

SPECIFICATIONS MANUAL
Wind Meadows Corporation, Racine, WI

Subject:	Revision Date:	June 27, 2023
	Issue Date:	July 10, 2001

STANDARD DECK RAILINGS	Page No.	Specification No.
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- I. Treated lumber or composite boards will be used.
- II. Wood railing will be stained per Deck Stain/Sealer – Specification No. WMC 200. The Wind Meadows Corporation (WMC) office will provide the name and source for all paint or stain materials. Caution, allow 1 year for lumber to dry prior to staining.
- III. Top rail: vertical, 2 x 6, length as needed. Height from deck to top of railing is 36 inches.
- IV. Bottom rail: vertical, 2 x 6, length as needed. Bottom of bottom rail is 4 inches from deck.
- V. Support posts for the railing: 4 x 4, length as needed to support minimum weight load of 200 lbs. in all directions. Posts are spaced on 72-inch centerline. Support posts are attached to the deck with ¼ inch (length as needed) bolts or screws hot dipped galvanized or Teflon coated.
- VI. Spindles 2 x 2 x 31 ½, 4 inch space between spindles. They are attached using 1/8 inch Teflon coated screws, length as needed. Top of spindle cut at 30-degree angle.
- VII. Railing assembled with 1/4 inch hot dipped galvanized or Teflon coated screws, length as needed.
- VIII. If stairs are needed, see Wisconsin Legislature: SPS 321.04 (Rail height must be 30”-38”).

If deck floor is more than 24 inches above ground the top railing must be 36 inches high and spindle spacing is 4 inch between spindles. All other parts of the railing are proportionally adjusted to required height of top rail.

Reference: Wisconsin Legislature: SPS 321.04

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Revision Date: August 21, 2023

DECKS & PRIVACY WALLS
PATIO, MANOR, GARDEN, & VILLAGE HOMES

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Specification No.
SPEC.203

I. GENERAL REQUIREMENTS:

- A. All decks and privacy walls require cement foundations that extend at least 42 inches below grade. The deck frame will be supported by these footings with a minimum 2-inch x 10-inch support treated lumber.
- B. Privacy walls should be free-standing, separated from the deck structure.
- C. The privacy wall will be framed using 2 x 4-inch treated lumber, studs must be 16 inches on center.
- D. Privacy walls may use exterior plywood and cedar shakes. Alternatively, 1 x 10-inch cedar channel siding is mounted vertically on both sides and spaced the width of the board to insure privacy.
- E. The supporting deck frame requires at least 2 x 10-inch treated lumber, or a composite board configured to support the expected load on the deck. The contractor will determine the spacing of the frame elements according to the acceptable practice and/or code.
- F. The deck frame must be anchored to the foundation and when deck size requires an extra beam for support hot dipped galvanized ½-inch bolts are required to lock the beam together.
- G. The deck frame will be assembled on cement support posts that are at least 42 inches below grade. Stainless steel fasteners must be used below the ground.
- H. Generally, the frame will be assembled with galvanized ¼ inch (length as needed) hot-dipped, or Teflon coated screws or bolts. Steel corner braces will be used for additional rigidity but must be hot dipped galvanized coated.
- I. Deck boards will be 2 x 4-inch redwood, 2 x 4-inch treated lumber, 1 x 6-inch cedar or 1 x 6-inch treated planks, or 1 x 6 composite decking. Deck boards are to be assembled parallel to the longest side of the deck. Other man-made materials must be submitted to the Architectural Review Committee for approval.

1. The 1 x 6 plank must be installed with the wood grain pointing up not down. Check the end of the plank to determine grain direction. Otherwise, the plank will cup as it dries out.
 2. Composite decking sizes 5/4 x 6 x 1.1, 3.5 x 1.5, 5.5 x 1.5, grain side up and solid planks.
- J. Decks will basically be rectangular in shape. Round-shaped decks are not permitted. Elevation of the deck frame will typically be “one step” below the inside floor of the unit or level with the floor.
- K. For weed control under the deck, the contractor will lay down filter cloth and enough stone chips to hold filter cloth in position.
- L. The WMC specifications are not intended to void or override local building codes.

II. ALTERNATIVE OPTIONS:

- A. Stamped concrete may be used on a case-by-case basis per the approval of the Architectural Review Committee and the Wind Meadows Board.
- B. In some situations, a privacy wall may be mounted on the deck surface. This option requires approval of the Architectural Review Committee and the Wind Meadows Board.

III. DECK STAIN/SEALER AND COMPOSITE DECK COLORS:

- A. PSA I, II and III have the option of applying the Wind Meadows Corporation (WMC) Gray Deck Stain or leaving their decks natural, sealing them, and allowing them to weather gray.
- B. PSA V and VI and the Leisure Center decks will conform to WM Gray Deck Stain for the PSA.
- C. Those PSA I, II, III, V, and VI members who use composite decking may choose a color that matches WMC Grey according to the PSA specifications on file and be approved by the Architectural Review Committee.

IV. DECK TREATMENTS:

- A. Standardized stain: Cabot’s Stain 1406 Base OY-2X, RX-2, BK-1X22, WH-1X29 Available at KORTENDICK’S Ace Hardware.
1. Stain Application:
 - a. Allow three days for a wet deck to dry before staining.
 - b. On newly treated lumber, allow the wood to dry one year before staining.

- c. Apply one coat of deck stain using a brush or roller. The best time of the day is in the afternoon when the deck is dry and out of direct sunlight. Direct sun will dry the stain too fast, lessening the stain to absorb into the wood. A second coat of deck stain may be applied to the deck after one year and re-coated every two or three years. The absence of water beading is an indication that the surface will absorb the new coat of stain.
- d. Excessive coats of stain, applied too frequently, will build up and may appear glossy resembling a painted surface. You may encounter peeling if the stain is too heavy.

B. Natural deck sealants: Cabots-1400 or Sikkens, both oil base and clear.

1. Sealant Application:

- a. Natural decks need to be sealed immediately after installation and allow to weather gray. Apply sealant approximately every two years.