

DECKS Job Ready Checklist

This list is to be reviewed by the Builder/Superintendent to verify that the job site is ready for the Trade Contractor to arrive and begin work.

Due to potential catastrophic deck failures, it is imperative that Builders use sound construction practices when building decks. An engineered, deck plan should be provided by the Builder to the Trade Contractor, particularly for two story decks, extremely large decks, decks over 15 feet in height, tiled or concrete decks, or decks designed to carry heavy loads. Sack concrete and prefabricated footings are not acceptable.

Check box
when complete

- Permit card is clearly posted.
- Readable sign identifying the lot number is in place.
- Full accessibility to the site is established, including gravel pad or clear driveway.
- Silt fence is in place.
- Site is clear of trash and debris.
- Deck band is in place and properly flashed.
- Rough grade has been established, including drainage pattern.
- Decking materials are on site, including hardware. Verify proper material has been delivered.
- Builder has provided the Trade Contractor with deck size, location, specifications, and job specific plans.
- If the deck is built over areas of uncompacted fill, an engineered foundation system must be in place. If the Builder is unsure of the soil conditions, the soil should be tested for compaction.
- Deck permits or plans have been approved by the county, where required.
- Decks constructed over grades with more than 2 to 1 slope, or decks constructed more than 16 feet above grade, should be designed by an engineer.
- An area has been designated for trash and debris collection.

Builder/Superintendent Signature: _____ **Date:** _____

Builder Company name: _____

Site Address: _____

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- Builder has verified the completion of the Job Ready Checklist for Decks.
- Perform all work within the guidelines specified by the contract, applicable building codes, and the *Homeowner Handbook* (or applicable warranty program of the builder).
- All work to be completed in a manner that respects the efforts and materials of other Trades.
- The deck should be constructed of code-approved materials including those rated for ground contact.
- Deck band should be bolted to secure the deck frame to a substantial framing member, with proper galvanized bolts and nuts, located 16" O.C.
- The floor system of the deck should be constructed to achieve a 40-pound live load capability.
- The deck should be constructed below the exterior threshold, per code, to prevent water from entering the house.
- Deck boards should be installed with no more than 1/8-inch gap between boards.
- Joints in decking should be staggered.
- All decking should be constructed with galvanized or coated ring shank nails, staples, or screws.
- Nuts and washers should be on the outside of the deck band for inspection purposes.
- Bolt penetrations should be sealed with silicone.
- Handrails should be constructed to withstand a specified lateral load of 200 lbs. minimum, per code.
- Handrails cannot be attached to the house if vinyl siding is used.
- Balusters should be installed with no more than a 4 inch gap between balusters, and no more than 2 ¼ inch gap between balusters and deck surface. This includes ornamental work between newels, such as sunbursts and Chippendale inserts.
- Stair stringers should be fully attached to the deck band.
- Risers and treads should be constructed according to code and handrail configuration.
- Deck should be constructed so stringers do not sag and deck does not sway.

Contractor Initials: _____ **Builder Initials:** _____

Contractor Company Name: _____ **Builder Company Name:** _____

- Stringer should rest on top of a code approved stoop material, such as 3' x 3' concrete pad, 4" thick.
- Deck posts should be constructed of adequately sized members to support the deck, with spacing no more than eight feet apart and bearing on adequate footing.
- Posts should be properly attached with mechanical fasteners and connected to both the deck and the footing to prevent rotation.
- A single tier deck, such as 12'x14', should bear on column piers that are 20" x 20" x 12" deep with 10" in bearing soil and 2" above ground. All other situations require a specified engineering plan.
- All doors exiting onto decks should be permanently closed until the deck is 100% complete.
- Joists should be attached to deck band with joist hangers or nailed to the band and supported by a ledger strip. Ledger strip should be nailed to the band with three 16d nails per joist. Special care should be taken not to over notch the joists.
- Stair stringer tread width and riser height must meet code requirements.
- Materials, trash, and construction debris shall be cleaned up and deposited in the designated area.

Contractor Initials: _____ **Builder Initials:** _____

Contractor Company Name: _____ **Builder Company Name:** _____

DECKS

Job Complete Checklist

This checklist is to be reviewed by both the Trade Contractor and the Builder/Superintendent to verify that the work has been completed according to the Scopes of Work.

Due to potential catastrophic deck failures, it is imperative that Builders use sound construction practices when building decks. An engineered, deck plan should be provided by the Builder to the Trade Contractor, particularly for two story decks, extremely large decks, decks over 15 feet in height, tiled or concrete decks, or decks designed to carry heavy loads. Sack concrete and prefabricated footings are not acceptable.

Check box
 when complete

TRADE BUILDER

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Posts are supported on properly sized piers or footings with mechanical fasteners. |
| <input type="checkbox"/> | <input type="checkbox"/> | Band is properly attached to the house with carriage bolts. |
| <input type="checkbox"/> | <input type="checkbox"/> | Deck is properly flashed to the house. |
| <input type="checkbox"/> | <input type="checkbox"/> | Joists, beams and columns are properly sized and secured. |
| <input type="checkbox"/> | <input type="checkbox"/> | Cross bracing is installed where necessary. |
| <input type="checkbox"/> | <input type="checkbox"/> | All wood in contact with the ground is rated for ground contact. |
| <input type="checkbox"/> | <input type="checkbox"/> | Stair stringers are resting on the concrete pad. |
| <input type="checkbox"/> | <input type="checkbox"/> | Decking is properly secured and staggered. |
| <input type="checkbox"/> | <input type="checkbox"/> | Newels and balusters are properly secured and spaced. |
| <input type="checkbox"/> | <input type="checkbox"/> | Deck is level and square. |
| <input type="checkbox"/> | <input type="checkbox"/> | All miter and butt joints are neatly cut. |
| <input type="checkbox"/> | <input type="checkbox"/> | Stair stringers are properly attached and supported, and meet the code requirements. |
| <input type="checkbox"/> | <input type="checkbox"/> | Verify that the piers are set on compacted soil. |
| <input type="checkbox"/> | <input type="checkbox"/> | Materials, trash and debris have been collected and deposited in the designated area. |

Builder/Superintendent Signature: _____ **Date:** _____

Builder Company Name: _____

Trade Contractor Signature: _____ **Date:** _____

Trade Contractor Company Name: _____

Site Address: _____