



## **Deck Permit Guidelines**

Permit fee: \$60 up to 144 sq ft

Additional \$.12 per SF if over 144 sf

### **Required Documentation:**

1. **Building Permit Application** w/ frame & concept sheet.
2. **Survey map:** Please draw location of the deck on the survey map.
3. **Insurance or Exemption Form** (One of the following):
  - Contractor: General Liability & Worker's Compensation
  - Homeowner, family member or friend: Please provide the CE- 200 form on <http://www.wcb.ny.gov>

**If the deck is going to be connected to a pool there are additional requirements below that must be met.**

### **1. Pool deck barrier options:**

- a. 48" pool deck barrier & gate: If height of the deck is less than 48" from ground, then the guardrails on top of the deck may need to be modified to 48" or opening reduced. Location of the pool gate is determining factor.
- b. 48" yard fence & gate

### **2. Pool Gate:**

- a. 48" gate height
- b. Gate must open outward, away from the pool
- c. Self-closing & self-latching
- d. Gate location:
  - i. Gate at bottom of steps: Guardrail & gate must be 48" high from floor
  - ii. Gate at top of steps: 3 x 3 landing is required since gate cannot swing over steps and must open away from pool entrance. Guard rails on each side of gate must be 48" as well.
- e. Latch location:
  - i. Standard latch: 3" below top gate
  - ii. Magna latch: 54" from floor

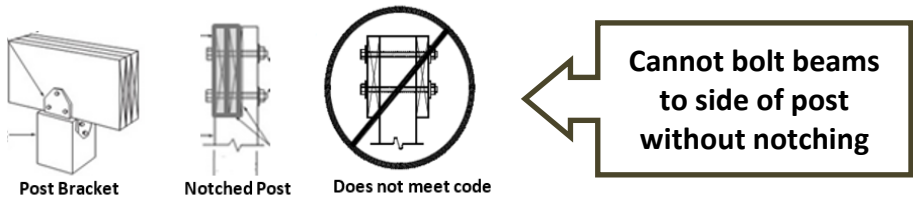
### **3. Alarms:**

- a. Any doors and windows less than 48" from deck/ground that are inside of the barrier/gate must have alarms that meet the UL2017 standard. Please note that this is not the same thing as the pool alarm.

Please refer to Town, State & ICC codes for current code requirements.  
Gates Town Codes may be found at [www.townofgates.org](http://www.townofgates.org)  
Additional requirements may apply.

# General Deck Code Information

## Beam Attached to Post



## Joist Spans

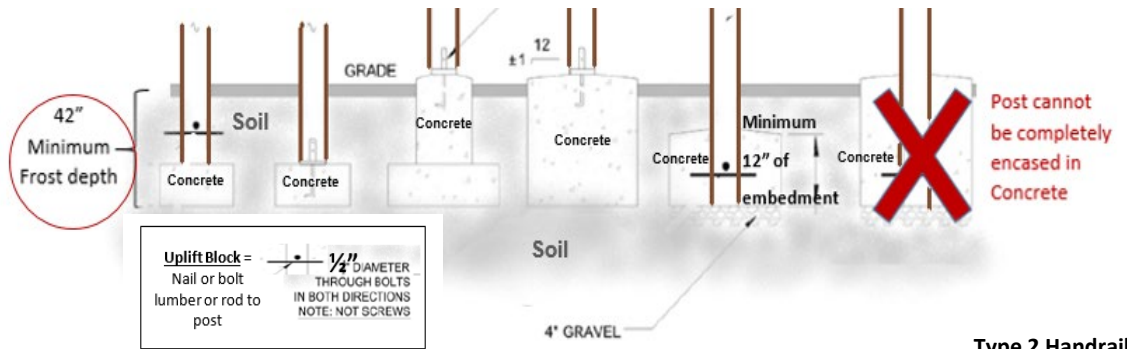
Species	Joist Size	12" OC Spacing	<-Maximum Cantilever	16 OC Spacing	<-Maximum Cantilever	24 OC Spacing	<-Maximum Cantilever
Southern Pine	2x6	9'-11"	1'-3"	9'-0"	1'-4"	7'-7"	1'-6"
Southern Pine	2x8	13'-1"	2'-1"	11'-10"	2'-3"	9'-8"	2'-5"
Southern Pine	2x10	16'-2"	3'-4"	14'-0"	3'-6"	11'-5"	2'-10"
Southern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

