

DECK STANDARDS

Courtyard Homes Association
Aka Spoonbill Landings Framing

Homeowners repairing or replacing decks must submit an Architectural Review Request for approval prior to beginning any work. Requests shall contain enough detail to enable the Committee to determine conformity to the established standards. It is the homeowner's responsibility to comply with all regulations. Work should be done by insured contractors.

1. Framing

The current beam attached to the inside of the posts is a 2"x 8" nailed to a 2"x12". Based on current building codes, a triple 2"x 12" beam is required to meet the deck loads.

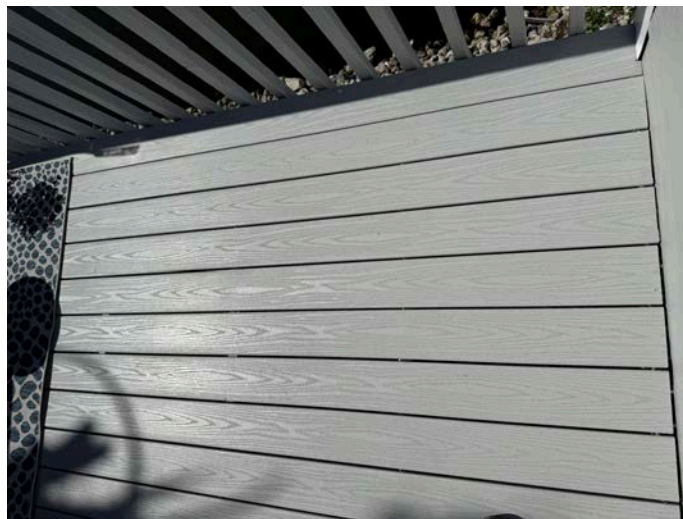
The framing for the decks is currently 2"x 8" pressure-treated joists (16" OC) with 2"x 12" joists on the ends and facing the lake. Coated weather-resistant fasteners are required. Stainless steel is preferred, due to salt water environment. Galvanized joist hangers and connectors similar or better than Simpson Strong-Tie ZMAX Galvanized are required. Stainless steel is preferred.



2. Decking

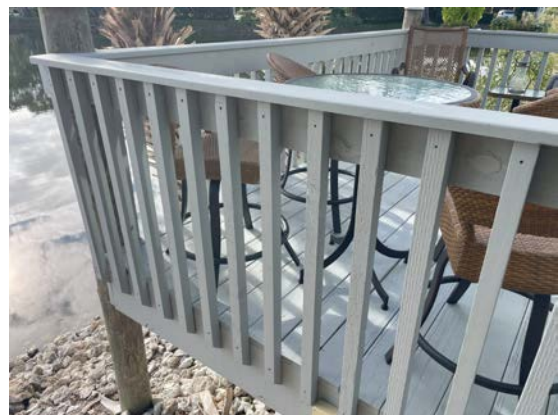
The deck boards can be pressure-treated lumber 2" x 6" or 5/4" x 6", or composite deck boards. As of 1/10/24, many owners are using Owens Corning 'WearDeck' composite deck boards, color Barefoot Gray. This is also the decking that was used on the new boardwalk. This looks to be a superior product.

Pressure-treated decking should be stained, after the wood dries, per the Paint Standards. WearDeck deck boards can be purchased at: Decks & Docks Lumber Co., 2041 20th St, Sarasota, FL. Phone (941) 952-9663



3. Railings

The railings were initially installed at 40" high off the deck surface. The City considers our community residential, not commercial, so the railings can be lowered to 36" above finished decking. The standard railing is a 2" x 6", mounted vertically with 2" x 2" (actual dimension 1 3/4" x 1 3/4") rough cut cedar pickets mounted on the outside of the 2" x 6". The pickets are cut at a 45 degree angle on the top and bottom and must be mounted with less than 4" gaps between them. Installing a 1" x 4" flat board on top of the 2" x 6" railing is permitted.



4. Post Caps

The posts must have caps. The cap can either be a white rope wrapped around the top of the post or a white plastic post cap. The plastic post caps can be found on Amazon.



5. Egress Stairs

Egress stairs may be installed. Grand Cayman units can install the stairs off the deck or the side of the lanai (if you have sliders on the side of the lanai). St. Bart and Antigua units can install stairs off the back deck. The stairs should be built to code (for safety) with a level landing area, if possible.

