



115 Locust Street, P.O. Box 127
Hickman, NE 68372-0127
Phone 402.792.2212 - Fax 402.792.2210
www.hickman.ne.gov

DECK PERMIT # _____

Application is *not* approved until deck permit number is issued and paid for. Do *not* begin construction until then.

Property Owner(s) _____ Phone # (____) _____

Street Address: _____ Legal: Block ____ Lot ____ Addition _____

City, State _____ Contractor: _____ Phone # (____) _____

Description of work to be done: _____ Estimated Construction Cost \$ _____

Application Requirement Items

- Completed Application Form Site Plan Deck Floor/Footing Plan Beam/Post Diagram
- Permit Fee \$50.00 Footing Inspection Fee \$40.00 Final Inspection Fee \$40.00 Extra (\$40 each) _____
- Total Permit Cost \$ _____ Payment Total \$ _____ Receipt Number # _____

1. Site Plan should include:

- a. North arrow and scale
- b. Address
- c. Property lines
- d. Name of road(s)
- e. Location of proposed deck with written distances from the deck to the property line, edge of road, City sidewalk, and the house
- f. An outline of all structures and driveways located on the lot and lot(s) adjacent to the location of the proposed deck
- g. Location of any existing or proposed changes in grade, including any existing or proposed retaining walls and fill to level a sloping yard

2. Design:

- a. Deck material such as: wood, vinyl, plastic or other
- b. Height of deck on all sides
- c. Open or closed spacing between rails
- d. Height in inches from ground to base of deck
- e. Footing Plan

THE UNDERSIGNED HERBY CERTIFIES that they have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provision of any other state or local law regulating construction or the performance of construction.