**Hot Tubs:** Joist & Beam spans are calculated at 40 lbs psf. calculate spans to meet 100lbs psf

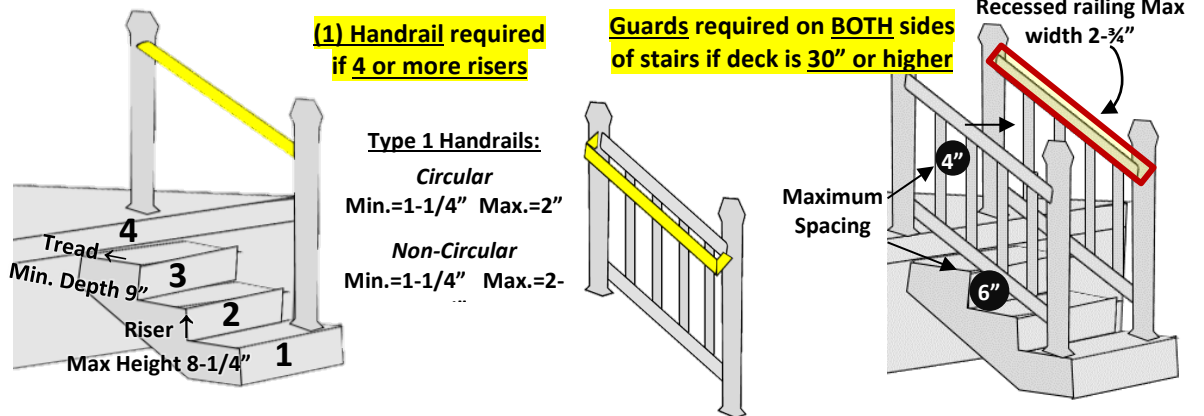
## Beam Spans

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"

## Post Footing Options



## Stairs, Guards and Handrails



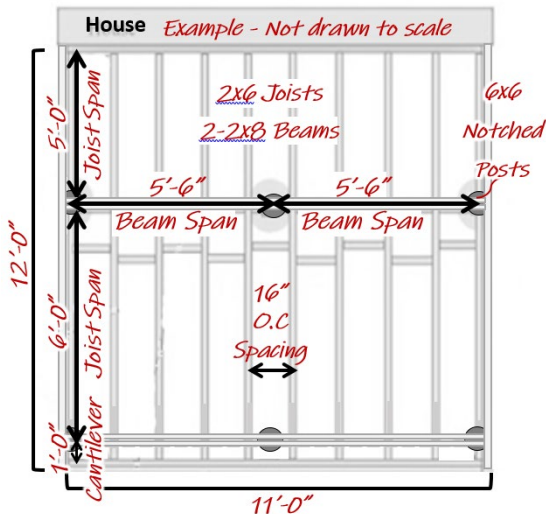
Max 3/8" difference between treads/risers. Guards on deck/stairs must withstand 200lbs of lateral force which is applied during inspection. Additional requirements apply. Contact Inspector for details.

