

# DECK CUSTOMER ASSISTANCE GUIDE



Charles County Government

Department of Planning & Growth Management

P.O. Box 2150

La Plata, MD 20646

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Web Site: [www.charlescountymd.gov](http://www.charlescountymd.gov)



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**CHARLES COUNTY GOVERNMENT  
PLANNING AND GROWTH MANAGEMENT  
P.O. BOX 2150  
LA PLATA, MD 20646**

July 1, 2015

WHEN IS A BUILDING PERMIT REQUIRED FOR THE CONSTRUCTION OF A DECK?

A permit is required for any deck elevated above ground level.

PROCEDURE TO OBTAIN A BUILDING PERMIT FOR A DECK:

1. This type of structure qualifies as a "Same Day" permit on Thursday (except for properties located in the Chesapeake Bay Critical Area). Applications are accepted Monday through Friday however, they will not be processed until Thursday. Applications received after 2:30 p.m. on Thursday will be reviewed on the following Thursday.
2. Application: Complete the attached building permit application (See Attachment 1).
3. Forest Conservation Ordinance: As of August 27, 2004, compliance with the Forest Conservation Ordinance is required; however, projects on tracts of land less than 40,000 square feet are automatically exempt from the requirements of the Ordinance. If the subject tract of land is 40,000 square feet or larger, forest conservation requirements must be addressed with your project. If there is a pending or approved forest conservation plan already on file in the Charles County Planning Office, please provide documentation. For more information, contact the Planning Department at 301-645-0540 (See Attachment 2).
4. Construction Drawings: Two complete sets of construction drawings showing elevations, floor and framing plans, cross sections, and footing, foundation, and stair details. Plans shall be drawn to a minimum scale of at least ¼ inch equals one foot. Reference the attached drawing checklist (See Attachment 3).
5. Site Plan: Four (4) copies of the site plan showing lot lines, existing and proposed structure, setback dimensions from the proposed structure to lot lines, existing and proposed tree lines, and well and/or septic location.
6. Complete Load Path Form: The Complete Load Path is a series of wall and roof ties installed on a building which are designed to reduce up lift during high wind storms. This form will be included with the issued building permit and a completed copy shall be provided to the building inspector at the corresponding inspection (See Attachment 4).

In addition, the following information shall be provided for specific areas in Charles County:

1. Chesapeake Bay Critical Area and Resource Protection Zone: Property located in the above areas (1,000 feet from mean high water) may require additional site plan information. Contact the Planning Department at 301-645-0540 for specific submittal requirements and delineation of the CBCA and RPZ (See Attachment 5).
2. Well/Septic: If the property is served by individual well and/or on-site sewage disposal system, you must obtain approval from the Environmental Health Department prior to applying for a building permit. Submit a site plan and a \$65.00 review fee to the Health Department. Review fee may take more than one day. It is recommended that a request for pre-approval be made at least five working days prior to applying for a "Same Day" building permit. For more information, contact the Health Department at 301-609-6900.
3. Area of Special Geotechnical Consideration: Proposed structures on property located in portions of the 7<sup>th</sup> District (Bryans Road/Indian Head) must comply with amendments to the building code (see Charles County Ordinance 12-09) due to the possibility of the soil exhibiting high shrinkage and/or expansion characteristics. A 48" footing is required unless a Geotechnical Report prepared by a Professional Engineer licensed in the State of Maryland is provided. For more information, contact Codes, Permits, and Inspection Services at 301-645-0692.

