



Residential Re-Decks

(9-18-17)

- A re-deck permit is required when removing and replacing the entire decking or railing system on an existing deck. If the project scope includes changes to the footings, beams, joists, or other structural components of the deck construction, then a general building permit is required and plans must be submitted for review.
- Special consideration is needed when re-decking as to the requirements of the new decking and if the existing frame is adequate to meet those requirements. When selecting products such as composite decking, one must reference installation instructions and acceptance reports for proper installation. Many composite deck boards are limited to 12" on center or less joist spacing when run diagonally, and require a very limited stair stringer spacing. These restrictions can change for different product lines by the same manufacturer. Here are multiple examples:
 - Trex Transcend – 12" o.c. Max Stringers
 - Trex Select 15/16" – 9" o.c. Max Stringers
 - Trex Select 1-3/8" – 12" o.c. Max Stringers
 - Azek – 9" o.c. Max Stringers
 - TimberTech Terrain – 16" o.c. Max Stringers
 - TimberTech Tropical – 10" o.c. Max Stringers
 - TimberTech TwinFinish – 12" o.c. Max Stringer
 - UltraDeck Rustic – 10" o.c. Max Stringers
 - UltraDeck Fusion – 8" o.c. Max Stringers
 - DeckKorator – 9" o.c. Max Stringers
- Many composite deck companies also offer solid and grooved decking. Most of them do not allow the grooved deck boards to be used as stair treads.
- Guardrail systems shall also be installed per the manufacturer's instructions when using composite decking. There are maximum opening spaces required by code that apply to composite and treated wood guards. Grippable handrails are required on at least one side of all stairs and must run continuous. When using composite systems, they will have additional parts to run handrails past posts if needed without stopping the handrail.
- The City of Lakeville does not allow 4x4 treated wood posts for guardrails to be notched for mounting on the deck. Guards are required to resist 200 lbs. of force anywhere along the system and tests have shown notched posts can fail when subjected to these loads.
- Please have any installation manuals on site for the inspection to verify these product specific requirements.
- Many detailed code requirements can be found in the City of Lakeville Deck Handout. This handout can be found on the city website at lakevillemn.gov by clicking on the Licenses & Permits button. The deck pdf is located under the project requirements category. If there are questions beyond what is answered in this handout, please contact the Building Inspections division at 952-985-4440.