TOWN OF PERINTON
1350 TURK HILL ROAD. FAIRPORT, NEW YORK 14450-8796
(585) 223-0770, Fax: (585) 223-3629, www.perinton.org

BUILDING PERMIT REQUIREMENTS FOR DECKS

1. Submit two copies of a tape location or instrument survey map of the property with the deck sketched in. Indicate the distance to lot lines.

2. Submit two copies of a detailed construction drawing showing a **top view** and the **cross section** with footing depth, connection at house and deck height above grade. Indicate the size of joists and the distance between beams and house. Indicate size of beams, distance between posts. Provide a detail of proposed guardrails and handrails. Include an overview showing overall measurements, beams and posts. Approved flashing is required at all points of attachment to the house. See attached deck and handrail handouts.

3. **Please add the property address to all paperwork submitted.**

4. Provide an estimated cost of construction.

5. If construction is being done by a contractor, he/she must provide insurance forms for **General Liability**, and appropriate **Workers' Compensation** and **Disability Benefits** coverage. Please call the Building Department with any questions.

6. Check with the Building Department for the required setbacks for the property.

7. Plan review is done by our staff prior to issuance of a building permit. After receiving the above information, this review is done in a timely manner. During busy times, the review of a minor project could take three to five business days. We always try to expedite the review, but planning ahead helps us all.

8. At least 24 hours notice is required for inspections. Required inspections are noted on the Building Permit.

9. Footers must be 42 inches deep and must be inspected before they are filled.

10. A Certificate of Compliance (final inspection) is required on all deck permits.
    It is the responsibility of the home owner to assure that a final inspection has passed and a Certificate of Compliance has been issued.

11. Permit Fee: $.10 per square foot with a $15.00 minimum charge.

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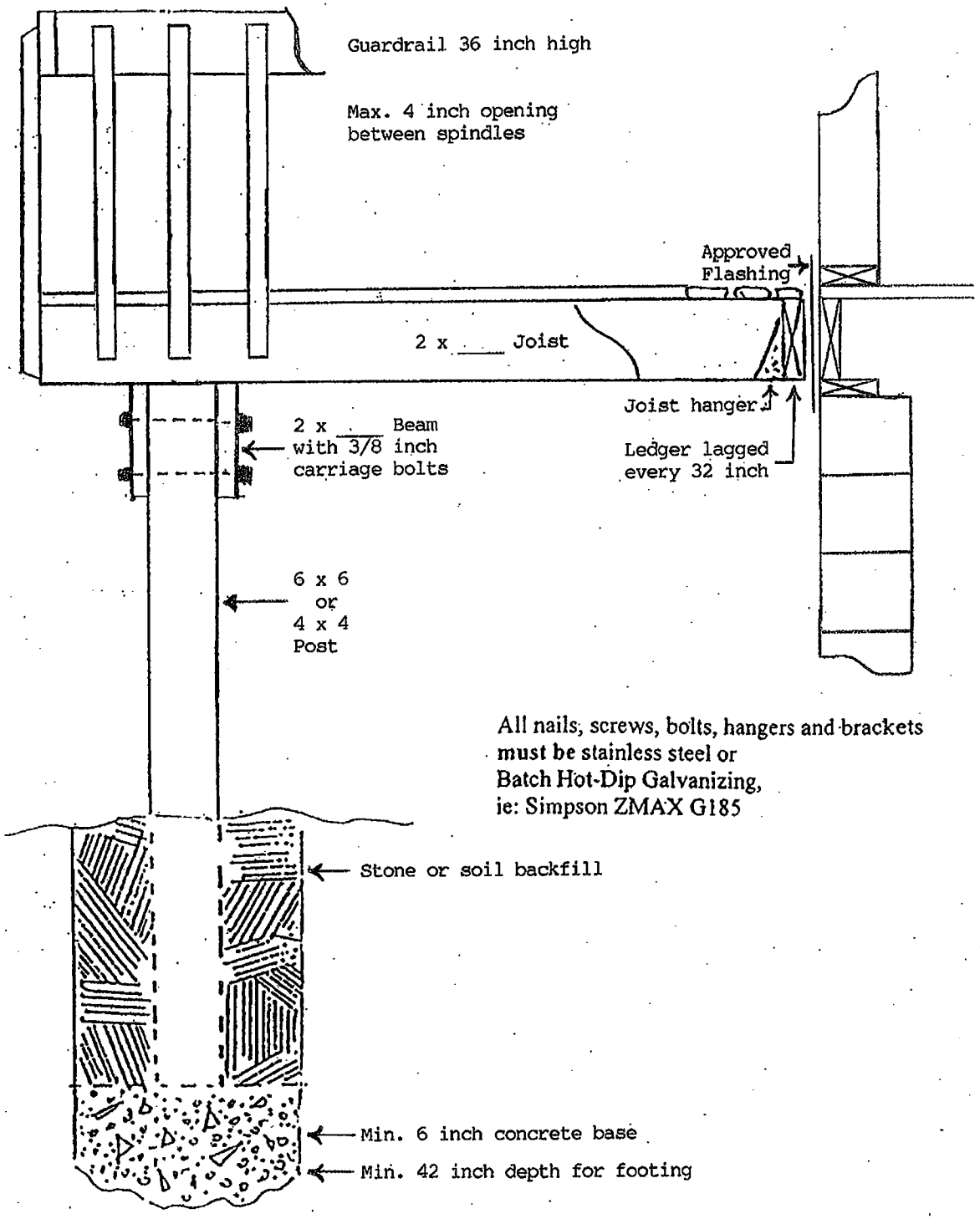
Typical Deck Cross Section