Applicant Signature: _____ Date _____

Plan Approved by: _____ Date _____

Permit Approved by: _____ Date _____

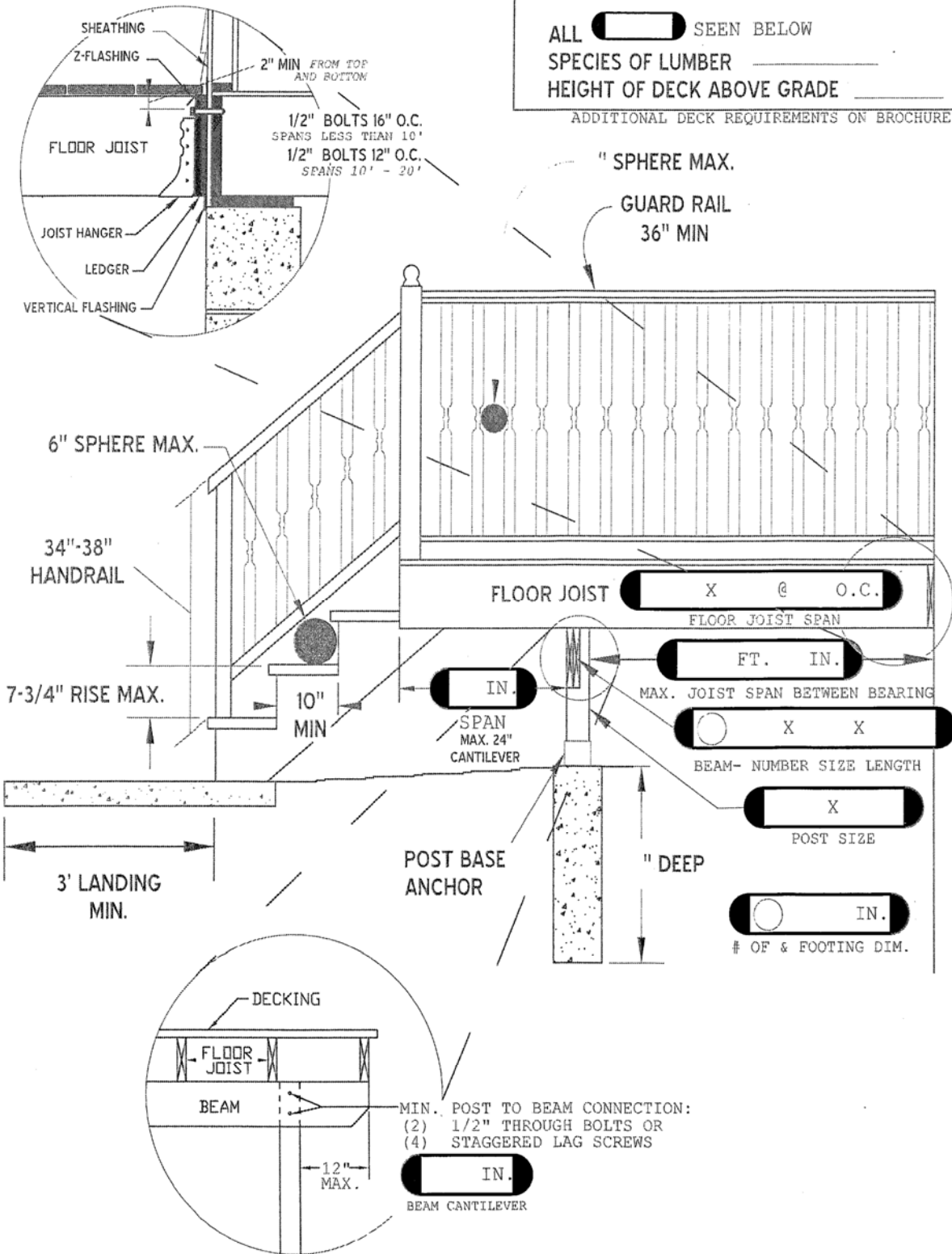
Deck Beam/Post Diagram

APPLICATION FOR DECK PERMIT

REQUIRED INFORMATION

ALL SEEN BELOW
 SPECIES OF LUMBER
 HEIGHT OF DECK ABOVE GRADE

