

CONVERTING A DECK TO ENCLOSED LIVING SPACE

Things to consider:

- **Sunrooms** are considered living spaces and defined as a structure attached to a dwelling with a glazing area in excess of 40-percent of the gross area of the structure's exterior walls and roof.
- **Footers** must be properly sized and meet current code for size and depth. Minimum footer size is 24" wide and 24" long and 8" thick. The bottom of the footer must be minimum 24" in ground from finished grade for frost depth. If using the existing footers, the area around the footers must be excavated and inspected to show they meet current code.
- **Support posts** must be minimum 6"x6" and be attached to the footers.
- **Band and ledger boards** must be fully supported on posts and attached either with ½" bolts or equivalent mechanical fasteners. Deck ledgers shall not be supported on stone or masonry veneer or on cantilevered portions of the dwelling. Additional posts/footers or proper reattachment of the ledger board may be required.
- **Glazing** in doors is required. Glazing in windows is required, if: panes of glass are more than 9 square feet; within 18" of the finished floor; within 24" of a door.
- **Headroom** must be at least 7 feet from finished floor to ceiling. A habitable room must be at least 70 square feet with a minimum horizontal dimension of 7 feet.
- **Insulation** –Walls must be insulated to R-15. Single joisted vaulted ceiling must be insulated to R-38. Additionally, a 1" airspace must be provided above the insulation, ventilated at the top and bottom. Floors must be insulated to R-19.
- **Floor joists** - plans must show the size, the spacing, and the length of these members between supports. Joists must either be supported with joist hangers or minimum 2"x2" ledger.
- **Roof framing** to be attached to the existing roof must not be on shingles or other roofing materials.
- **Smoke detectors** are required, if conversion is a bedroom.
- **Heating** must be provided that can maintain a room temperature of not less than 68-degrees. The installation of portable space heaters shall not be used to achieve compliance with this requirement.
- **Doors** shall provide a clear width of not less than 32".
- **Pre-Engineered Room Systems** added to decks will require a stamped, engineered set of drawings showing compliance with all the details for code compliance.
- **Plans** – Your plans must show in detail that the work will comply with code. Plans must be indelible, reproducible, to scale, complete with floor plans and sections. Headroom, insulation, ventilation, rafter and joist spans are best shown in a sectional cut through the building.