GUIDELINES AND RULES
FOR MATERIALS, CONSTRUCTION METHODS AND OTHER SPECIFICATIONS
FOR NWV OWNER DECK EXPANSION
Adopted July 2010
Revised August 2019 to reflect Feb 2016 HOA BOD Vote to increase expansion dimensions and include Homeowner Reimbursement Process Guidelines

General Information

This information is provided to homeowners for the purpose of giving clear guidance regarding materials, construction methods and other considerations for expansion of decks so as to maintain a uniform appearance and quality construction throughout our complex, and to ensure compliance with sound building practices and building codes.

City building codes require that a building permit be secured if any part of the deck surface is more than 30 inches above grade. Below 30 inches, no permit is required, but other building codes must still be adhered to. Permits are priced based on the valuation of the structure being constructed. For a deck the size of most decks in the complex, the permit price will likely range between $75 and $135.

Supporting Structure

Decks more than 30 inches above grade at any point require poured concrete piers to a depth of 24 inches, thus ensuring they are below the frost line. Less than 30 inches above grade, pre-cast concrete piers can be placed on solid ground as footings. 4 x 4 posts are then placed on the concrete footings/piers to support a 4 x 8 beam. Although it may not be a building code requirement, homeowners who are expanding their decks are strongly encouraged to use poured concrete piers to support the new structure. Over time the ground beneath the pre-cast piers tends to erode, resulting in the entire deck structure sagging. Poured concrete piers will prevent such sagging from occurring.

Most decks in the complex require 2 x 8 wood joists placed on 16-inch centers. This dimension lumber is adequate for a span up to 12 feet 7 inches in length. Decks with a joist span greater than 12 feet 7 inches in length require use of 2 x 10 wood joists. A ledger board of the same size used for the joists must be attached to the building using galvanized or stainless steel lag screws with flat washers. The deck joists must be attached to the ledger board using metal joist hangers, and the joists then rest atop the 4 x 8 beam at the other end. The beam is placed parallel to the face of the building, and it is recommended that the beam be placed about ¾ of the distance from the building to the outer edge of the deck in order to balance the load it carries.

The Coeur d' Alene Building Department does not recommend using pressure treated lumber for the supporting structure, as the grade of wood used to make pressure treated lumber is a lower grade of wood. However, if the 4 x 4 posts supporting the beam are close to grade and likely to come into contact with soil, then pressure treated lumber must be used for those posts.

The deck structure must be constructed so that the deck surface is level and does not contain any slope toward or away from the building.

Deck Walls

Deck wall posts must be 4 x 4 wooden or composite posts securely attached to the supporting structure with multiple galvanized lag screws with flat washers of sufficient size to ensure a sturdy structure. 3/8 inch by 6 inch or larger lag screws are recommended. Posts should be placed no more than 6 feet apart and evenly spaced along the wall.

The remainder of the wall structure should be framed with one upper and one lower 2 x 4 rail secured to the posts, and another 2 x 4 placed atop the posts. The side walls are then sheeted with overlapping 1 x 8 channel cedar planks placed vertically on the wall frame. The outside of the side walls should line up on the same plane as the face of the supporting structure immediately below. The top of the deck wall should be 36 inches from the top of the deck planking.

The finish boards on the original deck walls in the complex were contiguous from the bottom of the supporting structure to the top of the wall. However, over time that design has weathered poorly, since the wall siding comes into direct contact with standing water where it meets the top of the deck surface, resulting in the side wall wood rotting over time and failing to hold paint near the deck surface. Therefore, homeowners who re-build or expand their decks shall leave a small space between the bottom of the side wall and the top of the deck surface of 1 ¼ inch to 1 ½ inch. This will allow standing water and snow on the deck planking to run off instead of sitting next to the side wall and causing deterioration of the wall. If this construction method is used, a 1 x 10 or 1 x 12 piece of cedar can be secured to the front of the supporting joists to serve as the finish lumber.

The top of the deck wall can be finished with 1 x 8 cedar or a comparable 1 x 8 piece of a newer composite material, such as Trex or Hardy board, which is highly recommended since those composite products do not deteriorate from contact with standing water. Where the deck walls meet at the corners, the top boards should be mitered at a 45 degree angle where they come together, and if constructed from wood, should be pinned or biscuitted together to prevent cupping from prolonged exposure to the elements resulting in the wood becoming separated. The top boards on the deck wall should be secured with stainless steel or other appropriate exterior screws to prevent rust and ensure that the boards remain secured to the supporting structure over time.

Deck Planks

Deck planks may be composed of either cedar or a composite material. The dimensions of the planks may be one of the following:

1 x 4: actual dimension of ¾ by 3 ½ inches;
5 quarter by 6: actual dimension of approximately 1 inch by 5 ½ inches;
2 x 6: actual dimension of 1 ½ by 5 ½ inches.

The original deck planking is 1 x 4 cedar.

If cedar is used, a space of approximately ¼ inch must be left between boards to allow for expansion and contraction, and water drainage. If a composite material is used, no space is required.

The deck planking should be secured to the supporting structure using stainless steel or other non-corroding exterior screws, 2 screws securing the board to each underlying joist.

Steps

All of the original decks were fitted with a step in the form of a poured aggregate concrete block measuring 36 inches by 36 inches, and approximately 18 inches thick. Those blocks, in most cases, no longer comply with current building codes. If a deck is completely reconstructed or expanded, the new steps must comply with current building codes.

