

# City of De Soto

17 Boyd St De Soto, Missouri 63020

## APPLICATION FOR PLAN EXAMINATION AND DECK PERMIT

<b>Location of Building</b>	Location _____ Zoning _____
	Between _____ and _____ (Cross Street) (Cross Street)
	Subdivision _____

### IDENTIFICATION

#### OWNER

Name: \_\_\_\_\_ Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Telephone Number: \_\_\_\_\_  
 Email: \_\_\_\_\_

#### CONTRACTOR

Name: \_\_\_\_\_ Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Telephone Number: \_\_\_\_\_  
 Email: \_\_\_\_\_

#### ARCHITECT OR ENGINEER

Name: \_\_\_\_\_ Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Telephone Number: \_\_\_\_\_  
 Email: \_\_\_\_\_

### CHARACTERISTICS OF DECK

#### PRINCIPAL TYPE OF FRAME

Wood Frame  Structural Steel  Other \_\_\_\_\_

#### PRINCIPAL TYPE OF DECK

Composite  Wood  Other \_\_\_\_\_

DECK DEMINSIONS	COST	PROPOSED USE RESIDENTIAL	PROPOSED USE COMMERCIAL/INDUSTRIAL
Number Of Stories: _____	Cost of Improvement: \$ _____	<input type="checkbox"/> Single Family	<input type="checkbox"/> Commercial
Total Square Feet: _____	*Items to be installed, but not included in cost of improvement.	<input type="checkbox"/> Duplex	<input type="checkbox"/> Church
	Electrical: \$ _____	<input type="checkbox"/> Multit-Family #units _____	<input type="checkbox"/> Service Station
	Other: \$ _____	<input type="checkbox"/> Garage	<input type="checkbox"/> Store/Retail
		<input type="checkbox"/> Carport	<input type="checkbox"/> Office/Bank
		<input type="checkbox"/> Other _____ _____	<input type="checkbox"/> Professional Use
			<input type="checkbox"/> Educational
			<input type="checkbox"/> Other _____
			<input type="checkbox"/> Industrial (Type of Business) _____
	TOTAL COST: \$ _____		

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## SITE OR PLOT PLAN

(NOTE PERMIT POSTING LOCATION ON DRAWING)  
(FOR APPLICANT USE)

### VALIDATION

Building Permit Number \_\_\_\_\_

Building Permit Fee: \$ \_\_\_\_\_

Total Permit Fee: \$ \_\_\_\_\_

### PAYMENT BOX

Amount Paid \$ \_\_\_\_\_

Payment type \_\_\_\_\_

Check # \_\_\_\_\_

Payment taken by \_\_\_\_\_

Date \_\_\_\_\_

Approved By: \_\_\_\_\_

Date: \_\_\_\_\_

# Deck Handout Checklist

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City of De Soto

17 Boyd St

De Soto, MO 63020

## **General Submission Requirements**

1. Permit application completed and signed (available online or at City Hall)
2. Site survey or plot plan include: showing dwelling, deck location, lot lines, setbacks
3. One set of plans that include:
  - Elevation & Cross Section Plan (side view)
  - Framing Plan (top view)
  - Completed Checklist and Deck Drawing-Fill in the blanks( attached)
4. Pay the permit fee. Pay fee once the necessary plans have been approved, and/or corrections made to plans required for approval. Fee is \$30.00

## **Required Inspections (These are the minimum inspections required, additional may be necessary)**

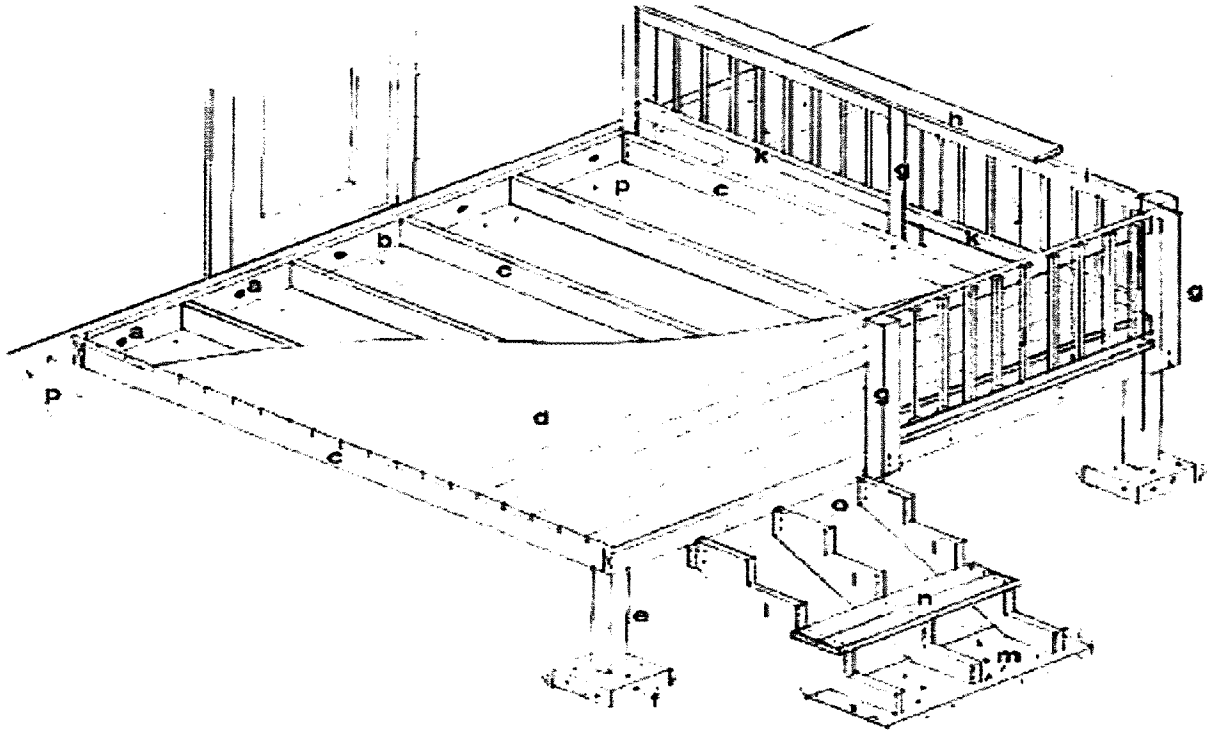
1. Footing inspection (before concrete is poured, 24+ hours in advance)
2. Framing Inspection
3. Final ( Call 24+ hours in advance)

