



**RESIDENTIAL DECK**  
**Department of Building Safety**

The City of Vadnais Heights  
800 East County Road E • Vadnais Heights, MN 55127  
Phone: 651.204.6015 • Fax: 651.204.6100  
[www.cityvadnaisheights.com](http://www.cityvadnaisheights.com)

---

## **INFORMATION SHEET**

### **Building Permits**

Building permits are required for any deck attached to a structure with frost footings, or part of an accessible route, or more than 30 inches above grade. Any other deck or platform not more than 30 inches above adjacent grade, and not attached to a structure with frost footings, and which is not a part of an accessible route requires a zoning permit.

### **Setbacks (Feet)**

Decks must be setback from property lines as structures.

Front: 30 feet\* attached or detached.

Rear: 25 feet attached or 10 feet detached.

Interior Side: 10 feet attached or 5 feet detached.

Corner Side: 20 feet attached or 10 feet detached.

\*Setback distances may be greater for collector or arterial streets.

### **Frost Footings**

42-inch deep frost footings are required for any deck attached to another structure with frost footings. Footings must also be sized to carry all imposed loads.

### **Future Additions**

Some deck designs may not be capable of properly supporting future porch or room additions. All future structural requirements must be incorporated into the deck design.

### **Acceptable Materials**

Decks may be constructed of any wood resistant to decay, such as redwoods, cedars, or treated woods. Corrosion-resistant metals and engineered composite products may also be approved if listing specifications are submitted with the permit application.

Please note: New ACQ treated wood requires approved fasteners and hardware.

### **Flashing**

All connections used to attach the deck to the dwelling shall be made weatherproof.

### **Attaching to Cantilevers**

Most existing building cantilevers were not properly designed to support additional structures or loads. Attaching to cantilevers will require a designed post and beam or a Minnesota licensed engineer's approval. Provide clear details of any proposed connections to cantilevers.

### **Beam and Joist Cantilevers**

Joists may overhang beams a maximum of two feet unless approved engineering is supplied. Beams should not overhang posts by more than their depth.

**Stairways**

Stairways from the deck to grade are not required. If constructed, stairs must be at least 36-inches wide, have equal risers 4- to 8-inches high, and have equal treads at least 9-inches long. A 36-inch landing is required at the top and bottom of each stairway. The top landing shall be illuminated.

**Handrails**

All stairways with four or more risers must be provided with at least one graspable handrail 2-1/4 to 2-5/8 inches in dimension from the top riser to the bottom riser. Handrails shall be mounted from 34 to 38 inches above the nosing of the treads and must be returned into a post or wall.

**Guards**

Guards are required on all portions of decks or stairs that are more than 30 inches above grade or a lower floor. Open guards must have a pattern that a four-inch sphere cannot pass through. Guards must be a minimum of 36 inches high. Exception: guards on stairways may be a minimum of 34 inches in height.

**Required Inspections:**

- A. Footings: After the holes are dug, but prior to the pouring of concrete.
- B. Framing: (Inspectors discretion) This will be noted on inspection card.
- C. Final: To be made upon completion of the building and finish grading.