



Deck Permit Requirements

Permit Exceptions:

- **Floating Decks/Wooden Patios:** Permit and Footings are not required if the deck height is less than 8 ¼". All others require a Permit and must meet footing depth of 42".
- **Deck Alterations:** Minor repair or replacement of a few boards on decking, framing, on stairs or a few sections of guardrails does not need a permit. Full replacement of any deck section such as all of framing, posts, decking boards, guardrails or stairs requires a Deck Alteration permit to comply with State codes. Flat fee of \$15 for Deck Alteration regardless of alterations.

Documentation:

1. **Permit Application**
2. **Survey Map** (with deck location and dimensions shown on map)
3. **Deck Worksheet** or see **Deck Plan Checklist** (below) for required details
4. **Pool Deck Barrier Worksheet** (if near/next to pool)
5. **Contractor's General Liability & Worker's Comp. Insurance** -or- **NYS Exemption form if Non-Contractor** (BP-1 or CE-200)

Deck Plan Checklist: (Refer to Deck Worksheet)

Deck Framing illustration must include the following:

- Ledger Board size
- Flashing & Waterproof membrane (if attached to house)
- Joist Size (2x__?)
- Joist Spacing (On Center Spacing)
- Joist Span (Length of joist in between beams)
- Joist Cantilever Span (Overhang of joist)
- Beam/Girder Size (Single/Double/Triple Beams & Size 2x__?)
- Beam Post Span (Distance between posts.)
- Beam Cantilever Span (Overhang of beam)
- Post Size (4x4, 4x6, 6x6, etc.?)
- Beam attached to a Post Cap (bracket) or Notching Post (These are the only beam to post attachment options)

Deck Concept illustration must include the following:

- Deck Width, Length & Total SF
- Decking runs Perpendicular/Diagonal 45°?
- Deck is Attached or Freestanding?
- Include house

Deck Footing illustration must include:

- Deck Height
- Post Footing Depth (Minimum 42" flared at bottom)
- Post Footing Type (See options on following pages)
- Guard Rails/Spindle Dimensions
- Hand Rail Type/Dimensions (See Handrail Types on worksheet)
- Guardrail height (If Pool Deck, refer to Pool Deck Barrier worksheet)

Inspections:

1. **Footing** (*Inspection is prior to filling hole. 42" post depth is required.*)
2. **Framing** (*Prior to decking*)
3. **Final** (*After everything is completed*)

Code References:

- **Town Codes:** www.townofgates.org, click on Town Codes –or- <https://ecode360.com/GA0050?needHash=true>
- **State Codes:** <https://www.dos.ny.gov/DCEA/pdf/pdf/2020%20Residential%20Code%20of%20New%20York%20State.pdf>
-or- search the web for **2020 NYS Residential Codes of New York State**
 - Chapter 5**
 - "Exterior Decks" - Section 507 on page 149 (PDF page 173) (*42" Post Footing depth is required in Monroe County*)
 - Chapter 3**
 - Guardrails - "Guards and Window Fall Protection" - Section 312, page 64 (PDF page 88)
 - Stairs & Handrails - "Means of Egress" - Section R311, page 60-63 (PDF page 84-87)
 - Pool Decks - If this is a Pool Deck, you will need to review the barrier requirements – "Swimming Pools, Spas and Hot Tubs" - Section R326, starting on page 76 (PDF page 100) (*Modifications to guard rail height & spacing may be needed to meet pool barrier requirements. Verify barrier requirements before installation*)

Deck Guidelines & Worksheet

Deck Concept for _____

Property Address

Deck Width x Length = SF

x =

Decking Wood Type

Decking Size

x

Perpendicular or Diagonal Decking?

Deck Height

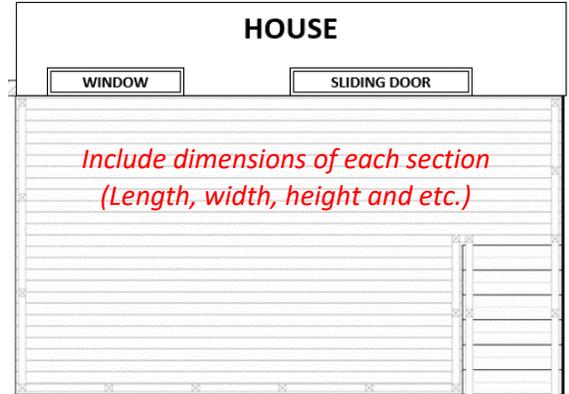
Freestanding Deck

Attached to house

Ledger Board Size

x

Flashing Type



1. Complete the information, in the boxes above.
2. Draw decking direction, guardrails, stairs and house. Refer to example above. Include dimensions (Length, width, height & etc.) 1 square = 1 sf

