

PCCOA Dock Construction Considerations

Salt water and salt laden air create a harsh and a very corrosive environment. Historically, various types and grades of materials have been employed for docks in PC with varying degrees of success based on the length of life of these structures. Existing docks in Pelican Cove are in various degrees of deterioration and several original docks have already been replaced or repaired. Several docks appear to be in need of repair/maintenance. New docks continue to be built as lots are developed by owners. PCCOA covenants and restrictions are not prescriptive regarding material or installation.

ACC committee suggests that you carefully consider the materials and installation techniques and the pros and cons of various options with your dock contractor. Although not to be considered as a totally comprehensive list, the following are some of the considerations that may impact the life of your dock and should be well thought out prior to any dock repair or new construction:

- Piling dimensions; pilings for boat lifts typically are larger than dock piling, e.g. 8 inch.
- Pilings pressure treating rated for salt water service, i.e. CCA 2.5.
- Grade and type of lumber used, e.g. #1 treated or better.
- Insertion dept of pilings.
- Anchoring requirement for Pilings and/or lumber along the bulkhead.
- Type of anchoring hardware and materials to be employed, e.g. Stainless Steel concrete anchors and HDG brackets.
- Stringers (outside framing) size, e.g. 2"x8or 2"x10"), fastening method, e.g. bolted to the pilings with ½" HDG bolts.
- Internal joists for the dock size, e.g. 2"x 8" or 2"x10".
- Joist positioning, e.g. on 48" centers.
- Cross joist size, e.g. 2"x6".
- Cross joist positioning and fastening, e.g. on 24" centers, bolted with ½" HDG bolts to any available internal pilings.
- Dock covering material, size and fastening method, e.g. 2"x6" nailed into the stringers with Stainless Steel Ring Shank x 3 ¼" - 3 ½" nails; synthetic 5/4" decking, internal joists on 12" – 16" centers, screwed with Stainless Steel screws.