All nails, screws, bolts, hangers and brackets **must be stainless steel or** Batch Hot-Dip Galvanizing, ie: Simpson ZMAX G185

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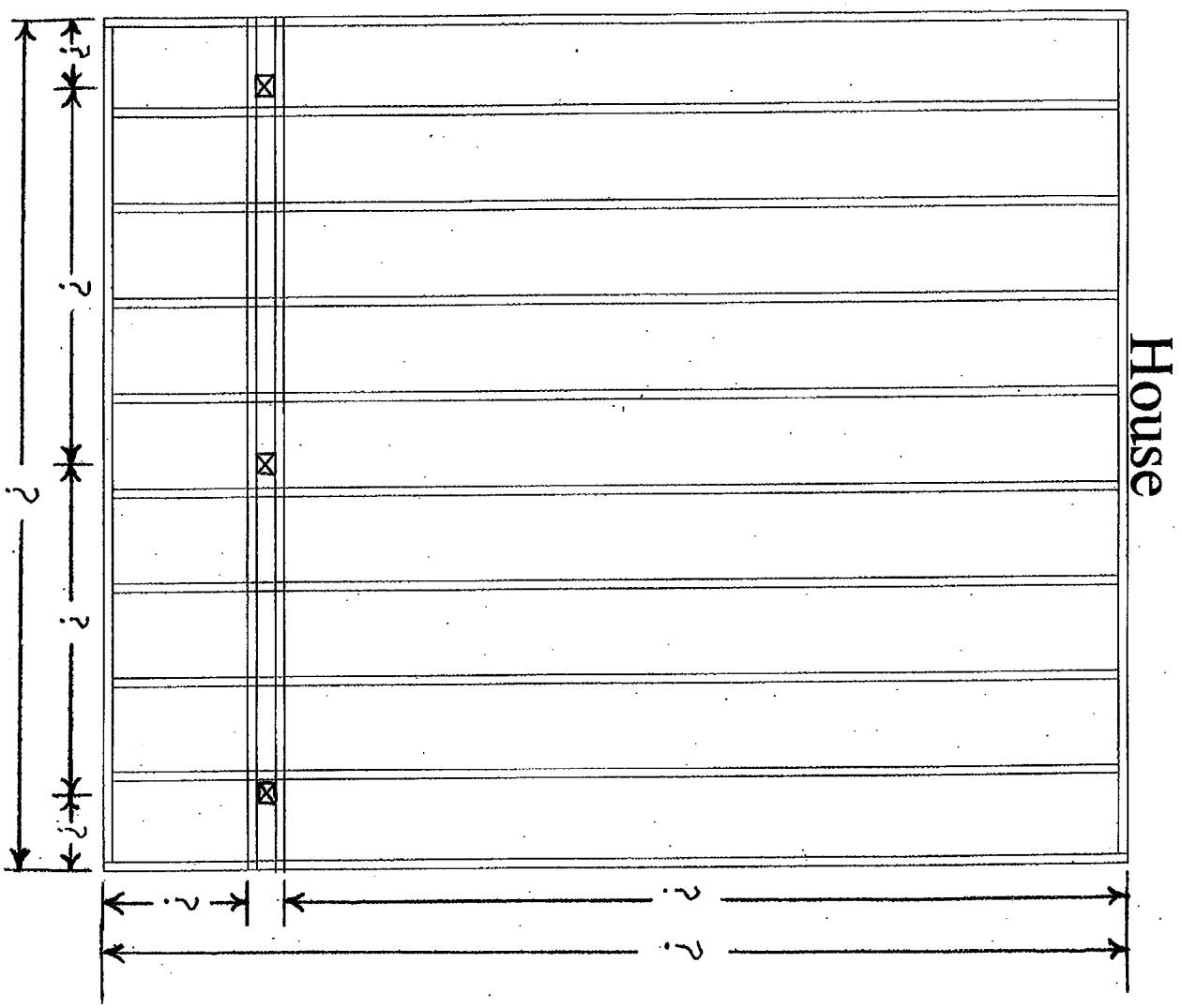
Typical Deck Top View

