

Deck & Porch Regulations

- Needs to meet setback requirements for specific address – depending on WATER & SEPTIC specifications.
- See **GUIDELINES FOR PRESSURE TREATED DECKS (ON THE BACK)**
- Need **ALL: Measurements, Dimensions and Materials** that will be used
- Plot Plan is required
- Permit Fees: Up to 200 square feet: \$60.00; over 200 square feet: \$120.00

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- Please refer to the next page for Guidelines for Pressure Treated Decks/Porches

TOWN OF NORTH GREENBUSH
 BUILDING DEPARTMENT
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GUIDELINES FOR PRESSURE TREATED DECKS

All work must comply with the requirements of the NYS Uniform Fire Prevention and Building Code. Upon issuing of Building Permit, permit and approved set of plans must be kept on job site for the duration of project and until a certificate of occupancy has been issued. Allowable spans are based on a 40# Live Load using Southern Pine #2 pressure treated.

Spans:	Joist size	Spacing	Allowable Span
	2 X 6	16" o.c.	9' - 9"
	2 X 6	12" o.c.	12' - 9"
	2 X 8	16" o.c.	12' - 10"
	2 X 8	12" o.c.	14' - 2"
	2 X 10	16" o.c.	16' - 1"
	2 X 10	12" o.c.	18' - 0"
	2 X 12	16" o.c.	18' - 10"
	2 X 12	12" o.c.	21' - 9"

Ledger Board (if attaching deck to house), should be properly flashed and fastened to house with lag screws with minimum sizes of 3/8" X 4" no greater that 2' - 0" apart.

Joists should be supported by Joist Hangers or resting on and fastened to bearing beam.

- Stairs:**
- * unobstructed width of stair tread must be a minimum of 2' - 8"
 - tread must be a minimum of 9" plus 1 1/2" stair nosing
 - Maximum heights riser is 8 1/4"
 - Maximum vertical rise of any run of stairs is 12' - 0"

- Railings:**
- * Top surface of handrails and railings should be at least 30" and not more than 36" from floor or stair tread level. On stair runs the height shall be measured directly above riser face.
 - Handrails are required on at least one side and on all open sides of stairs.
 - Landings, platforms and porches more that 30" above adjacent floor or grade must have railings on all open sides.

- Footings:**
- * 4" X 4" posts require a minimum of an 8" diameter concrete footing with sonotube.
 - 6" X 6" posts require a minimum of a 10" diameter concrete footing with sonotube.
 - Footings must be a minimum of 48" in depth and on solid or compacted ground.
 - Concrete footing must extend 6" above finished grade.
 - Metal bases anchored to the concrete should be used to fasten posts to footings.

Items required with Building Permit Application:

1. Plans with dimensions indicating piers, beams, joist size and spacing.
2. Site Plan with deck locations and distance to property lines and pool, accessory building if applicable