### Zoning

1. Specify the intended use of your structure on the permit application. All proposed structures must meet zoning requirements.
2. If your property is located within the neighborhoods of the Smallwood Village PUD – Huntington (including Sentry Woods), Bannister, Sheffield, and Westlake – you must obtain Planning Design Review Board (PDRB) approval from the Smallwood Village PDRB. You may contact them at:

SMALLWOOD VILLAGE – PDRB, 14 Irongate Drive, Waldorf  
Telephone Number: 301-843-8111

3. If your property is located within the neighborhoods of the Westlake PUD – Hampshire, Lancaster, Dorchester, and any future neighborhoods – you must obtain PDRB approval from the Westlake Village PDRB. You may contact them at:

WESTLAKE VILLAGE – PDRB, 236 Smallwood Village Center, Waldorf  
Telephone Number: 301-870-4304

4. If your property is located in Potomac Heights, you must submit the Review Committee approval letter. You may contact them at:

POTOMAC HEIGHTS – 200 Cedar Lane, Indian Head  
Telephone Number: 301-753-9148

5. If your property is located in Swan Point, you must submit the Architectural Review Committee (ARC) letter and two copies of the stamped architectural drawings approved by the committee. You may contact them at:

SWAN POINT – 11550 Swan Point Boulevard, Issue  
Telephone Number: 301-259-0054

**Fees** **Fees are subject to change every July 1.**

Please make check payable to Charles County Commissioners.

Application Fee

A \$21.00 non-refundable application fee is due when the permit is issued.

Plan Review Fee

The minimum plan review fee is \$53.00. This non-refundable fee is due when the permit is issued.

Inspection Fee

This fee is due when the permit is issued.

Footing - \$31.00                      Final - \$55.00

Technology Fee

A 4% Technology Fee surcharge will be added to all permits issued after July 1, 2014.

**Contractor License Requirement**

Maryland Home Improvement Commission (MHIC)

**Codes, Regulations, and Standards for Construction in Charles County**

See Attachment 6.

See Attachment 7 for the standard R6 conditions for residential decks.

**Use and Occupancy Certificate**

This certificate shall be obtained from Codes, Permits, and Inspection Services **prior** to using or occupying a building or structure. When requesting a Use and Occupancy Certificate, submit the Use and Occupancy Approval Form signed by the building inspector from the inspection agency.

The following is a list of commonly requested telephone numbers for State and County agencies:

|  |  |
|--|--|
| Health Department .....  | 301-609-6900   |
| Web Site .....   | <a href="http://www.charlescountyhealth.org">www.charlescountyhealth.org</a> |
| Inspection Agency .....  | 301-645-3302   |
| Building, Electrical, Plumbing, & Mechanical Inspections ..... | 301-870-8710   |
| Web Site .....   | <a href="http://www.planchekinc.com">www.planchekinc.com</a>                 |
| Planning & Growth Management                                   |  |
| Codes, Permits, & Inspection Services .....                    | 301-645-0692 or 301-870-3935   |
| Planning & Zoning .....  | 301-645-0540 or 301-870-3896   |
| Engineering .....  | 301-645-0618 or 301-870-3937   |
| Fax .....  | 301-645-0575   |
| Web Site .....   | <a href="http://www.charlescountymd.gov/pgm">www.charlescountymd.gov/pgm</a> |
| Soil Conservation .....  | 301-934-9588, Ext 3 or 301-870-3555  |
| Web Site .....   | <a href="http://www.charlesscd.com">www.charlesscd.com</a>                   |
| State Highway Administration .....                             | 1-800-876-4742 or 410-333-1350   |
| Web Site .....   | <a href="http://www.marylandroads.com">www.marylandroads.com</a>             |
| State Fire Marshal .....                                       | 443-550-6820   |
| Web Site .....   | <a href="http://www.firemarshal.state.md.us">www.firemarshal.state.md.us</a> |

**Mission Statement**

The mission statement of Charles County Government is to provide our citizens the highest quality service possible in a timely, efficient, and courteous manner. To achieve this goal, our government must be operated in an open and accessible atmosphere, be based on comprehensive long – and short – term planning, and have an appropriate managerial organization tempered by fiscal responsibility.

**Vision Statement**

Charles County is a place where all people thrive and businesses grow and prosper;  
where the preservation of our heritage and environment is paramount;  
where government services to its citizens are provided at the highest level of excellence;  
and where the quality of life is the best in the nation.