Add beams as needed to fit your design



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Deck Structural Elements and Design

Residential Code of New York State
TABLE 301.4
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(in pounds per square foot)

USE	LIVE LOAD
Exterior balconies	60
Decks	40
Stairs	40
Guardrails and handrails	200

502.2.1 Decks. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting. For decks with cantilevered framing members, connections to exterior walls or other framing members, shall be designed and constructed to resist uplift resulting from the full live load specified in Table 301.4 acting on the cantilevered portion of the deck.

Common Spans for decks
(Pressure Treated Southern Yellow Pine)

Joist :(at 16 inch on center)	Headers: (double)
2 x 6 = 9'- 4"	(2) 2 x 6 = 4'
2 x 8 = 12'- 3"	(2) 2 x 8 = 6'
2 x 10 = 15' – 5"	(2) 2 x 10 = 8'
2 x 12 = 17' – 10"	(2) 2 x 12 = 10'

Maximum Cantilever for Floor Joist

2 x 6 = 24", 2 x 8 = 30", 2 x 10 = 36"

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Residential Code of New York State
Section 314

STAIRWAYS

314.1 Width. Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31.5 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides.

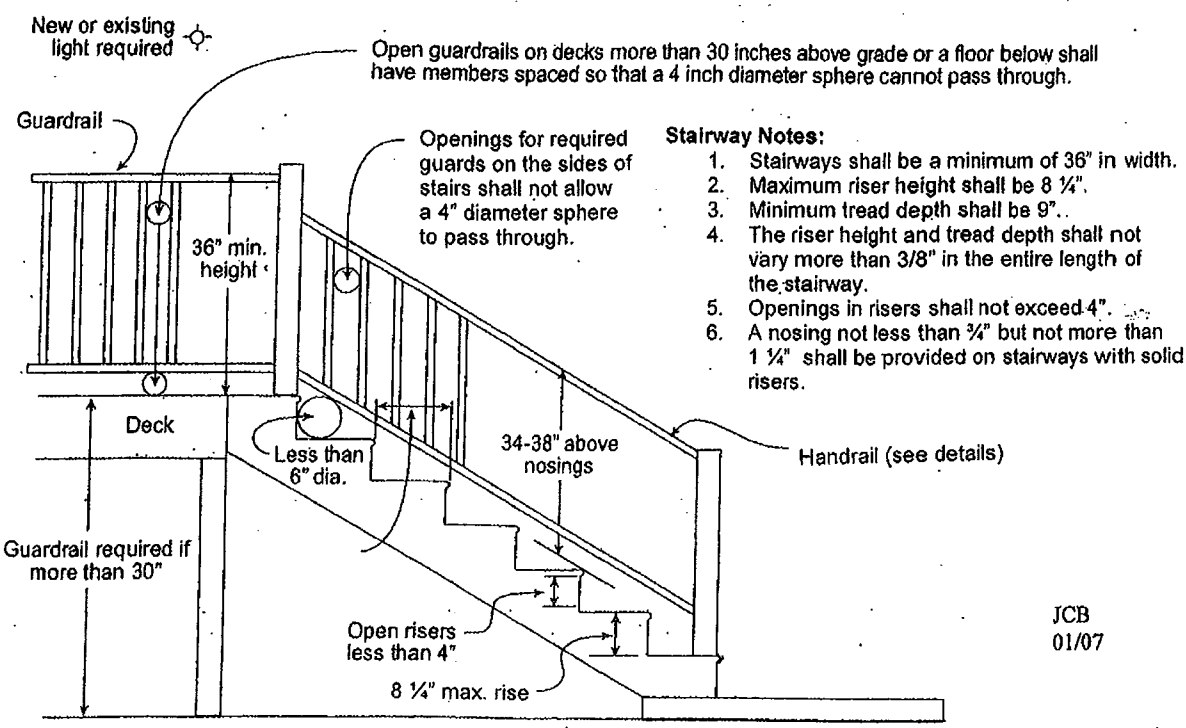
Exception: The width of spiral stairways shall be in accordance with Section 314.5.

314.2 Treads and risers. The maximum riser height shall be 8-1/4 inches and the minimum tread depth shall be 9 inches. The riser height shall be measured vertically between leading edges of the adjacent treads. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The walking surface of treads and landings of a stairway shall be sloped no steeper than one unit vertical in 48 units horizontal (2-percent slope). The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch.

314.2.1 Profile. The radius of curvature at the leading edge of the tread shall be no greater than 9/16 inch. A nosing not less than 3/4 inch but not more than 1-1/4 inches shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch between two stories, including the nosing at the level of floors and landings. Beveling of nosing shall not exceed 1/2 inch. Risers shall be vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 degrees from the vertical. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4-inch-diameter sphere.