# Deck Frame & Concept

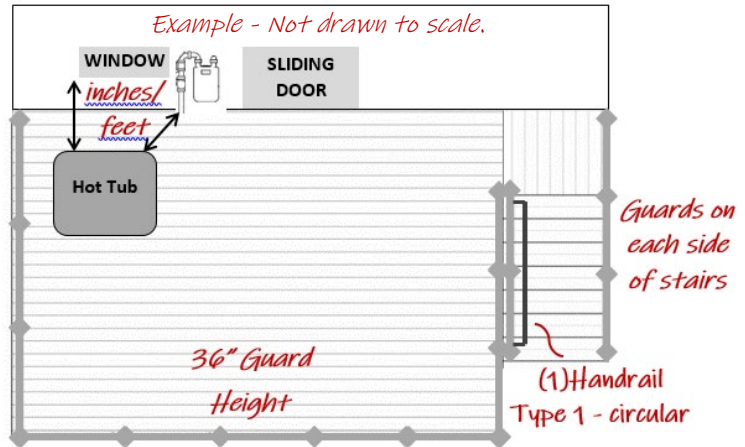
Property Address: \_\_\_\_\_

	<p><b>Dimensions &amp; Attachment</b></p> <ol style="list-style-type: none"> <li>1. Deck Size: _____ x _____ = _____ SF</li> <li>2. Deck Board Size: _____ (Ex: 5/4" or 2")</li> <li>3. Deck Height: _____</li> <li>4. Direction of Deck Boards (Decking):</li> <li>5. <input type="checkbox"/> Perpendicular (Straight) <input type="checkbox"/> Diagonal</li> <li>6. Deck: <input type="checkbox"/> Freestanding <input type="checkbox"/> Attach to house</li> <li>7. If Deck is attached to the house:</li> <li>8. Ledger Size _____ x _____ (minimum 2 x 8)</li> <li>9. Flashing Type _____</li> </ol>
	<p><b>Beam to Post</b></p> <ol style="list-style-type: none"> <li>10. Post Size: _____ x _____ (Ex: 4x4, 4x6 or 6x6)</li> <li>11. Beam to Post: <input type="checkbox"/> Notch Post <input type="checkbox"/> Post Bracket</li> <li>12. Post Depth: _____ (Min. 42")</li> <li>13. Post Hole Diameter: _____ (12"-18")</li> <li>14. Post Footing type: _____ (Refer to previous page. Cannot encase post in concrete.)</li> </ol>
	<p><b>Beam &amp; Joists</b></p> <ol style="list-style-type: none"> <li>15. Beam Size: _____ x _____ <input type="checkbox"/> Single <input type="checkbox"/> Double <input type="checkbox"/> Triple Beam?</li> <li>16. Beam Span: _____ (See example)</li> <li>17. Beam Cantilever: _____ (See example)</li> <li>18. Joist Lumber Size: _____ x _____</li> <li>19. Spacing: _____ "OC</li> <li>20. Joist Span: _____ (See example)</li> <li>21. Joist Cantilever: _____ (See example)</li> </ol>
	<p><b>Stairs, Guards &amp; Handrails</b></p> <ol style="list-style-type: none"> <li>22. Deck/Stair Guard Height: _____ (If deck is higher than 30", Guards required on both sides of stairway.)</li> <li>23. Stair Riser Height: _____ (Max. 8 1/4")</li> <li>24. Stair Tread Depth: _____ (Min. 9")</li> <li>25. How many Steps? _____ (Include deck as step. Handrail required if 4 or more risers) <input type="checkbox"/> Type 1- Circular <input type="checkbox"/> Type 1-Non-Circular <input type="checkbox"/> Type 2-Recessed (Refer to previous page for details.)</li> </ol>

**Deck Frame Plan Example**



**Deck Concept Plan Example**

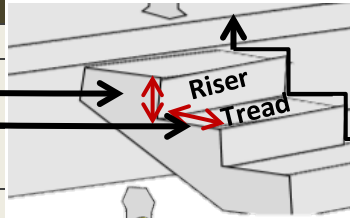


# Stairs, Guards & Handrails

## Deck Stairs

### General Requirements for Deck Stairs:

- Riser height: 8- $\frac{1}{4}$ " maximum
- Tread depth: 9" minimum
- Step Openings (Risers): Must prevent a 4" sphere from passing through steps
- Variation Between Steps: Max  $\frac{3}{8}$ "
- Refer to R311.7 code for Spiral Stairways/ Winder Treads & Alternating Treads



## Stairs

The height and depth of each step cannot vary/differ more than  $\frac{3}{8}$ " (Including height between step and top of deck).