Charles County Government  
 Department of Planning and Growth Management  
 200 Baltimore Street, P.O. Box 2150, La Plata, MD 20646  
 (301) 645-0692 or (301) 870-3935 Fax: (301) 645-0575  
[www.charlescounty.org](http://www.charlescounty.org)  
 Inspections: (301) 870-8710 or (301) 645-3302

|                            |        |
|----------------------------|--------|
| <b>FOR OFFICE USE ONLY</b> |        |
| Date Received:             | _____  |
| Permit Number:             | _____  |
| Revision To:               | _____  |
| Plans on File #:           | _____  |
| Same Day:                  | Y or N |
| Time Received:             | _____  |

**BUILDING AND ZONING PERMIT APPLICATION**

|                     |    |         |        |      |
|---------------------|----|---------|--------|------|
| Property Tax Number | OR | Tax Map | Parcel | Grid |
|---------------------|----|---------|--------|------|

|                        |                        |             |     |           |
|------------------------|------------------------|-------------|-----|-----------|
| Property Owner(s) Name | Address/E-Mail Address | City, State | Zip | Phone No. |
|------------------------|------------------------|-------------|-----|-----------|

|                   |                        |             |     |           |
|-------------------|------------------------|-------------|-----|-----------|
| Applicant(s) Name | Address/E-Mail Address | City, State | Zip | Phone No. |
|-------------------|------------------------|-------------|-----|-----------|

|                   |                        |             |     |           |
|-------------------|------------------------|-------------|-----|-----------|
| Contractor's Name | Address/E-Mail Address | City, State | Zip | Phone No. |
|-------------------|------------------------|-------------|-----|-----------|

|                                  |                         |                      |
|----------------------------------|-------------------------|----------------------|
| MD Homebuilders Registration No. | MD Home Improvement No. | MD State License No. |
|----------------------------------|-------------------------|----------------------|

Job Address (ADC Map #, House #, Street, City, etc.) \_\_\_\_\_

|                  |         |         |       |         |
|------------------|---------|---------|-------|---------|
| Subdivision Name | Lot No. | Section | Block | Acreage |
|------------------|---------|---------|-------|---------|

General Description of Work and Intended Use: \_\_\_\_\_

|                      |                       |                    |                   |                    |                   |
|----------------------|-----------------------|--------------------|-------------------|--------------------|-------------------|
| Total Disturbed Area | Flood Plain Elevation | Front Yard Setback | Rear Yard Setback | Right Yard Setback | Left Yard Setback |
|----------------------|-----------------------|--------------------|-------------------|--------------------|-------------------|

|   |  |  |
|---|--|--|
| State Road: <input type="checkbox"/> Yes <input type="checkbox"/> No    | Chesapeake Bay Critical Area: <input type="checkbox"/> Yes <input type="checkbox"/> No | Stormwater Management: <input type="checkbox"/> Provided <input type="checkbox"/> Exempt <input type="checkbox"/> Waived |
| County Road: <input type="checkbox"/> Yes <input type="checkbox"/> No   | Resource Protection Zone: <input type="checkbox"/> Yes <input type="checkbox"/> No     |  |
| PDRB Approval: <input type="checkbox"/> Yes <input type="checkbox"/> No | Development District: <input type="checkbox"/> Yes <input type="checkbox"/> No         |  |

|                         |                              |  |  |
|-------------------------|------------------------------|--|--|
| Total Floor Area: _____ | No. of Full Bathrooms: _____ | Public: <input type="checkbox"/> Water <input type="checkbox"/> Sewer  | Related Permits Required:  |
| No. of Stories: _____   | No. of 1/2 Bathrooms: _____  | Private: <input type="checkbox"/> Well <input type="checkbox"/> Septic | Electrical: <input type="checkbox"/> Yes <input type="checkbox"/> No |
| No. of Bedrooms: _____  | Rough-In Only: _____         | Food/Drink: <input type="checkbox"/> Yes <input type="checkbox"/> No   | Plumbing: <input type="checkbox"/> Yes <input type="checkbox"/> No   |

|   |                                 |
|---|---------------------------------|
| Estimated Construction Cost (Building Cost Only): | Commercial Business Trading As: |
|---|---------------------------------|

|                        |          |
|------------------------|----------|
| Application Fee:       | _____    |
| Plan Review Fee:       | _____    |
| Soil Conservation Fee: | _____    |
| Inspections:           | _____    |
|                        | _____    |
| Total:                 | \$ _____ |
| Name on Check:         | _____    |

