

Deck & Porch Regulations

- ❖ **Must meet setback requirements for specific address – depending on water & septic specifications.**
- ❖ **Must provide all measurements, dimensions and a list of materials that will be used for your deck/porch project.**
- ❖ **Plot Plan is required (page 2 of the building permit application).**
- ❖ **Please refer to the next page for: Guidelines for Pressure Treated Decks/Porches.**
- ❖ **NEED: Liability & Workers Comp Insurance**

Guidelines for Pressure Treated Decks/Porches

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

Spans:	Joist Size	Spacing	Allowable Span
	2 X 6	16 inch on-center (o.c.)	9 ft - 9 inch
	2 X 6	12 inch on-center (o.c.)	12 - 9 inch
	2 X 8	16 inch on-center (o.c.)	12 - 10 inch
	2 X 8	12 inch on-center (o.c.)	14 - 2 inch
	2 X 10	16 inch on-center (o.c.)	16 - 1 inch
	2 X 10	12 inch on-center (o.c.)	18 - 0 inch
	2 X 12	16 inch on-center (o.c.)	18 - 10 inch
	2 X 12	12 inch on-center (o.c.)	21 - 9 inch

Ledger Board (if attaching deck to house), should be properly flashed & fastened to the house using lag screws with minimum sizes of 3/8 X 4, no greater than 2' - 0" apart in a staggered pattern.

Joists should be supported by joist hangers or resting on & fastened to the bearing beam.

(2020 Residential Code of NYS 1-2 family dwellings) - Different requirements for multi-family & commercial properties (2020 Building Code of NYS)

Stairs:

- Unobstructed width of stair tread must be a minimum of 3' - 0"
- Tread must be 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' - 7"

Railings:

- Handrail height shall be not less than 34" and not more than 38"
- Handrails shall be provided on not less than one side of each flight of stairs with four or more risers
- On stair runs, the height shall be measured vertically from the sloped plan adjoining the trend nosing
- Required guards at open-sided walking surfaces, including stairs, porches, balconies or landing, shall not be less than 36" in height
- Landings, platforms & porches more than 30" above adjacent floor or grade must have guardrails 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 & 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:

- Plans with dimensions indicating piers, beams, joist size & spacing
- Site Plan with deck locations & distance to the property lines, pool & accessory building if applicable