Requirements

- **Guardrails on Deck & Stairs:** On every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than **30 inches** (762 mm) above the floor or grade below shall have guards. (IRC §307)
- **Guardrail Height:** Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than **36 inches** (914 mm) in height as measured vertically above the adjacent walking surface or the line connecting the nosings.
- **Guardrail Openings:** Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches (102 mm) in diameter. Exceptions: 1. The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter. 2. Guards on the open side of stairs shall not have openings that allow passage of a sphere 4-3/8 inches (111 mm) in diameter.
- **Fasteners:** Must be **corrosion-resistant** and appropriate for the particular type of materials being used per code requirements.

Deck Framing for _____

Property Address _____

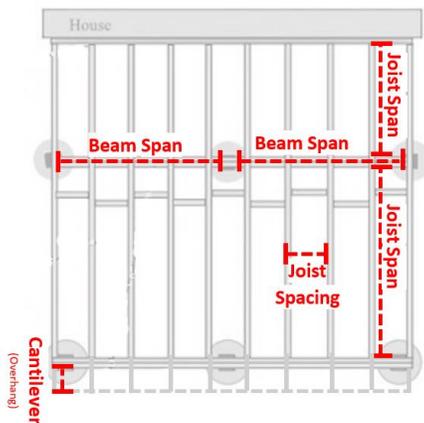
Joist Size of lumber x On Center Spacing Joist Span Proposed Cantilever

Max 12" o.c. if Diagonal Decking

Single/Double/Triple Beams - Beam Size of lumber x

Beam Span / 4 = Max Cantilever Proposed Cantilever

Beam Span divided by 4 = max allowable Beam Cantilever



Allowable Joist Spans

Species	Joist Size	12" OC Spacing	<-Maximum Cantilever	16 OC Spacing	<-Maximum Cantilever	24 OC Spacing	<-Maximum Cantilever
Southern Pine	2x6	9'-11"	1'-3"	9'-0"	1'-4"	7'-7"	1'-6"
Southern Pine	2x8	13'-1"	2'-1"	11'-10"	2'-3"	9'-8"	2'-5"
Southern Pine	2x10	16'-2"	3'-4"	14'-0"	3'-6"	11'-5"	2'-10"
Southern Pine	2x12	18'-0"	4'-6"	16'-6"	4'-2"	13'-6"	3'-4"

* Additional details may apply

Allowable Beam Spans

Species	Deck Beam Size	6' *Joist span	8' *Joist span	10' *Joist span	12' *Joist span	14' *Joist span	16' *Joist span	18' *Joist span
Southern Pine	1-2x6	4'-11"	4'-0"	3'-7"	3'-3"	3'-0"	2'-10"	2'-8"
Southern Pine	1-2x8	5'-11"	5'-1"	4'-7"	4'-2"	2'-10"	3'-7"	3'-5"
Southern Pine	1-2x10	7'-0"	6'-0"	5'-5"	4'-11"	4'-7"	4'-3"	4'-0"
Southern Pine	1-2x12	8'-3"	7'-1"	6'-4"	5'-10"	5'-5"	5'-0"	4'-9"
Southern Pine	2-2x6	6'-11"	5'-11"	5'-4"	4'-10"	4'-6"	4'-3"	4'-0"
Southern Pine	2-2x8	8'-9"	7'-7"	6'-9"	6'-2"	5'-9"	5'-4"	5'-0"
Southern Pine	2-2x10	10'-4"	9'-0"	8'-0"	7'-4"	6'-9"	6'-4"	6'-0"
Southern Pine	2-2x12	12'-2"	10'-7"	9'-5"	8'-7"	8'-0"	7'-6"	7'-0"
Southern Pine	3-2x6	8'-2"	7'-5"	6'-8"	6'-1"	5'-8"	5'-3"	5'-0"
Southern Pine	3-2x8	10'-10"	9'-6"	8'-6"	7'-9"	7'-2"	6'-8"	6'-4"
Southern Pine	3-2x10	13'-0"	11'-3"	10'-0"	9'-2"	8'-6"	7'-11"	7'-6"
Southern Pine	3-2x12	15'-3"	13'-3"	11'-10"	10'-9"	10'-0"	9'-4"	8'-10"

1. Complete the information, in the boxes above.
2. Draw the deck framing. Refer to example above. Include dimensions (Length of sides, spacing, span & etc.) 1 square = 1 sf

