

Village of Bratenahl Building Department

411 Bratenahl Rd. Bratenahl, Ohio 44108-1027

Phone 216-681-3706 Fax 216-681-3079

Tom Jamieson, Building Inspector

APPLICATION FOR A DECK PERMIT

Contractor: _____

Address: _____

City/State/Zip: _____

Phone: _____ Fax: _____ Cell/Pager: _____

Location of Work Site: _____

Owner's Name: _____ Phone #: _____

COST OF PERMIT	
Base Fee	\$ 50.00
\$0.20 per square foot or fraction thereof	\$ _____
Inspection Fee (3 inspections are required)	\$ 105.00
_____ Additional Inspections @ \$35.00 each	\$ _____
SUBTOTAL	\$ _____
1% STATE SURCHARGE	\$ _____
TOTAL	\$ _____

PLEASE SUBMIT 2 SETS OF THE FOLLOWING WITH YOUR APPLICATION:

- Site Plan Showing:

Style	Material	Color	Securing Method
Spans	Location	Size of Beams	Joists
Footers	Post Depth	Gates	Railings
Decking	Mechanical Intakes	Exhausts	Service Area (meters)
Lot Lines	All structures currently on property		Location of adjacent buildings
Height of any electrical conductors over a deck	Air Conditioning Compressors		
- Elevation drawings showing the full layout of the deck and grade elevations.
- Photographs of existing home, rear yard, and deck site.

PLEASE NOTE: If the proposal needs to go before the Planning Commission, an additional four sets of all aforementioned documentation need to be submitted.

Estimated Cost of Construction: \$ _____

Signed _____ Dated _____

APPROVED _____

REQUIREMENTS FOR DECKS ON RESIDENTIAL PROPERTY

Guardrails that are a minimum of thirty-six (36) inches in height are required when the deck is in excess of thirty-(30) inches above grade at any point. Intermediate rails shall be designed so a sphere in excess of four (4) inches cannot pass through.

Steps shall be a minimum of three (3) feet wide and have a minimum tread depth of nine (9) inches and a maximum rise of eight and one-quarter (8-¼) inches with no more than 3/8" difference in rise. Artificial illumination must be provided for all steps serving a dwelling unit. Lighting must be activated within the dwelling unit and be sufficient to illuminate the entire stairway area. Handrails are required for three (3) steps or more.

Ground under decks shall be prepared by an approved method to prevent weeds from growing. This may include visqueen with 2-inch gravel ballast or properly installed "weed guard".

Connection methods must be shown for structural members, and when the deck is going to be connected to an existing structure. (Thru bolts are required).

GENERAL NOTES

Decks are considered accessory to a dwelling unit and may not be of a size or impact to overtake a residential structure. Decks must be located in a rear yard. New decks or addition to old decks over 30" in height must be approved by planning commission and architectural review board.

No structures are permitted in a flood zone, drainage easement or natural water flow area. Should your property be in a flood rated area, certification of the flood rating is required by the village engineer and a review fee will be assessed.

APPROVED _____