## **Final ( Call 24+ hours in advance)**

Are any bedroom windows located under the deck or stairs? If Yes; can window still be fully opened and provide a min 36" path in height to a yard or court?

Is the Deck going to be enclosed in the future as a 3 or 4 season porch? Or carry a hot tub? If yes, be sure to indicate that on plans.

If there are stairs off of the deck, do you have the proper illumination (lighting) to safely light the path of travel?



a.) Ledger board attachment

b.) Ledger flashing and sealing

c.) Joist Size \_\_\_\_\_

1.) Spacing: 12" 16" 24"

2.) Cantilever: \_\_\_\_\_

d.) Deck boards size: \_\_\_\_\_

1.) material: \_\_\_\_\_

2.) Parallel or diagonal to joists: P D

e.) Posts size: \_\_\_\_\_ spacing: \_\_\_\_\_

f.) Footing sizes: center: \_\_\_\_\_

corners: \_\_\_\_\_

g.) Rail post attachment

h.) Rail top cap

j.) Baluster

k.) Bottom Rail

l.) Stringers# \_\_\_\_\_ length \_\_\_\_\_ spacing \_\_\_\_\_

m.) Landing

n.) Treads

o.) Stringer attachment

p.) Siding Type

# CHECKLIST FOR DECK PLANS

Address \_\_\_\_\_

Date \_\_\_\_\_

## **Site Plan (a.k.a. site survey, plot plan)**

- Street address and/or legal description shown
- Size of existing buildings shown
- All lot dimensions
- Location and size of proposed deck shown
- Distance to all property lines from existing buildings and proposed deck

## **Construction Plans**

- Plans drawn
- Plan neat and legible
- Include I Cross Section and I Framing Plan, unless 1 plan sufficiently shows all info

## **Cross Section**

- Show side and front view of deck in relation to grade (ground), and dwelling (home)
- Include railing height and design
- Section view(s) from bottom of footing to top of guard to show railing details; floor framing orientation; joist/beam orientation and bearing; column; connections; footing design, size, and depth; and height of deck floor above grade.

## **Framing Plan**

- Floor joist size & spacing; species and grade  
Orientation of floor joists
- Cantilever of joists ( overhang past beam)
- Size and location of all beams; species & grade
- Cantilever of beams (overhang past outer posts)
- Size and location of ledger board; species & grade
- Size and location of all columns; species & grade
- Location of stairs
- Changes in elevation of deck floors or landings
- Unusual framing issues such as cantilevers of the dwelling floor

**Ledger Details (can be included on any/all plans)**

- Framing method and orientation of existing dwelling floor framing
- Ledger connection (Caution for dwelling floor cantilevers)
- Spacing, location, and type of bolts or lags used to attach ledger
- Flashing at the ledger

**Footings (can be included on any/all plans)**

- Footing depth and design
- Footing width at base
- Column/Footing connection

**Details (can be included on any/all plans)**

- Joist bearing/hangers
- Fasteners/connectors consistent with lumber and decking used
- Column/beam connection
- Type of decking and orientation (Caution for 5/4 or composite decking on stairs with spans over 12"; or for joist spans more than 16" or installed diagonally)  
Research report required for decking other than wood
- Stair/Stringer connection

**Stairs (can be included on any/all plans)**

- Width of stairs
- Rise/run w/tolerance shown
- Number and size of stringers
- Open riser design
- Type and size of tread consistent with stringer spacing (Caution for decking use)
- Connection method for treads to stringers
- Handrails shown for stairs with 4 or more risers
- Handrail height shown on plan
- Handrail profile detailed
- Landing at bottom of stair
- Show any doors or windows adjacent stairs and landings

**Guards (can be included on any/all plans)**

- Guard height and opening dimensions
- Guard design/materials
- Guard attachment
- Rail and baluster detail and spacing