

## **REGULATIONS FOR COMPOSITE DECKING**

March 8, 2022

Before any work is done in the back of the unit, the water isolation valve must be physically located and shown on the plans with dimensions. The valve must remain permanently and readily accessible with a 2 foot x 2 foot opening.

### **Installation of Composite Decking on a Concrete Slab**

1. The *concrete slab* must be four inches in depth.
2. The *sleepers* must consist of 2-inch x 4-inch pressure treated lumber set on 12 inch centers.
3. The *decking* must consist of composite material such as “Trex” or an equally approved brand.
4. The *fascia boards* must consist of the same material as the decking and enclose the entire exterior of the sleepers.
5. The *finished height of the deck* must be no less than 1 inch below the floor of the unit and must be no less than 1 inch below the siding.
6. The finished deck must pitch away from the unit 1/8”/ft.
7. For a *fence or railing enclosure*, see “Regulations for Open Patios” (paragraph 7 in the Architectural Guidelines).

### **Installation of Composite Decking on Structural Joists**

1. Footings should be 30” deep and must be installed with a 12” concrete tube form.
2. The *joists* must consist of pressure treated wood, spaced 12 inches on center placed on concrete piers.
3. The *decking* must consist of composite material such as “Trex” or an equally approved brand.
4. The *fascia boards* must consist of the same material as the decking and enclose the entire exterior of the deck to the cement barrier.
5. The *cement barrier* must consist of 2-inch-thick cement, animal barrier at ground level.
6. The *finished height of the deck* must be no less than 4 inches below the floor of the unit.
7. For a *fence or railing enclosure*, see “Regulations for Open Patios” (paragraph 7 in the Architectural Guidelines).