Current building codes require that the maximum rise in a step can be no greater than 7 ¾ inches. The tread must be a minimum of 10 inches deep, and must be uniform from step to step. The steps must be 36 inches wide. Four or more rises in steps require an accompanying handrail on one side, firmly secured to the step structure and the deck wall. For the sake of uniform appearance throughout the complex, steps may not overhang the end risers.

Homeowners may utilize any of the following three options in constructing steps for new decks:

1. The existing concrete block may be used if the rise from the block to the deck surface is no greater than 7 ¾ inches, and only one rise is needed to reach the deck from the block.
2. If the existing concrete block does not meet code, then the existing block must be completely removed unless it is completely covered by the expanded deck structure.
3. If the existing concrete block does not meet code, wooden steps may be constructed in place of the concrete block. If constructed, they must conform to code requirements for dimensions, materials and construction methods. They must be supported by three 2 x 12 pressure-treated wood stringers placed on poured or pier concrete footings, or alternatively, be an integral part of the supporting structure of the deck. The treads of the steps must be constructed from the same material used for the deck planking.

City building codes require that steps exiting a deck from the side allow a minimum of 36 inches between the front of the first riser and any wall or permanent structure in front of the steps.

Steps may be placed at either end of the deck, exiting from either the front of the deck, or from the side of the deck at the front edge if the particular characteristics of the location allow sufficient room. Unless there is some compelling reason not to, it is recommended that the new steps be located in the same general location and orientation as the original step. The opening for the steps in the deck wall must be a minimum of 36 inches wide.

Gates

Though gates were not original to any of the decks, some homeowners have installed gates on their decks, and latching gates are permissible. If a gate is to be installed on a new deck, the gate must be

constructed in such a manner that the outside appearance of the gate matches the appearance of the rest of the deck wall.

Paint/Finish

The deck wall must be painted on the inside, outside and top with a color and quality of paint that matches the existing paint on the exterior of the homeowner's building. Information regarding the type, brand and color of paint required can be obtained from the Association Managers.

The deck planks and steps may be finished in one of the following ways:

1. Composite deck materials need not be painted or otherwise coated. The color of the composite material must be approved in advance by the Board of Directors, and shall be of a color that is deemed to be complementary to the exterior color of the building.
2. Cedar planks should be painted with the same color that is used on the exterior of the building, and the product used should be an oil-based semi-solid decking stain. The color choice of stain or paint must be pre-approved by the Board of Directors. Cedar planks need to be sealed on the bottom prior to being installed to help preserve the useful life of the wood. It is also recommended that the tops of the joists be painted or sealed before the deck planks are installed to help extend their useful life.

The steps must be treated with the same color and finish as the deck planks.

Lighting

All of the original decks are equipped with one exterior light attached to the side of the building next to the sliding patio door. If that light needs to be replaced, any replacement fixture must be approved by the Board of Directors prior to installation, and must be of a design that is deemed to be complementary to the existing light fixtures on the exterior of the building.

In the event that a homeowner wishes to add any additional fixed lighting to their existing or new deck, any such lighting must receive approval from the Board of Directors prior to installation. Such additional lighting must not in any way interfere with the enjoyment of an adjacent homeowner's use of his/her own deck space.

Landscaping

In the event that the deck expansion necessitates that existing plants or shrubs be moved or replaced, the homeowners shall, at their own expense, be responsible for doing so. If the remaining existing planting area is too narrow to allow sufficient room for plantings, the homeowner shall be responsible for expanding the planting area to a size deemed acceptable by the Board of Directors. Any changes made to the landscaping must receive prior Board approval.

Additional Considerations

Rules previously adopted by the Northwest Village Board of Directors require that any homeowner desiring to expand their deck must submit plans in writing to the Board of Directors for the purpose of receiving prior approval for their project from the Board. The rules also require that the homeowner submit written plans to adjacent neighbors for their review and approval prior to submitting plans to the Board.

Allowed expansion of deck area is a maximum of 36 inches beyond the existing front edge of the original deck and a lateral expansion of a size determined by the Board in its sole discretion based on the Unit's unique site characteristics, with due deference to the concerns and interests of any immediately adjacent Unit Owners.

The rules also require that any contractor chosen to perform the work should be pre-approved by the Board, and should provide proof of adequate liability insurance.

Because of the time required for the approval process of adjacent neighbors and the Board of Directors, homeowners desiring to expand their decks are encouraged to allow sufficient lead time to ensure that the approval process can be completed before their intended start date for construction. Once construction commences, homeowners are asked to ensure that the project is completed in a timely manner without unnecessary delays. In no event shall a project be left uncompleted for more than six weeks from the start date of construction.

Upon completion of rebuilt deck, homeowner should submit request for $1,000 Board Approved reimbursement with photos of completed deck and adjacent landscaping to the Manager who will then inspect the deck to determine compliance. Once compliance is assured, the Manager will forward the request to the Treasurer and file documents in the Homeowners master file.

If any already-expanded deck fails to meet the specifications contained within these guidelines, that deck shall be allowed to remain as constructed until such time as the deck may be replaced in the future, at which time any new deck construction shall comply fully with these and all other existing requirements, or any succeeding requirements which may be in effect at that time.

Any questions regarding deck expansion or the requirements relating to it can be directed to the Association Managers, who will be happy to assist homeowners with their planning process.

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