of a deck building project will rest with the CIHA Executive Director.

A formal property improvement request will be required for any deck project. See Property Improvement Policy.

WOODEN DECK CHARACTERISTICS

- a. All material must be of grade number 2 or better.
- b. All materials will be redwood, cedar, composite, or treated fir (proof of treatment required)
- c. All treated fir above ground will have a retention rating of .25 or better, ground level and below will be .40 retention or better, (a .25 retention rating is approximately 1/4 lb. of active ingredient per 1 cubic foot).
- d. Flooring material will be a minimum of 1-1/2" thick material.
- e. Supporting joists will be a minimum of 2"x 6" with proper supporting members.
- f. Supporting uprights will be straight 4" x 4" or larger. Field cut ends will be treated. Moisture barrier will be used between footings and uprights.
- g. Solid concrete footings will be used (Pier block, block, poured). Footings will be a minimum of 2" below ground and a minimum of 2" above ground. Footings should be shaped to let water run off.
- h. There will be a moisture barrier between the house and deck.
- i. The deck will not be attached to the house. If structural hardware is used i.e. hangers or brackets, it will be of galvanized or stainless steel material.
- j. Spans will comply with ICC Codes.

GUARD RAIL CHARACTERISTICS

- a. Guardrails are required for decks over 30" above ground.

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- b. Guardrails will be 36" minimum, 42" maximum to top of rail.
- c. Vertical members will not allow an object of 6" in diameter or larger to pass through.
- d. Horizontal members will not allow an object of 4" in diameter or larger to pass through.

STAIR CHARACTERISTICS

- a. Handrails will be a minimum of 36" in space above steps.
- b. Steps will have a minimum width of 32" at and below the handrail when there is one handrail and 28" minimum for two hand rails.
- c. The maximum riser height will be 8" (measured vertically between the top surfaces of adjacent treads).
- d. The minimum tread depth will be 9" (measured horizontally between the vertical planes of the foremost projection of adjacent treads).
- e. The surface of the treads will not be sloped.
- f. The greatest riser height will not exceed the smallest by more than 3/8".
- g. The greatest tread depth will not exceed the smallest by more than 3/8".
- h. All stairways *will* have illumination.

HANDRAIL CHARACTERISTICS

- a. 1. When there are more than 3 risers, handrails are required.
- b. Handrails will comply with this policy, required or not.
- c. Handrails will have a minimum height of 30" and a maximum height of 38" (measured from the nose of the tread).
- d. Handrails will be continuous the full length of the stairs.
- e. End shall be returned or terminate in newel posts or safety terminals (when along a wall).

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- f. Handrails projecting from a wall will have a minimum clearance from the wall of not less than 1-1/2".
- g. Handrail diameter will be no less than 1-1/4" and no more than 2-5/8".
- h. Grip will be smooth with a minimum radius of 1/4" on top.

DECK RESTRICTIONS

- 1) Decks will have a 10' setback from all property boundaries.
- 2) Decks will not exceed 500 square feet
- 3) Decks will not have a permanent roof structure, without prior approval.
- 4) Decks will be allowed only in the back yard, unless prior approval has been obtained.

The CIHA Executive Director must approve all deck projects; exceptions may be granted on a case by case basis. The application for approval will be at the CIHA office. The renter or /homebuyer agrees to maintain the deck in good condition. CIHA will inspect the deck at completion to assure compliance with these standards. CIHA reserves the right to have the deck removed at renter/homebuyer expense.