

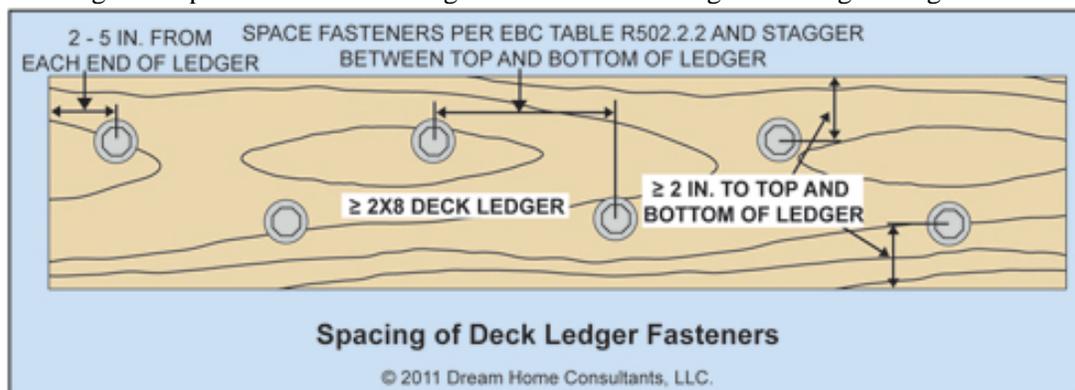
Deck Construction: ****Details are meant to be informative by example and are not a part of NYS Residential Code****

Decks: Same as NYS Residential Code requirements:

Submitted plans -need to be drawn **clear and concise** with the idea that your proposed plans can be built by any builder from your submitted plans. Code does no design work - This is your plan.

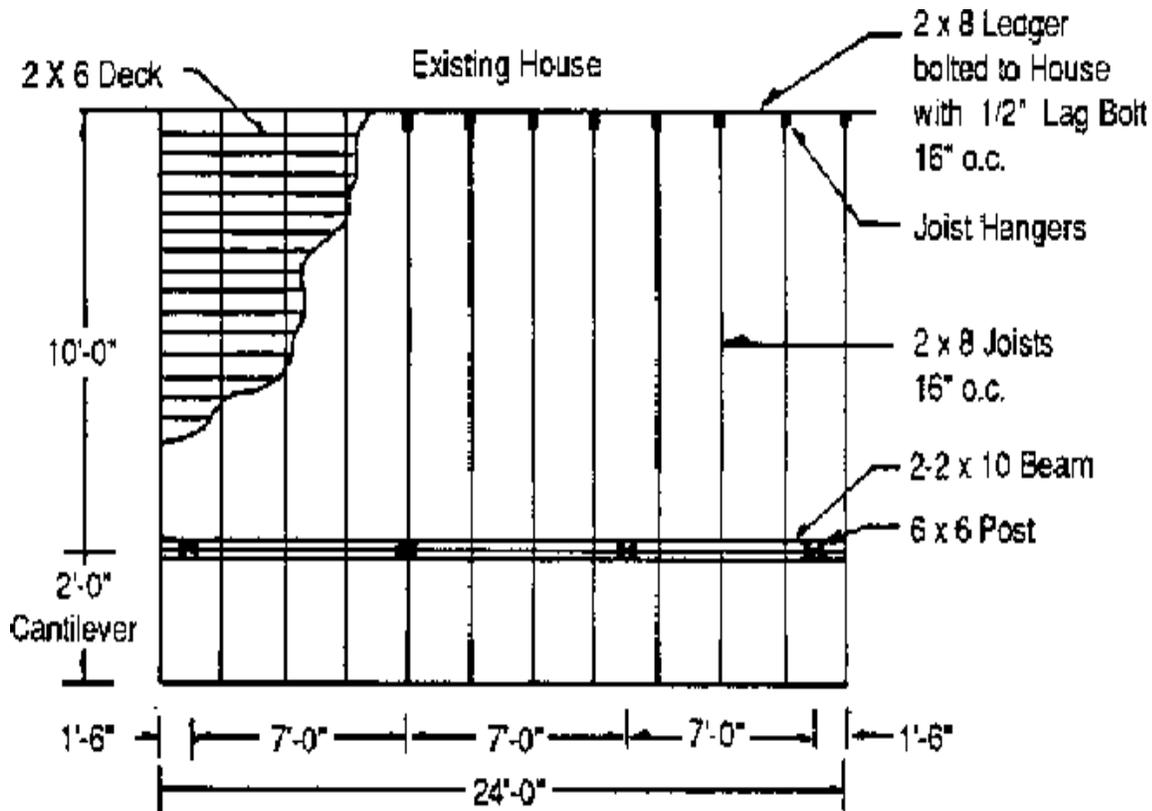
Requirements: state all items on your plans

