

DECK AND ROOF CONSTRUCTION

A deck or roof is not required but is encouraged. A Park Lessee may build their own deck or roof or hire their own contractors to build it at their discretion. Any contractor working in the park **must speak with the Park management and be approved** prior to starting construction and shall be provided a copy of this document by the Lessee or Park Manager. **The Lessee should not make final payment for any work until the Park manager has reviewed the work and has signed off that the work complies with park rules.** Any work that is not found to meet the community rules and regulations must be replaced or repaired accordingly. The Park's insurance requires that all decks built on Park property must be built and maintained to suitable standards and therefore the Park is adopting the 2018 IRC (International Residential Code) requirements for decks. Any contractor can search the internet to locate these standards. Here is a link that can be used.

<https://www.marietta.ga.gov/DocumentCenter/View/11757/2018-IRC-Deck-Construction-reference-info>

Residential decks are covered in Section R507.00 of the IRC.

The park has additional requirements to insure long lasting quality decks are constructed which will need minimal repairs long into the future. The key requirements of the IRC include footing requirements, joist and beam span standards, and methods of attachment and anchoring. Park management will be checking for the following:

- Sketch plan submitted for approval with dimensions showing the deck size and location in relation to the RV and RV site.
- Site meeting with Park manager to discuss the location and determine if there are potential conflicts with post locations vs. power/water/sewer pipe.
- **No work may begin till the location of the posts are flagged in the field and checked by management.**
- Clearance designed into the deck location so that RVs can be moved or leveled to address subsidence in pad soils over time.
- Main decks should be constructed below the floor elevation of the RV to account for potential subsidence of pad over time. A landing of some form should be utilized between the main deck and the RV door.
- Railings may not use wooden pickets and must use black "pencil wire" (thick hog wire).
- 5/8" through bolt connections are required for posts to beam connections supporting the deck. Star drive screws do not meet code and may not be used for beam to post connections.
- Notched posts are required by code for bearing beams at the deck and roof beams.
- NO toe nailed connections for posts, beams, joists, etc.
- Appropriate fasteners for joists and proper joist sizes for spans and decking.
- Appropriate fastener types for pressure treatment chemicals, stainless, ceramic coated, etc.
- Screws for all deck fasteners – no nailed deck boards. Use high quality outdoor rated deck screws only.
- Heavy duty properly sized screws and or bolts for all significant connections including hand rail posts and rails, stairs, landings, etc.
- Joist hangers with proper nails for all joist to beam connections.
- Max deck size 560sf excluding stairs and landings, max length 40' and max depth 16'.

DECK AND ROOF CONSTRUCTION

- 6x6 pressure treated southern yellow pine must be used for in main support posts for decks or roofs with appropriate concrete footing for the height and size of deck. (4x4 main posts may not be used.)
- Roof materials must be standing seam type metal roof and match the other roofs in style and color. Color shall be “Charcoal Gray WXA0090L” or approved equal. Submit sample if not using local vendor.

Local supplier:

Reportedly there is another vendor in Anniston and Carrolton

A&E Wedowee, AL
1278 Main St South
Wedowee, AL 36278
(256) 357-0051

- Stain may only be selected from the following pre-approved earth tone Sherwin Williams Solid Stains (you may use an equivalent color in another manufacturer is you provide sample for approval):
 1. Spicewood SW3021
 2. Shagbark SW 3001
 3. Lodge Brown SW3007
 4. Buckthorn SW3003
 5. Pine Cone SW3046
 6. Mission Brown SW3072
 7. Shade Tree SW3037
 8. Black Alder SW3002
 9. Traditional Mahogany SW3080
 10. Shagbark Brown SW3077

STEPS TO CONSTRUCT DECK/ROOF

1. Sketch a deck plan with dimensions, check that deck size meets requirements of the Park.
2. Submit plan to the Park Manager for approval – Email picture or scan of sketch to murphy@greatskyrv.com
3. Once approved in writing (signed copy of the sketch is returned) obtain bids and hire contractor.
4. Contractor & Lessee to stake ALL post locations with irrigation flags or wood stakes (driven less than 6” into the ground).
5. Notify Park Manager to inspect post locations when ready.
6. **DANGER!!! ONLY ONCE POST LOCATIONS ARE APPROVED CAN CONSTRUCTION BEGIN. DO NOT DIG UNTIL POST LOCATIONS ARE APPROVED. There are underground utilities.**
7. Once construction is complete, notify the Park manager and request a final inspection prior to making final payment. (Note) Park suggests retaining 10% from final payment till the inspection has passed.

The following local vendors have expressed an interest in working on decks in our development. **The Park has no relationship with any of these vendors and takes no responsibility for the quality of their work or their ability to do the work in a timely fashion.** Lessee shall independently verify the contractor references and check their workmanship on other jobs before hiring. We do not recommend paying labor up front. We recommend paying for materials on delivery to the site and then only pay for labor when work is completed which may be in phases, weekly, or on 100% completion.

F. Ortez	256-610-3395	Greg Carroll	478-457-6288
Prospero Hernandez	256-276-2570	Brian Camden	251-269-5048
Axel	334-728-4341	Troy Varney	615-473-2540
Steve Boles	470-774-1906	Matthew Rigsby	770-301-4085