New homes require decks that meet our requirements (see below) within 60 days of home installation. Due to 2020 pandemic and impacts to both travel and lumber prices we relaxed the deadlines to get decks done. It’s time to get on this and get those decks finished! Also, there are a few decks that did get done, but that don’t meet our minimum safety and quality requirements. Those will need to be rectified, and I think I have already spoken to each of you individually.

DECKS: ALL DECKS MUST BE COMPLETED AND MEET MINIMUM QUALITY STANDARDS. Any new homes being installed will be required to have both decks completed within 60 days of installation. This will be enforced with penalty invoices if necessary. All decks are required to have full skirting (not open underneath). Also please do not store anything on your deck except for normal patio deck related items (grill, table and chairs, etc). If you find yourself using your deck for storage, please consider getting a shed.

Lately there have been some issues with decks, fences, and sheds, so I am providing this information for clarification. The following are required guidelines for decks:

1. Front and back decks must be completed for new homes within 60 days of home installation. You can use any contractor you want (including yourself), as long as the decks get built and meet our requirements.

2. Front deck minimum size = 8x10 or 6x12 and back deck minimum size = 4x4. Most JLM homes have considerably larger decks and I encourage you to consider this when you think of re-sale value because nice porches are often a key selling feature for homes at JennLake.

3. All posts must be square and level, in concrete, and actually providing structural support.

4. The deck must be properly braced underneath as appropriate for the size of the deck.

5. All pressure treated lumber and industry standard 5/4 minimum thickness and 5.5’ wide decking boards.

6. Only galvanized decking screws and strong lag bolts for hardware. No nails, and definitely no staples, can be used anywhere.

7. Both decks must have permanent connected steps with handrails. (Note there is a scam some retailers employ by selling cheap but heavy temporary wooden decks to buyers...those are not acceptable to be used anywhere on your decks!)

8. If a roof is to be built, it must be attached to the home using proper flashing techniques that ensure the structural watertight integrity of the home is maintained. I recommend a roof on the front deck so that delivery drivers can leave packages at your home, as they hesitate to leave packages exposed to weather for liability purposes.

9. Skirting of some type must be installed continuous around both decks.

Regarding fencing, only new (not repurposed) chain link fence with corner posts in concrete is allowed for new (or replacement) fences. A gate large enough for a zero turn mower may be required depending on the size and location of the fence. Please make sure you touch base with me ahead of time for your fencing, decks, and sheds to help ensure the location is okay with underground utilities, drainage, and fire marshal codes.