

PICKAWILLANY CONDOMINIUM UNIT OWNERS ASSOCIATION
GENERAL GUIDELINES FOR DECKS, BALCONIES
October 15, 2000
Revised April 16, 2002, October 14, 2007, July 2009

The Board of Directors must approve any improvements done on the exterior of the unit inclusive of any common area.

A Request to Modify Common Property form must be completed and submitted to the Architectural Review Committee with a deposit check, neighbors approval and (2) sets of detailed plans. Detailed plans must show the foundation plan, size of deck and the direction it is going, deck evaluation showing the height of the deck surface from the adjacent grade, footers, framing, connections, deck rails, balusters, guard rails, stairs (including rise and run of stairs) handrails. The ARC requires a copy of the contractor's license if the unit owner is using a contractor.

If the applications and plans of the proposed deck conform to ARC guidelines, the applicant is notified and a "May Proceed" letter is written to the resident. Upon receipt of the May Proceed letter, the resident must apply to the City of Columbus for a permit. Upon receipt of the permit, a copy must be submitted to the ARC.

If the applications and plans of the proposed deck do not conform to ARC guidelines, the application is notified and the reasons for the disapproval will be given in writing. The resident may modify their plans and resubmit to the ARC.

The guidelines and figures below reflect the City of Columbus and OSHA codes. However, it is up to the resident to be certain they are meeting all the current Columbus City Buildings Codes to which everyone must adhere.

Any exterior alterations that are completed without written approval will be subjected to the same criteria currently established including fines.

Any resident delinquent in Association fees will not have their plans reviewed until said Association fees are paid in full inclusive of any late fees or legal fees.

If homeowner is not doing the construction, a Licensed Contractor is required.

If the plans are changed or modified during the process of construction, new plans must be submitted immediately to the Architectural Review Committee before the work is performed. A member of the ARC is always available to consult with the resident on any changes.

All work should be completed within 60 days from date of approval.
The unit owner is liable for any and all damages during construction.

Contact OOPS 800-382-2784 prior to digging. OOPS will come out and locate buried utility lines as a free service.

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GENERAL GUIDELINES FOR DECK AND BALCONY REPAIRS OR NEW DECKS

- Only pressure-treated lumber (e.g. Wolmanized) or cedar may be used. As an alternative, ChoiceDek Eden Series Spice Decking and Trim by Weyerhaeuser (in Spice ONLY) may be used by the unit owner.
- The resident's choice of lumber must be specified on the plans
- Deck and balcony boards are the responsibility of the unit owner.
- **Latticework is prohibited.**
- Crawl spaces must be screened from view by approved planting. A separate request to the Grounds Committee is required for plantings.

STANDARD SIZE DECK

- The resident is responsible for deck flooring boards on standard size decks and balconies.
- Only pressure-treated lumber (e.g. Wolmanized) or cedar may be used. As an alternative, ChoiceDek Eden Series Spice Decking and Trim by Weyerhaeuser (in Spice ONLY) may be used by the unit owner.
- The unit owner is responsible for advising the ARC of their choice of decking boards.
- The framing, railing and cap boards are the responsibility of the Association.

EXPANDED DECKS

- Framing (See Figures 1 and 2)
 1. Deck framing **cannot** be attached directly to cedar on the building. There must be a 2" gap from the rear of the building to the joist.
 2. Framing shall be installed utilizing joist hangers bolted to the building at each end using ½" by 4" long lag bolts. Flashing shall be installed behind the cedar panel at each end.
 3. Framing shall run parallel to building.
 4. 40 psf LIVE LOAD 2'x8' pressure treated wood (i.e. Wolmanized) or ChoiceDek Eden Series Spice Decking must be used for the framing of decks less than 12' in length.
 5. 40 psf LIVE LOAD 2'x10' pressure treated wood (i.e. Wolmanized) or ChoiceDek Eden Series Spice Decking must be used for the framing of decks greater than 12' in length.
 6. Fascia Board must be 1"x10' and must be attached to the outside railing at the top and bottom.

Decks (Joist and beam sized are based on the use of #2 Southern Yellow Pine)

Joist Spacing	Max. Clear Span
2'x6 @ 16" on center	9'-9"
2'x6 @ 24" on center	8'-6"
2'x8 @26 on center	12'-10"
2'x8 @ 24" on center	11'-3"
2'x10 @ 16" on center	16'-5"
2'x10 @ 24" on center	14'-4"
2'x12 @ 16" on center	19'-11"
2'x12 @ 24" on center	17'-5"

