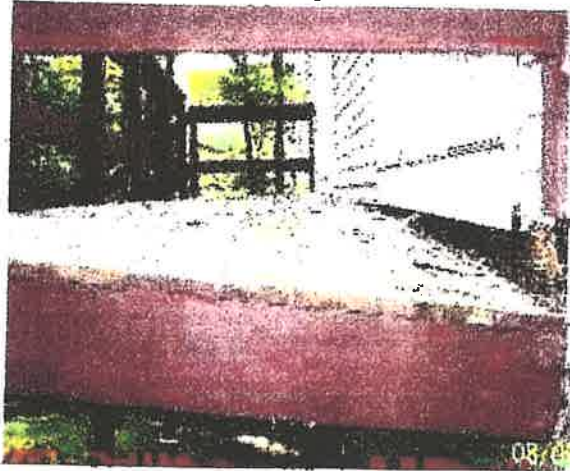


Village of Onarga

113 W. Seminary Avenue

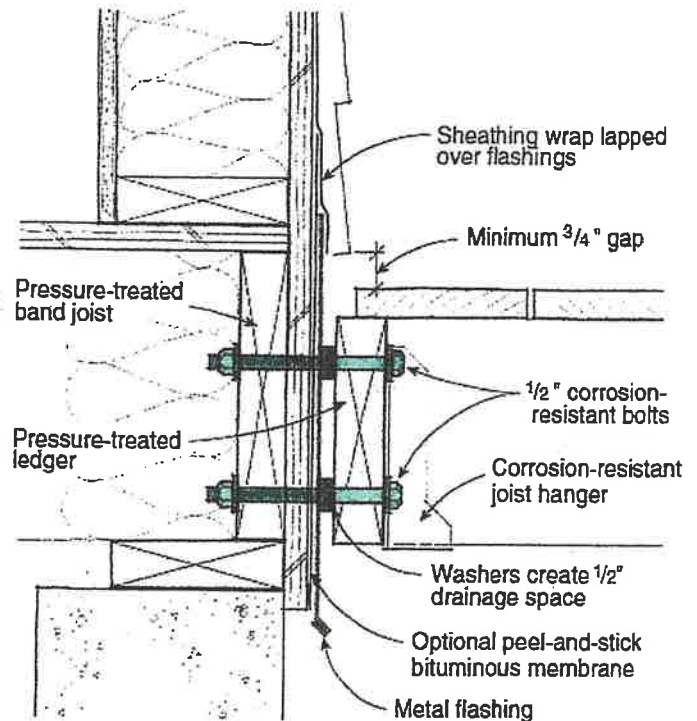
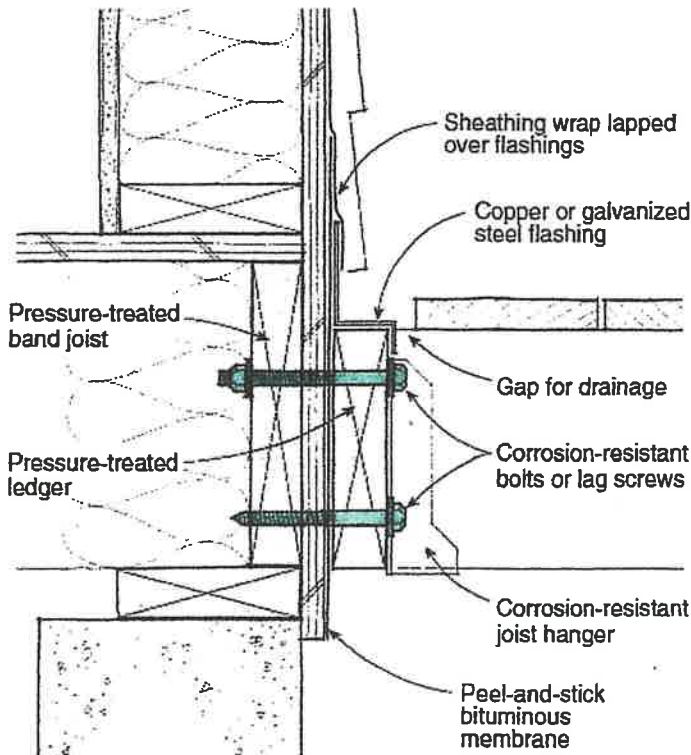


Porch & Deck Ledger Flashing Errors Cause Leaks & Rot

Dangerous Rot & Collapse Risk When a Deck is Not Properly Flashed
& When a Deck was Not Properly Secured to the Building

FIGURE 4-8 Deck-Ledger Detail.