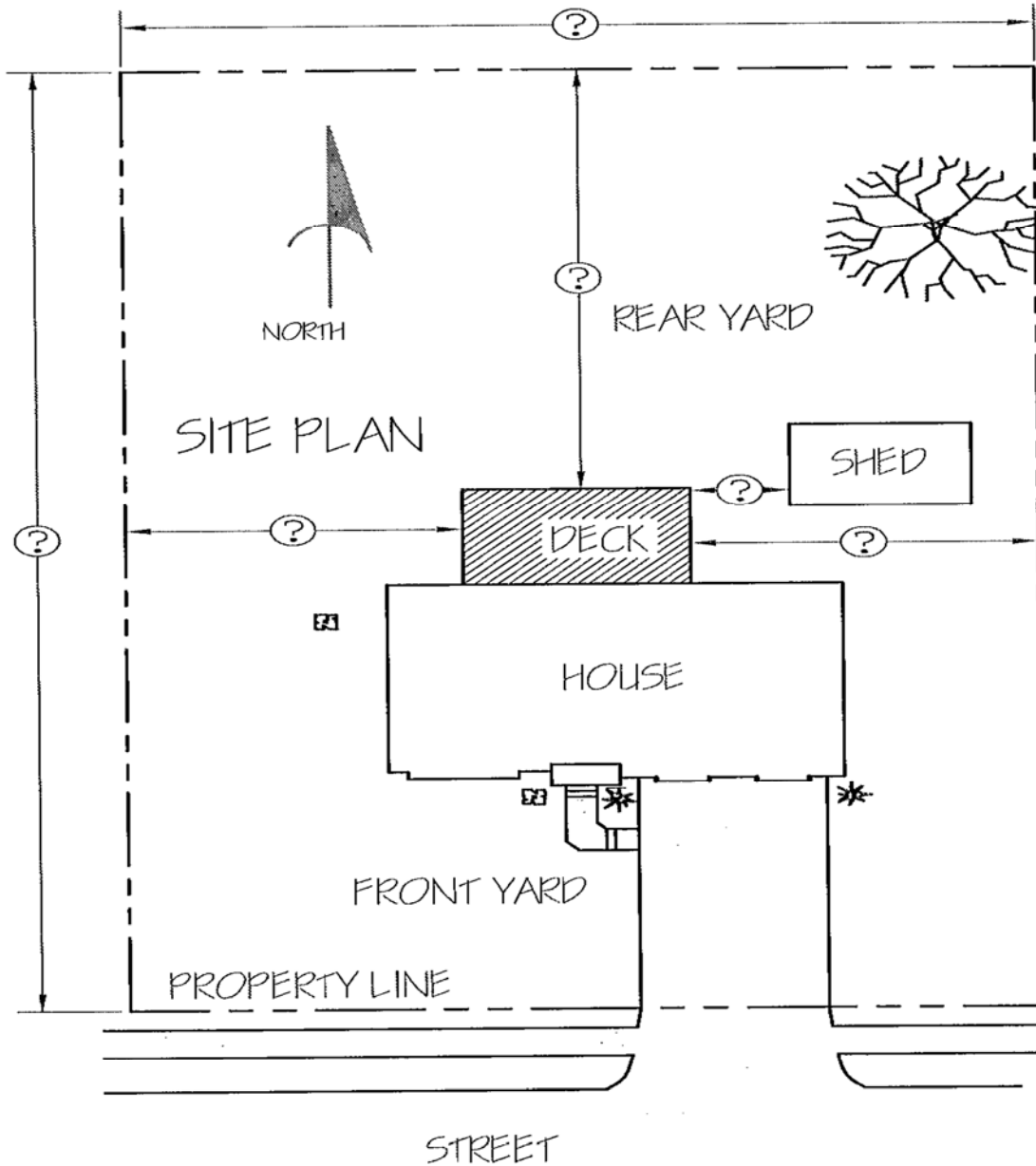
ADDITIONAL DECK REQUIREMENTS ON BROCHURE



Deck Site Plan Diagram

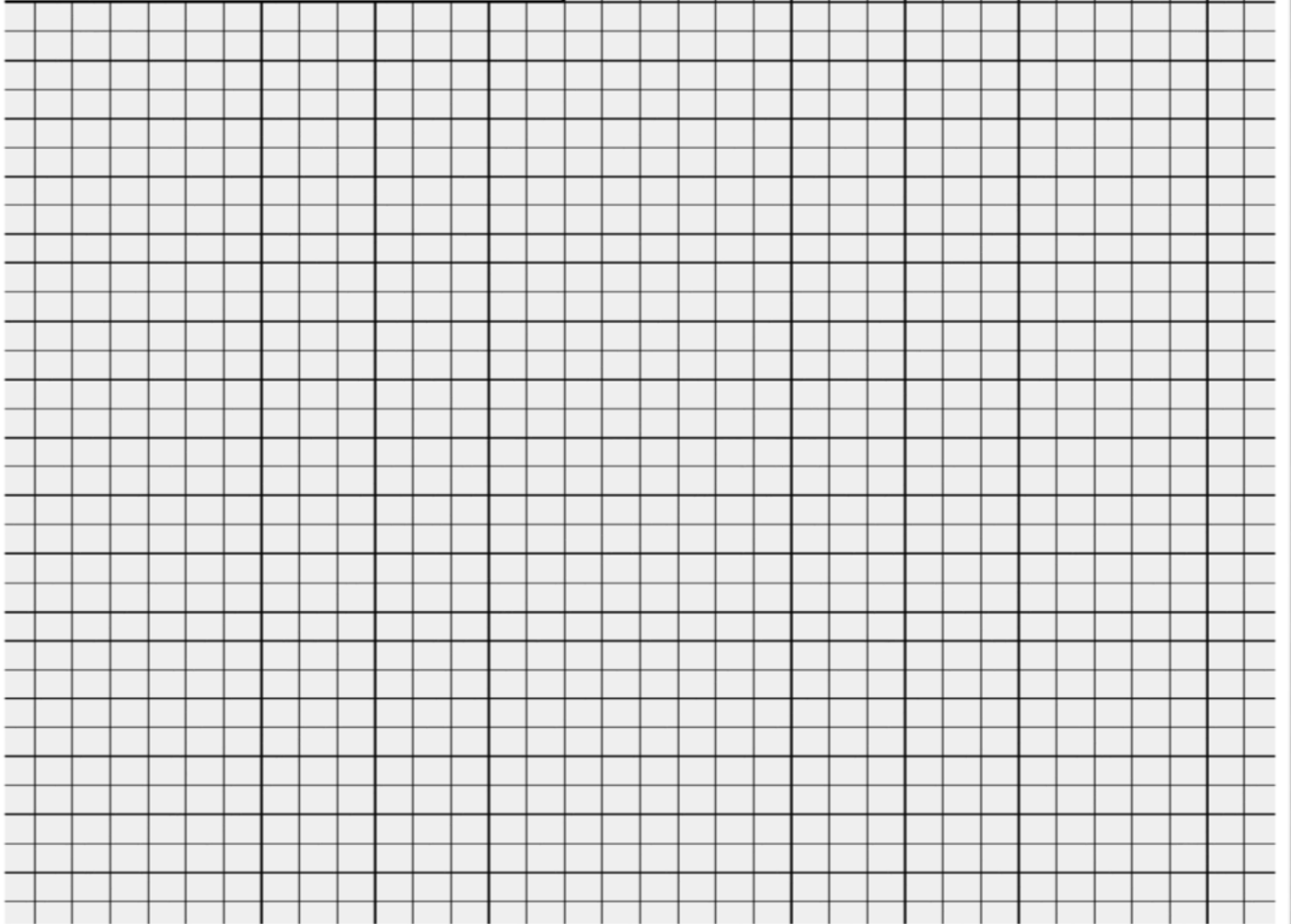
Distances required On Site plan

Distance minimums are dependant on the zoning. Additional neighborhood covenants and easements are the responsibility of the builder or homeowner.



