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architecture

planning

development

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MEMO

Re: Water Ridge Dock Standards

The following standards apply to all dock construction accessed from lots in the Water Ridge community. These requirements are in addition to those requirements of local authorities having jurisdiction.

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1. Wood for decking and trim shall be grade one pine pressure treated to a penetration level of 0.40.
  2. Girders and joist may be pressure treated grade two pine treated to a penetration level of 0.40.
  3. Piles shall be grade two pine pressure treated to a penetration level of 0.60.
  4. Only one dock roof is permitted per home and the roof shall be a single story pitched roof matching or complementing the appearance of the roof on the home and meeting the wind load requirements of the building code. No open or covered upper level decks are permitted.
  5. Steel fasteners shall be hot dipped galvanized.
  6. Decking boards shall be installed with galvanized screws, not nails. Concealed fasteners are preferred.
  7. Handrails may be pressure treated wood, metal, or marine grade rope. Vinyl is not approved.
  8. Materials of construction that are preferred by the ARC include materials that are fabricated from sustainable and rapid growth bamboo, but have the appearance of timber such as Tigerdeck.
  9. The construction shall be performed by a contractor who has specialized experience in constructing docks.
  10. The dock must be placed along the center line of the lot.
  11. An engineer's certification is required for the dock, specifically stating the uplift design load and the method of verification.
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