**Treasurer's Validation**

**CAUTION:** I/we have carefully examined and read this application and know the same is true and correct. I/we are also aware that whoever is indicated as the OWNER assumes full responsibility for this application and for the construction and will comply with all provisions of the Charles County ordinances and State laws whether herein specified or not. I/we further understand that to start construction before a building permit is issued and to use and occupy the premises before a Use and Occupancy Certificate is obtained is in violation of the law.

|  |              |      |                            |
|--|--------------|------|----------------------------|
| Signature of <input type="checkbox"/> Owner or <input type="checkbox"/> Authorized Agent | Printed Name | Date | Permit Specialist Initials |
|--|--------------|------|----------------------------|

**CHARLES COUNTY FOREST CONSERVATION ORDINANCE  
DECLARATION OF INTENT  
SINGLE LOT EXEMPTION**

Tax Account Number \_\_\_\_\_ Tax Map \_\_\_\_\_ Parcel Number \_\_\_\_\_ Lot No. \_\_\_\_\_

Name(s) of Property Owner(s) \_\_\_\_\_

Address and/or location of property \_\_\_\_\_

I (We), \_\_\_\_\_, the Owner(s) of the real property located at \_\_\_\_\_ as described as \_\_\_\_\_ hereby declare my (our) intention to meet the requirements for an exemption under the *Single Lot Exemption* of the Charles County Forest Conservation Ordinance (§298-4.H of the Charles County Code) for five (5) years.

Under this Declaration of Intent, I (we) propose to disturb \_\_\_\_\_ square feet of forest. I (We) have included a sketch map or site plan showing approximate existing forest cover and the forest area to be cleared.

Is the property for which this Declaration of Intent being filed subject to either (please indicate yes or no):

- \_\_\_\_\_ A previously approved Forest Conservation Plan; or
- \_\_\_\_\_ A previous Declaration of Intent

This declaration grants an exemption for (name of activity) \_\_\_\_\_ conducted on an existing single lot based on the *Single Lot Exemption* of the Charles County Forest Conservation Program. If the Owner makes application for an additional activity regulated under the Forest Conservation Ordinance on all or part of the lot within a five (5) year period, the County Commissioners of Charles County shall require the Owner to satisfy requirements established in the Charles County Forest Conservation Ordinance. If the owner cumulatively clears more than 20,000 square feet of forest without an approved Forest Conservation Plan, or violates the requirements of a previous Forest Conservation Plan on all or part of the lot within the five (5) year period, the County Commissioners of Charles County shall require the Owner to satisfy requirements established in the Charles County Forest Conservation Ordinance, and may also assess a non-compliance fee of \$0.30 per square foot for forested areas disturbed in violation of this exemption.

I (We) declare under the penalties of perjury, that I (we) have examined this declaration, including any accompanying forms and statements, and the information contained herein, to the best of my (our) knowledge, information, or belief, is true, correct, and complete.

|                                |       |
|--------------------------------|-------|
| Property Owner(s) Signature(s) | Date  |
| _____                          | _____ |
| _____                          | _____ |

## Checklist for Residential Deck Drawings

The provided checklist should be utilized as a tool to complete the required construction drawings for each permit type. The checklist should be used as a reference as to local Charles County Ordinance requirements and also as a reference to insure each component of the structure to be built has been shown on the submitted designs. Not all items indicated on the checklist will pertain to your specific project. Please reference only those items you intend to utilize for your project. Example; Referring to the drawing checklist for a single family dwelling. Where the floor framing information is requested, and the dwelling will be constructed with a wood framed floor system, the items listed there must appear on the drawings submitted at the time of permit application. These checklists pertain only to the actual structure and do not represent what information will be required on the associated site plans as applicable.