- Stairs/Steps (See Figure 3)
 1. Steps must be no higher than 8" each.
 2. Metal or wood treat cleats must be used under each step.
 3. Three (3) steps or more require a handrail.
 4. Rise heights shall not vary more than 3/8 of an inch.
 5. Stair treads shall be a minimum of 9 inches.
 6. If the stairs have a total rise of 30 inches or more guardrails are required, which would require balusters beneath the handrail, spaced to not allow the passage of a 4 inch sphere.
- Connections
 1. ½" carriage bolts shall be used for attaching deck railing to joist.
 2. Rim joist of deck to rim joist of residence
 3. Beams to posts
 4. Joist to beams
- Footers (See Figures 4 and 5)
 1. Footers for Decks NOT exceeding 72" in height (See Figure 3)
 - Hole diameter to be 12" throughout
 - Depth of hole 32". A bare hole inspection is required.
 - 8" poured concrete in bottom of 32" hole.
 - Backfill around 4x4 posts with either compacted earth or poured concrete.

2. Footers for decks exceeding 72" in height (See Figures 4)
 - Hole diameter to be 18" throughout
 - Depth of hole 42". A bare hole inspection is required.
 - 8" poured concrete in bottom of 42" hole
- * Guard Rail/Deck Railing and Hand Rails (See Figure 6)
1. Top railing 34" from deck to top of hand rail.
 2. Railing Top: 1x6"
 3. Elevation changes of 18" or more require a handrail.
 4. Support Posts 4x4" noted and attached to deck side as well as underneath.
 5. Spindles: 1-1/2 square spaced 4" apart and cut at a 45 degree angle at the top if fascia board is not used.
 6. Fascia board is required at the top and bottom outside. A cap must be installed at each end of the top railing. Caps should be approximately 1"x6".
 7. Location of stairs
 8. Indicate rise and run of stairs showing material sizes
 9. Show handrail attached to stairs (must be grippable)
 10. Handrail must be 2"x6" (5-1/2 OC MAX)
- **Latticework is prohibited.**
 - **An expanded deck is solely the owner's responsibility to maintain and replace when needed.**
 - **IMPORTANT! ONLY CABOT "SEMI-SOLID" NEW REDWOOD STAIN MAY BE USED AS A SEAL ON DECKS, BALCONY BOARDS AND FENCES.** IF PRESSUED TREATED WOOD HAS BEEN USED ON THE DECK, THE DECK MAY BE STAINED ONE YEAR FOLLOWING CONTRUCTION.

The above guidelines are intended to supplement the homeowner's planning and do not incorporate all factors considered in the Architectural Review process.



DECK - ILLUSTRATED

EXAMPLES MAY BE USED BY HOMEOWNERS ONLY

FIGURE 1: FRAMING PLAN

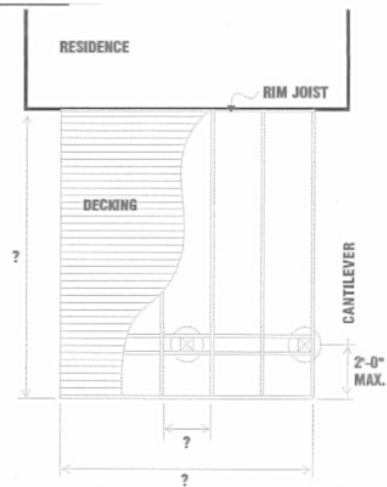


FIGURE 2: FRAMING ELEVATION

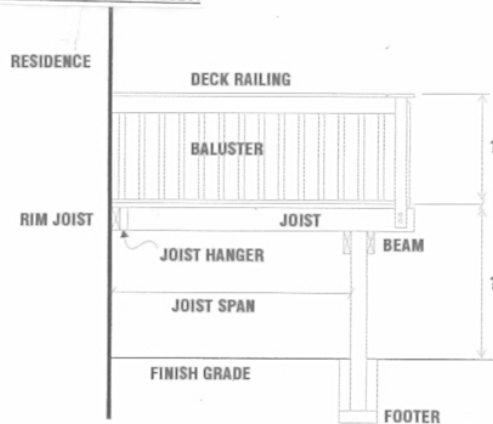




FIGURE 3: STAIR DETAILS



FIGURE 4: FOOTERS – BELOW 72"

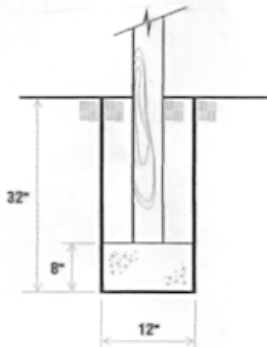


FIGURE 5: FOOTERS – ABOVE 72"

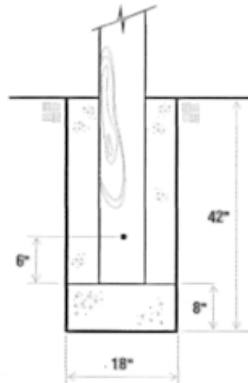




FIGURE 6: GUARD RAIL/ DECK RAILING AND HAND RAILS