## Are Guardrails the Same as Handrails?

No. Guards prevent falling off the stairs. A Handrail is used for mobility and the size must meet ICC code standards, providing grip-able support for climbing.

If using a Guard kit, verify if the manufacturer designed the top rail to meet the handrail size requirements or if it is customizable.

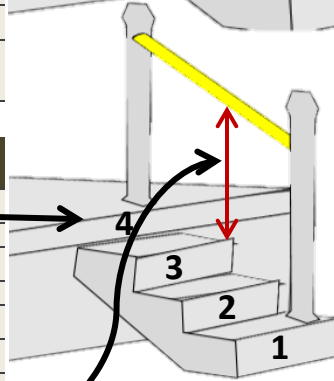
## Handrail Required

**Required:** if 4 or more risers

**Purpose:** To grip for support

### General Handrail Requirements:

- Required on 1 side of stairway
- Handrail must meet Type 1 or Type 2 size
- Continuous handrail aligned from top riser to bottom riser
- 34"-38" Height from nosing of tread
- Min. clearance between handrail and wall is 1- $\frac{1}{2}$ ".



## Required Handrail Sizes

## Handrail & Guards Required (aka Guardrails)

**Required:** 30" deck height or more and 4 or more risers

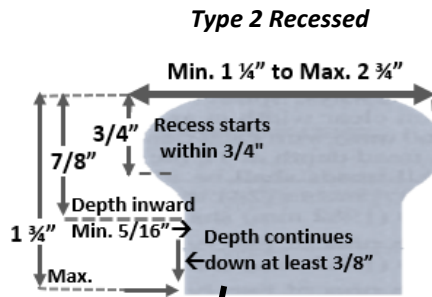
**Purpose:** The Guard prevents falling off and Handrail aids mobility when climbing stairs.

### General Guard Requirements:

- 36" Minimum Guard height
- Guards required on both (2) sides of stairway. (Wall, along stairs, may be used as guard with minimal openings to reduce tripping hazards.)
- Continuous guards from deck to bottom step.
- Opening in guards must prevent 4" sphere from passing.
- Triangular opening, between bottom railing and step must prevent 6" sphere from passing.
- Guards on deck &/or stairs must withstand 200lbs lateral force.

### General Handrail Requirements:

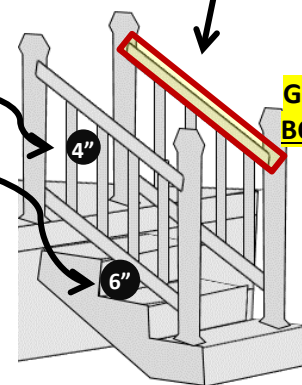
- Handrail required on 1 side of stairway
- Handrail must meet Type 1 or Type 2 size
- Continuous handrail aligned with top & bottom riser that returns/terminates into post or
- Handrail must be 34"-38" from nosing of tread
- Handrail max 4- $\frac{1}{2}$ " projection from guard
- Min. clearance between handrail and wall is 1- $\frac{1}{2}$ ".



## Type 1 Circular or Non-Circular

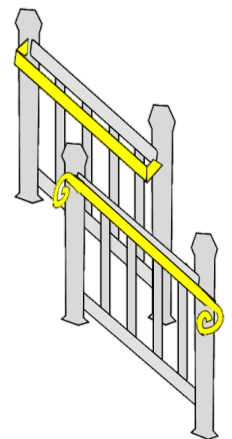
1- $\frac{1}{4}$ " - 2"  
Diameter

1- $\frac{1}{4}$ " - 2- $\frac{1}{4}$ "  
Cross Section



Guards required on BOTH sides of stairs if 30" or higher

Handrail required on 1 side of stairs if 4 or more risers



The information provided includes general requirements and does not replace code as written. Please refer to current version of Residential Codes of New York State for details. Drawings are not to scale.