All question mark sybols (seen in site plan above) are required for plan submittal.

Deck Floor/Footing Plan



General Requirements for Decks:

1. Decks more than 30" above finish grade are required to have a guardrail at least 36" (inches) in height.
2. Stair railing, handrails, and landings are required with 4 or more risers. Handrails need to be 34-38" measured vertically off the nosing of the treads. Handrails shall have returns.
3. Handrails cannot be less than 1 ¼" or more than 2 " if circular. If not circular, the perimeter dimension will have a min of 4" and a max of 6 ¼ ".
4. No place in the deck's guardrail will allow the passage of a 5" sphere. Other than the triangular opening formed by the riser, tread and bottom rail of the guard shall allow a 6" sphere.
5. Deck risers can't exceed 7 ¾" and must not have more than 3/8" variance between any two risers. Stair treads must be a minimum of 10". There may not be more than 3/8" variance between tread depth.
6. Deck Stairs are required to be a minimum of 36" wide. Where the stairs have two or more risers they will be served by a landing extending past the last tread nosing a minimum of 12" for the width of the stairs
7. Supporting posts must rest on top and be connected to the footing. Posts are not permitted to be buried in the ground or footing.
8. Cantilevers for beams may not exceed 12". Cantilevers for floor joist may not exceed 24".
9. Deck footing shall be dug to a depth of 36".
10. Flashing is required to separate the deck from the house.

CITY OF HICKMAN

Building A Deck

For Your Home Guidelines

Building a deck for your home can and should be a rewarding experience. These guidelines will help ensure that building your deck is just that – a rewarding experience. All new and replacement decks require a building permit. There are a few basic requirements from the City's Building Permit Department to obtain a permit. A site plan shows where you want to build your deck, complete with lot dimensions and setback distances from the proposed deck to the property lines. The Building Inspector also needs to know how you are building your deck. These guidelines will provide you with the minimum information necessary to obtain a deck permit.



Specific requirements for all decks:

Decks exposed to the weather must be constructed of wood resistant to decay. This would include pressure treated wood, cedar or redwood in accordance with the Building Code. Decks more than 30" above the adjacent ground must have a guard railing at least 36" in height. Stair railing is also required on at least one side of the stairs when there are more than three risers. The stair railing must be no greater than 38" above the nose of the stair tread.

A deck attached to a home must be supported by the existing home and/or frost-free footings at least 36" in depth.

Posts supporting decks must rest on top of and be connected to the footing. Posts are not permitted to be buried in the ground or footing.

Decks must be designed to support their own weight (10 lbs/sq. ft.) and the weight of objects and people (40 lbs/sq. ft.). If a hot tub is placed on the deck, an additional 50 lbs/sq. ft. will be added to the load.

The spacing of the railing balusters cannot allow the passage of a 5" sphere through any part of the railing, including the stair railing. Deck stair risers must be uniform and cannot exceed 7 3/4" in height. The riser height cannot vary more than 3/8" in a flight of stairs.

The minimum tread depth is 10". The greatest tread depth within a flight of stairs cannot exceed the smallest by more than 3/8".

Stair treads must be reasonably level, with consideration given to shed water, snow and ice.



The ledger board attached to the house must be bolted to solid wood framing members.

The handgrip portion of a stair railing cannot be less than 1-1/4" or more than 2-5/8" in length. A 2x4 installed vertically is acceptable.

Floor joists may not extend (cantilever) more than 24" over the beam. Beams or headers may not extend (cantilever) more than 12" from the post.

ZONING

Uncovered porches, decks or projections higher than 30 inches above grade, may project off the first story, and may extend 10 feet into the rear yard minimum setback, but in no event closer than five feet to the rear property line, unless there is a utility easement in which case the required setback is eight feet. The Zoning Director can help you determine the zoning setbacks for your lot.

INSPECTIONS

Inspections will be done by the City of Hickman's Building Inspector. The Foundation will be inspected first. The Framing and Final inspections will be combined and carried out when the deck is completed. When the permit is approved, you will be given a contact number for the inspector.



PLEASE NOTE:

Prior to Digging please call the Nebraska One Call System at 811

or 800.331.5666 or email your request to www.ne1call.com

at least 2 business days prior to digging but not more than 10 business days.