- **DESIGN CRITERIA – *The live load minimum for a deck is 40 psf (pound per square foot)***
- All information on the existing structure or the proposed deck that cannot be inspected for code and design compliance shall be signed and sealed by a Maryland registered design professional. Request a copy of the Charles County Certification Guidelines from Permit staff.
- Minimum scale of ¼” to 1’ for all drawings.
- Decks attached to an existing cantilever will require an additional support beam.
- Guardrails shall be designed and constructed for a **concentrated load of 200 lbs applied** at any point and in any direction along the top member.
- Corrosion resistant fasteners are required for all connections.
- If deck is constructed above a basement areaway a minimum 6’ – 8” vertical clearance shall be maintained over stairs, this height is measured from the tread nosing.
- If deck is constructed over or in front of any equipment or utilities that require maintenance or access, the required clearances and access shall be maintained.
- If the proposed deck is to be attached to the primary dwelling, access to inspect this attachment must be made available for inspection, if this cannot be achieved, the deck must be freestanding with code compliant support. Details must be included on the design drawings.
- The maximum cantilever for any joist size is; **24”**.
- Deck framing is not to be supported by existing chimney.
- **LOCATION ON LOT**
  - Distances to other structures on the property within 10’ shown where applicable?
  - Indicated if located in flood zone – indicate zone classification?
  - Indicated if located in an area of geotechnical concern?
  - Indicated if located within the Chesapeake Bay Critical Area?
- **FRAMING INFORMATION**
- Footing Details
  - Depth of footing shown? Bottom to finished grade – minimum 24”
  - Depth of footing shown? Bottom to finished grade if located in an area of geotechnical concern – minimum 48”
  - Thickness of footing shown?
  - Width of footing indicated?
  - Size, spacing and location of isolated footings for support piers or poles provided?

- Floor Construction
  - Indicated the species and grade of lumber to be used?
  - Size and material of support beams provided?
  - Spans of support beams indicated?
    - Maximum spans
      - (2) 2 x 6 – 4'**
      - (2) 2 x 8 – 6'**
      - (2) 2 x 10 – 8'**
      - (2) 2 x 12 – 10'**
  - Size and material of support posts provided?
    - Maximum heights
      - 4 x 4 – 8'**
      - 6 x 6 – 15'**
      - 8 x 8 – above 15'**
  - Size of floor joist indicated?
  - Spans for floor joist provided?
  - Spacing for floor joist indicated?
  - If the deck is to be attached to the primary dwelling please indicate the following;
    - The size of the ledger board is provided?
    - The size and type of attachment method is shown?
    - The spacing of the attachment method is shown?
  - Attachment method to support post indicated?
    - Lag Bolts
    - Carriage Bolts
  - Guardrail's are where required the deck floor elevation exceeds 30" above grade.
    - Height indicated?
      - **Minimum – 36"**
    - Top rail size indicated?
    - Spacing between main supports shown?
    - Spacing of guardrail pickets shown?
      - **Maximum spacing between pickets – 4"**
  - Stairs (as applicable)
    - Width shown? – **minimum is 36"**
    - Treads design provided? – **minimum tread depth is 9"**
    - Riser height shown? – **maximum height 8 1/4"**
      - **Maximum riser opening is 4"**
      - **Maximum difference between riser heights is 3/8"**
  - Landing provided?
    - Width shown?
    - Type shown?
  - Handrails are required with stairs that have 4 or more risers
    - Are they provided?
    - Is the design provided?
      - **The ends of railing must terminate at post**
      - **The minimum height of the handrail is 34" and not higher than 38"**