- Plot plan
 - Outline of property
 - Dimensions of the property
 - Streets- labeled
 - Size of buildings
 - Location of all properties buildings & accessory structures, wells sewer& septic.
 - Distances to property lines from all new and existing structures
- Plan view cross section plans with elevation
- Overall deck size
- Type of wood- decking size and make
- Beam size- spacing between house and beam
- Post size and spacing
- Post to beam connection
- Joist size and spacing
- Height of deck above grade/ deck elevation -6"x6" posts are recommended- anything over 4'-0"-6"x6" are required
- Footing size, depth and method (Footing minimum size is 12" diameter Beam, joist size and spans/spacing
- Foundation requirements: footer size, hole depth (minimal 42") connectors
- Guards required with elevations over 30"
- Guard minimal height 34"-38"- over 30" elevation- 36" minimal guard height
- Stairs- 36 inch clear width
- Handrails shall be installed on all open sides where four or more risers exist
 - Treads- Shall be minimal 9 inches in width
 - Risers- Shall be maximum 8-1/2 inches in height- with a closed back design
- Baluster spacing- maximum 4 inch opening
- Ledger Board minimal size- 2"x 8"
- Joist connection to ledger and beam
- Ledger bolt patterns and size of lag/bolt - Minimal 1/2" lag/bolt sizing or ledger locks.



- Flashing to go behind siding, over the ledger and behind ledger
 - Crushing of siding is not permitted- ledger board required
- Posts shall be positively anchored- shall be designed and constructed to resist uplift –Meaning- Above ground concrete pyramid blocks are not allowed per code unless stamped and approved by a NYS licensed Engineer and or Architect. Copy is required
- Thru bolts, lag and carriage bolt- size and length w/ nut & washer
- **Freestanding** deck structure- all support posts shall bear upon a minimal 6"x12"x12" footer with minimal (2) horizontal #4 rebar. Anchorage- post bracket attached to post and secured into footer. Free standing decks greater than 2 feet above grade must be able to resist lateral and horizontal movement by providing diagonal bracing.
 - The American Wood Council's Prescriptive Residential Wood Deck Construction Guide, commonly called DCA6, includes details for bracing freestanding decks. These details are accepted by many building departments nationwide and are available free online at www.awc.org/publications/dca/dca6/dca6-09.pdf
- **Attached** deck- to a frost protected foundation or structure/ledger- the support posts shall extend below frost line of a **minimal 42"**. Footer minimal 6"x12" x12" or a **minimal 12"** sonotubes with anchor & brackets.

Sample Plans Review:



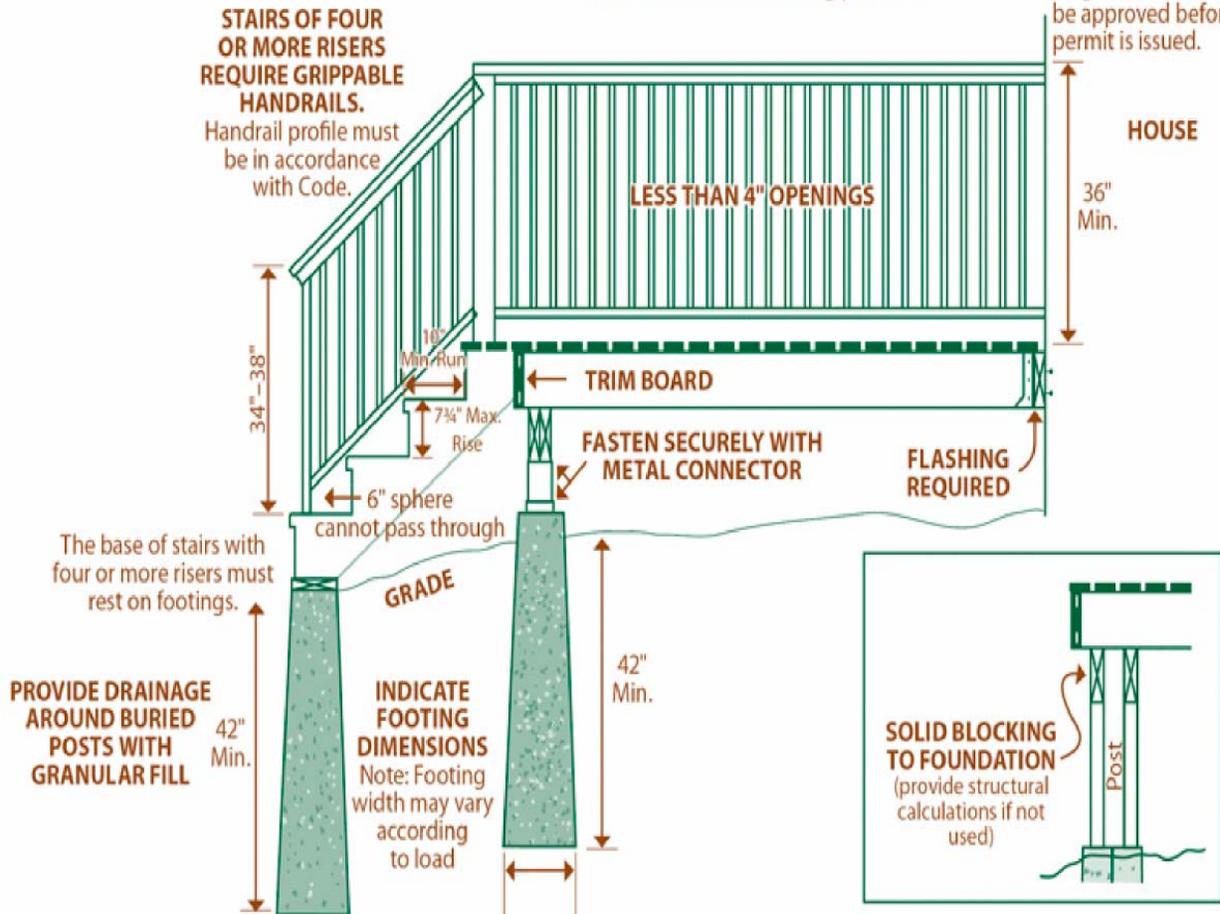
Sample Elevation View:

Indicate Scale Used (1/4" = 1')



INDICATE CONNECTION OF LEDGER TO HOUSE
Minimum of 1/2" or 5/8" bolts or lag screws 8" on center (see detail above for bolting pattern).

Use 1/2" bolts or lag screws 8" OC if connecting into rim joist or foundation, or two vertically at 16" OC if connecting into wall stud area. Alternate ledger anchors must be approved before permit is issued.



Footers minimum diameter/square size is 12"

Average Max Joist spans:

FLOOR JOISTS – 40 PSF LIVE LOAD, 10 PSF DEAD LOAD, 360 DEFLECTION

ALL ROOMS EXCEPT SLEEPING ROOMS AND ATTIC FLOORS

Size inches	Spacing inches on center	Grade			
		Visually Graded			
		SS	No.1	No.2	No.3
2 x6	12.0	11-2	10 -11	10-9	9-4
	16.0	10-2	9 -11	9-9	8-1
	19.2	9-6	9 -4	9-2	7-4
	24.0	8-10	8 -8	8-6	6-7
2 x8	12.0	14-8	14 -5	14-2	11-11
	16.0	13-4	13 -1	12-10	10-3
	19.2	12-7	12 -4	12-1	9-5
	24.0	11-8	11 -5	11-0	8-5
2 x10	12.0	18-9	18 -5	18-0	14-0
	16.0	17-0	16 -9	16-1	12-2
	19.2	16-0	15 -9	14-8	11-1
	24.0	14-11	14 -7	13-1	9-11
2 x12	12.0	22-10	22 -5	21-9	16-8
	16.0	20-9	20 -4	18-10	14-6
	19.2	19-6	19 -2	17-2	13-2
	24.0	18-1	17 -5	15-5	11-10

Average Beam Span: (Avg. bldg. width-28' @ ground snow load 50psf)

(Quantity) size = span

(2) 2x8 = 5'-2"

(2) 2x10 = 6'-3"

(2) 2x12 = 7'-3"

For additional information and help visit:

<http://www.awc.org/publications/dca/dca6/dca6-09.pdf>

Decks with Pools:

Decks built adjacent to a pool must comply with the barrier requirements for a pool (48 inch high barrier with a self-closing/self-latching locked gate) or door alarms with Interior Audible for any door that allows direct entry to the pool.

- Require a permit
- An electrical inspection by an Electrical Inspector is required for all pools and or outlets and lighting associated with deck construction.
- Fencing/ rigid solid barrier- 4 feet in height
- Gates to pools shall be 4 feet in height, self- closing and latching

Decks with Roofs: Same as a deck permit but include below information:

Spans of rafters, roof sheathing size, joist size and span, post sizes and span, Truss certification, connections, hole depth, footer size, flashing, roofing material, felt paper, ice and water shield, hurricane ties, etc.

This was prepared to assist and address most issues of commonly asked questions and or permits that were unapproved. This does not attempt to list all applicable requirements