FIGURE 4-9 Spaced Deck-Ledger Detail.



Though deck failures are rare, ledger connections are typically at fault when they occur. Through-bolts make the strongest connection, but adequately sized lag screws can also work. With either, it is critical to flash the ledger area and to only use metal components that are compatible with pressure-treated wood.

Spacing the ledger away from the house helps prevent decay in the sheathing and band joist if the area gets wet, but this requires more bolts. A bituminous membrane across the band-joist area offers an extra layer of protection.

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Deck and Outdoor Structure Footings

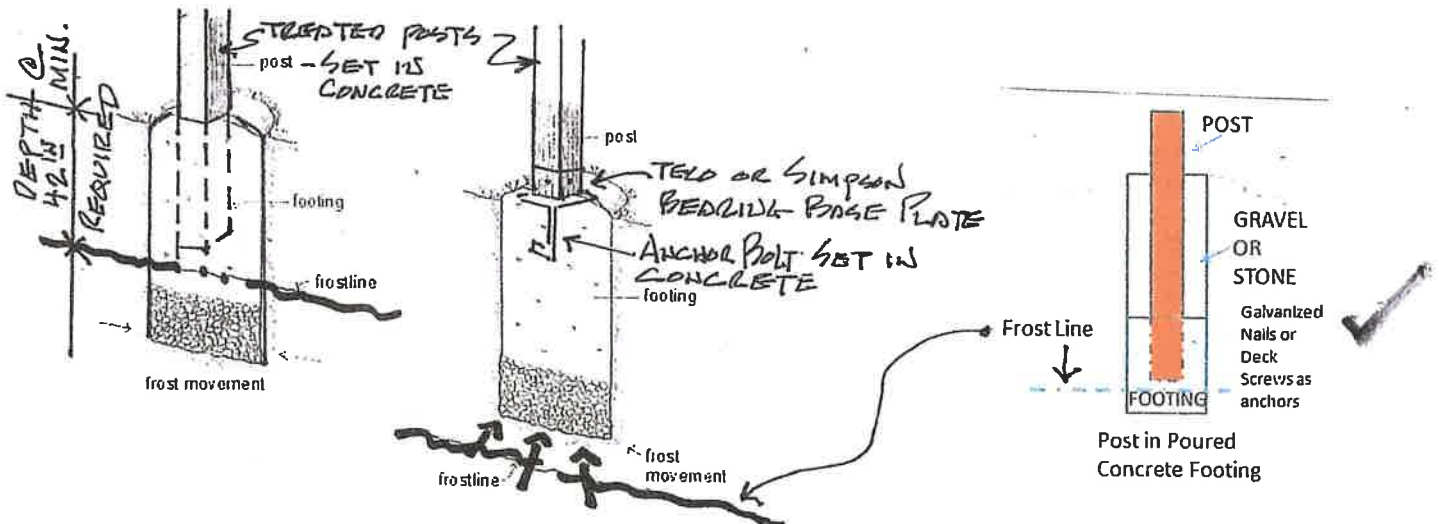
Description/Purpose:

Outdoor structures such as gazebos, decks, porches, arbors, and pergolas require strong footings as a base to build on. If the structure does not have a strong and stable foundation, the posts and beams attached to it may fail resulting in possible injury to the occupants and loss of property.

Footing Considerations:

Outdoor structures are supported by a basic foundation called footings. Footings eliminate settling and slippage, and help protect posts and beams from direct contact with the earth. Posts and beams that come in direct contact with the earth will rot more quickly and ultimately weaken the structure.

Footings also prevent frost heave. If moist soil freezes, it will heave upwards causing an upthrust of the soil. The movement of the soil can push up on the posts and the structure attached to it. Small movements of 1/4 inch or less are acceptable. When movement of more than 1 inch occurs, there is often structural damage to the gazebo, deck, porch, arbor, or pergola. If the structure is attached to a home, even more damage may occur. In order to combat this problem, footings are placed 6 inches below the frost line. The frost line is the maximum depth where the ground will freeze in the winter.



code regulations on footing depth and width, type, and fill material. When building an outdoor structure, it is best to check with a contractor or the building inspector in your municipality regarding building codes. This can often be done while obtaining a building permit for your outdoor structure.

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