**Complete Load Path for Residential Home/Addition Per IRC/2012**

**Building Permit #** \_\_\_\_\_

| Type (check appropriate box)   | Type | 1 story | 2 story | 3 story |
|--------------------------------|------|---------|---------|---------|
| Single Family Dwelling         |      |         |         |         |
| Basement or crawl (circle one) |      |         |         |         |
| Addition/Garage/Carport/Shed   |      |         |         |         |
| Deck                           |      |         |         |         |

| Enter strap # in column on right (Simpson or equal) | EXAMPLE ONLY (Strap numbers below are examples only) |  | Nail size                  |
|---|--|--|----------------------------|
| Foundation anchor                                   | Bolt ½" LBP or equal                                 |  |                            |
| Foundation strap                                    | MASB or equal  |  |                            |
| Band board to sill plate                            | LTP – 4 or equal                                     |  | 12-8D 1 ½" nails           |
| Band board to bottom plate                          | MTS or equal   |  | 8-8D 1 ½" nails            |
| Header strap  | CS-20 or equal                                       |  | 18 – 10D nails             |
| Bottom & top plate strap to vertical stud           | MTS, RSP-4, H2.5A or equal                           |  | 8-8D 1 ½" nails            |
| Floor to floor anchors                              | LFTA, LSTA or equal                                  |  | 6-10D nails top and bottom |
| Truss or rafter strap to top plate                  | H2.5A or better                                      |  | 10 8D 1 ½" nails           |
| Joist hangers for decks                             | G185 ZMAX or equal                                   |  | Double Dipped Galv.        |

Connectors may be Simpson, USP, or equal. The above is only for information purposes.

**COMPLETE LOAD PATH:**

**AN INSPECTION OF THE COMPLETE LOAD PATH MUST BE PERFORMED PRIOR TO THE BUILDING FRAMING INSPECTION. THE COMPLETE LOAD PATH IS A SERIES OF WALL AND ROOF TIES THAT ARE INSTALLED ON A BUILDING THAT IS DESIGNED TO REDUCE UP LIFT DURING HIGH WIND STORMS. THE SILL PLATE, BAND BOARD, TRUSSES, AND ALL COMPONENTS OF THE EXTERIOR WALLS ARE TIED TO THE FOUNDATION USING METAL TIES APPROVED FOR THIS PURPOSE. THE TIES ARE INSTALLED AT THE SAME INTERVALS AS THE FOUNDATION ANCHORS OR STRAPS. ALL STRAPS ARE REQUIRED TO BE INSTALED WITH THE APPROPRIATE NAILS OR SCREWS AS STATED BY THE MANUFACTURER OF THE STRAPS. PLEASE PROVIDE THE INSPECTOR WITH STRAP INFORMATION AS NOTED ON THE FORM FOR EACH SEPARATE PROJECT.**

**A CERTIFIED DESIGN OF THE COMPLETE LOAD PATH SIGNED AND SEALED BY A REGISTERED STRUCTURAL ENGINEER OR ARCHITECT MAY BE PRESENTED IN LIEU OF THIS FORM AT THE TIME OF INSPECTION.**

**A COMPLETE LOAD PATH DESIGN PREPARED BY AN ARCHITECT OR STRUCTURAL ENGINEER,**

**A COMPLETE LOAD PATH DESIGN PREPARED BY AN ARCHITECT OR STRUCTURAL ENGINEER, SIGNED AND SEALED WILL BE PRESENTED AT TIME OF INSPECTION.**

**I AGREE THAT I AM SOLELY RESPONSIBLE FOR COMPLYING WITH THE 2012 CHARLES COUNTY BUILDING CODE FOR COMPLETE LOAD PATH. THIS FORM WILL BE FILLED OUT AND PRESENTED TO THE INSPECTOR AT TIME OF INSPECTION.**

**STAGGERED STRUCTURAL SHEATHING INSTALLED COVERING THE BAND BOARD AND SILL PLATE AND WITH A MINIMUM OF 18 INCHES ABOVE THE RIM BOARD ON THE SECOND STORY.**

**A SEPARATE INSPECTION AND ADDITIONAL INSPECTION FEES ARE REQUIRED FOR THE COMPLETED LOAD PATH SYSTEM. SCHEDULE THE INSPECTION BEFORE INSTALLING SHEATHING OR INSTALL OVER THE SHEATHING.**

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Signature

Print Name

Date

---

Signature of Engineer/Architect

Print Name

Date

## Guidelines for Preparing Critical Area Site Plans

All land areas within 1000' of the landward boundary of tidal waters are designated to be in the Chesapeake Bay Critical Area. Site plans for development in these areas should contain the following:

