

## Town of Glenville

### Supplemental Information for **DECK ~ PORCH** Zoning Ordinance and Building Code Requirements

A building permit is required. Homeowners may do their own work. Contractors must have a current certificate of insurance in the Town of Glenville's name that shows general liability and workers compensation, or approved waiver.

**Complete and accurate information will expedite the plan review process.**

**1) A plot plan is required showing the following:** (see sample plot plan for reference)

- A) All property lot lines.
- B) Location and size of all existing structures on property
- C) Location and size of proposed construction.
- D) Distance of proposed construction to property lines and septic system
  - a) All construction must be a minimum of 10' from all parts of a septic system.
  - b) Decks must be a minimum of 10 feet from side and rear property lines. A greater distance may be required in some circumstances.
  - c) Decks are not permitted in any front yard.
  - d) Covered and/or enclosed porches must meet the minimum setback for the zoning district.

**2) Detailed construction drawings (cross section) must be provided.** \*\* NOTE: a materials list is **not** an adequate substitution for detailed plans. Lack of construction drawings being submitted may result in a delay of the application review.

- A) **Footing details** – size, depth and type
  - a) Footings must be at least 48" deep, 8" in diameter. Deck footings are subject to frost heave. Deeper footings may help prevent frost heave. 8" diameter footings may be inadequate for future porches. Widen base of footings accordingly.
- B) **Post details** - size and spacing
  - a) Posts must be anchored to prevent movement.
- C) **Lumber** - type being used
- D) **Beam details** – size and spacing
  - a) Beam end joints and splices must be made over posts. Beams bolted to posts must have at least two (2) 1/2" bolts per post. Stagger bolts on post.
- E) **Joist details** - size and spacing
- F) **Floor boards** – size and type
- G) **Guardrail details** - height and design
  - a) Decks more than 30" off grade require a 36" minimum high guardrail, built so that a 4" object cannot pass through.
- H) **Landing, stair and handrail detail** – number of risers; tread and riser measurements.
  - a) Landings (minimum 36" deep) are required outside all doorways and at top and bottom of stairs. Landings may be a maximum 8-1/4" below the door threshold to prevent ice and snow accumulation during winter.
  - b) Stairs must be at least 36" wide. Handrails may project into stairs a maximum of 4.5" each side. The maximum rise on the stairs is 8-1/4". All risers must be equal. The minimum width for treads with open risers is 9". If risers are closed, treads must have 1-1/8" nosings.
  - c) Handrails are required on at least one side of stairs with four (4) or more risers. Handrails must be 34"-38" above the tread nosing. Stairs to decks more than 30" off the grade require guards on all open sides, built so that a 4" object cannot pass through. Openings in risers must also be less than 4".

**I) Connection(s) to existing structure**

- a) Decks off cantilevered houses require deck joists to either be run to the bearing wall or be supported independently. The rim joist on cantilevers will not support a deck.
- b) Deck ledger boards must be bolted to the house. Flash the ledger plate against the house or space the ledger plate away from the house to prevent snow, ice, and rain from getting behind siding. Caulk all projections into siding.
- c) Joist hangers are required wherever joists do not have at least 1-1/2" of bearing. Joist hangers must be proper size (i.e. 2x8 joists require 2x8 joist hangers). Joist hangers must be fully nailed with one nail per hole as designed.

**3) Additional information**

- A) If this is a swimming pool deck and/or allows for access to a swimming pool or spa the deck must meet the barrier requirements of the NYS Building Code. Please refer to the Town of Glenville's Swimming Pool Supplemental Information .
- B) Decks must be a minimum of 44" above grade if they are over basement escape windows.
- C) All wooden members of decks exposed to the weather must be treated or rot resistant.
- D) Call for footing inspection after holes are dug, before pouring concrete. A framing inspection may be required. Call for final inspection when deck is complete. Inspections must be requested at least 24 hours in advance.
- E) Before digging, call Dig Safely New York excavation notification center at 1-800-962-7962 to locate utilities.

While not all inclusive, the previous comments may be used as a general guide to code compliance.

Guidelines for allowable spans:

Floor joists	Allowable spans
2 x 6 @ 24" o.c.	8' 1"
16" o.c.	9' 4"
12" o.c.	10' 3"
2 x 8 @ 24" o.c.	10' 3"
16" o.c.	12' 3"
12" o.c.	13' 6"
2 x 10 @ 24" o.c.	12' 7"
16" o.c.	15' 5"
12" o.c.	17' 3"
2 x 12 @ 24" o.c.	14' 7"
16" o.c.	17' 10"
12" o.c.	20' 7"