1. **Tax Map, Grid, Parcel, and Lot Number**

2. **Boundary survey plat or detailed drawing of the entire site showing:**

- existing topography, including any slopes in excess of 15%
- location of all existing and proposed structures (or improvements)
- limits of construction disturbance, including a calculation of disturbance
- location of sediment and erosion controls
- location of the 1000' Critical Area boundary
- location of 100' Critical Area Buffer (expanded for steep slopes and sensitive soils<sup>1</sup>)
- location of tidal and non-tidal wetlands on site
- location of hydric and highly-erodible soils on site
- location of isolated and/or specimen trees (indicate if remaining or removed)
- forested areas on site and contiguous adjacent forested areas
- location of any Habitat Protection Areas<sup>2</sup>

3. **Computations of:**

- total lot area and acreage inside the Critical Area
- area of existing and proposed lot coverage by type (building, driveway, deck, etc.)
- percentage of post-development lot coverage<sup>3</sup>
- total area of existing developed woodland/forest cover
- total area of developed woodland/forest to be cleared
- amount of replacement planting required for developed woodland/forest clearing (requires planting plan)
- amount of planting required for offsetting lot coverage (requires planting plan)
- amount of planting required to meet 15% minimum developed woodland/forest cover (requires planting plan)
- amount of clearing

4. **Planting Plan<sup>4</sup> (if required) showing:**

- exact location of required plantings and those being removed
- plant species sizes and mitigation value (in square feet)
- minimum 2-year maintenance agreement on all plant materials

5. **Buffer Management Plant - if Buffer located on your property**

*Any questions about the items listed above may be directed to the Charles County Department of Planning and Growth Management, Environmental Section at (301) 645-0540.*

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<sup>1</sup> Article IX, Section 131 of the Charles County Zoning Ordinance

<sup>2</sup> Chapter 8 of the Charles County Critical Area Program

<sup>3</sup> Article IX, Section 132 of the Charles County Zoning Ordinance

<sup>4</sup> Article IX, Section 132 of the Charles County Zoning Ordinance

CHARLES COUNTY GOVERNMENT  
DEPARTMENT OF PLANNING AND GROWTH MANAGEMENT  
P.O. BOX 2150, LA PLATA, MARYLAND 20646

CODES, REGULATIONS AND STANDARDS  
FOR CONSTRUCTION IN CHARLES COUNTY

**November 30, 2012**

1. International Building Code/2012, International Mechanical Code/2012 and the International Energy Conservation Code/2012 as amended by periodic supplements and Charles County Bill No. 2012-09.
2. International Residential Code/2012 as amended by periodic supplements and Charles County Bill No. 2012-09.
3. National Electrical Code/2011
4. International Existing Building Code/2012 **(existing structures more than one year old)**
5. 2012 International Plumbing Code
6. 2012 International Fuel Gas Code
7. Code of Maryland Regulations 05.02.02 -Maryland Accessibility Code
8. Code of Maryland Regulations 05.02.06.02B - Maryland Safety Glazing Law
9. Code of Maryland Regulation 29.06.01 State Fire Prevention Code Incorporated by reference: NFPA 101 Life Safety Code/2012 and NFPA 1 Fire Code/2012
10. Code of Maryland Regulations 10.15.03 - Food Service Facilities
11. Code of Maryland Regulations 26.04.02 - On-Site Water Supply and Sewage Disposal
12. 2012 International Property Maintenance Code

**Standard R6 Conditions for Residential Decks**

July 1, 2014

The following conditions are not conclusive. For additional information and requirements, refer to the appropriate sections of the approved Charles County Building Code Amendments and the adopted building code.

1. All deck support posts and stair stringers shall be supported on minimum 16 inch x 16 inch x 8 inch, concrete footings with the bottom of the footing(s) at least 24 inches below finished grade. The posts may be embedded in concrete. For deck structures that are to be placed in the designated Area of Geo-Technical Concern, the bottom of the footing(s) shall be placed a minimum of 48 inches below finished grade. If you are unsure if your property is located within this area, please request assistance from Permit staff to determine if the project is located within this area.
2. Concrete footings shall have an ultimate compressive strength of at least **2500 psi**. Reference Table R402.2 of the adopted edition of the International Residential Code or IRC, for allowable adjustments to this requirement. A footing inspection is required for all decks. {Charles County Amendments}
3. Posts supporting decks and/or stairs which are embedded in concrete or in contact with earth shall be approved preservatively treated wood suitable for ground contact. Reference IRC section R317.1.2.
4. Deck posts shall be anchored on foundation. Reference IRC section R301.1.
5. All framing lumber shall be preservatively treated or naturally durable and termite resistant. Reference R317.1.4 and section R318.1.
6. The wood deck shall be designed to support the dead load plus a uniformly distributed live load of 40 pounds per square feet. Reference IRC Table R301.5.
7. All metal connectors shall be hot dipped galvanized or equal and compatible nails. Reference IRC section R317.3.1 for alternative methods and adjustments to this requirement.
8. The deck shall be securely braced to prevent racking. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting. For decks with cantilevered framing members, connections to exterior walls or other framing members, shall be designed and constructed to resist uplift resulting from the full live load specified in Table R301.5 acting on the cantilevered portion of the deck. Reference IRC section R507.1.
9. Decks with floors raised greater than **30 inches** above finished grade shall have guards not less than 36 inches in height. Required guards shall have intermediate rails or ornamental closures that do not allow the passage of a **sphere 4 inches** in diameter. Reference IRC section R312. The top of the handrails and guardrails must be able to sustain a 200 pound concentrated load applied in any direction. Reference section 1607.8.1.1 of the International Building Code or IBC.

10. Open sides of stairs with a total rise of more than **30 inches** above the floor or grade below shall have guards not less than 34 inches in height measured vertically from the nosing to the tread. Reference IRC section R312.
11. Handrails shall be provided on at least one side of stairways consisting of four or more risers. Handrails have a **minimum height of 34 inches and a maximum height of 38 inches** measured vertically from the nosing of the treads. The grip portion of a Type 1 handrail shall have a minimum circular cross section of 1.25 inches and a maximum of 2.625 inches. Reference IRC sections R311.7.8 thru R311.7.8.4.
12. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4 inch diameter sphere. The opening between adjacent treads is not limited on stairs with a total rise of 30 inches or less.
13. Emergency escape windows are allowed to be installed under decks and porches provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than 36 inches (914 mm) in height to a yard or court. Reference IRC section R310.5.
14. The lag screws or bolts in deck ledgers and band joists shall be placed in accordance with Table R507.2.1 and Figures R507.2.1 (1) and R507.2.1 (2). Deck ledger connections not conforming to Table R507.2 shall be designed in accordance with accepted engineering practice. Girders supporting deck joists shall not be supported on deck ledgers or band joists. Deck ledgers shall not be supported on stone or masonry veneer.
15. Stairs and landings shall be at least 36 inches wide with a maximum 8 ¼ inch riser and a minimum 9 inch treads.
16. Complete Load Path –A system of wood structural panels, metal connectors, tie rods, or engineered design that provides a continuous connection of all exterior framing components from the roof of the building to the foundation capable of resisting wind uplift forces generated by the design wind speed as adjusted for the exposure category must be provided. The design wind load for Charles County is 90 mph. Reference IRC figure R301.1 and Charles County Amendment.
17. Stair stringers shall be supported by additional posts or structural beam sized the same as proposed beams.
18. Any revisions to the building permit shall be submitted to and approved by Codes, Permits, and Inspection Services, prior to completion of the project.
19. Once you have obtained your final inspection from the inspection agency, please submit the approval form to Codes, Permits and Inspection Services to obtain the required Use and Occupancy Certificate for your deck. This form may be mailed in to 200 Baltimore Street La Plata MD 20646 or hand delivered to the Permits Center located on the second floor of this same address. **The structure cannot be used or occupied until this step is completed. Failure to complete this step could result in a violation with associated penalty fees.**