EXCEPTIONS:

1. A nosing is not required where the tread depth is a minimum of 11 inches.



Guide Lines for
Handrails and Guards

Handrails and guards are two different components.

- A **handrail** is a horizontal or sloping rail intended for grasping by the hand for guidance or support.
- A **guardrail** is a building component located at the open sides of elevated walking surfaces and stairs that minimizes the possibility of a fall from the walking surface to the level below.

Handrails:

- Handrails must have minimum and maximum heights of 34 inches and 38 inches respectively, measured vertically from the nosing of the treads. They must be provided on at least one side of stairway.
- All required handrails shall be continuous the full length of the stairs with two or more risers from a point directly above the top riser of a flight to a point directly above the lowest riser of the flight. Ends shall be returned or shall terminate at newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1.5 inches between the wall and the handrail.
- Handrails may be permitted to be interrupted by a newel post at a turn.
- The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
- All handrails are required to provide adequate grasp ability. See Handrail Examples.

1. **Type I**: Handrails with a circular cross section shall have an outside diameter of at least 1-1/4 inches and not greater than 2 inches. If the handrail is not circular it shall have a perimeter dimension of at least 4 inches and not greater than 6-1/4 inches with a maximum cross section dimension of 2-1/4 inches.
2. **Type II**: Handrails with a perimeter greater than 6-1/4 inches shall provide a graspable finger recess area on both sides of the rail. The finger recess shall begin within a distance of 3/4 inch measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch within 7/8 inch below the widest portion of the profile. This required depth shall continue for at least 3/8 inch to a level that is not less than 1-3/4 inches below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1-1/4 inches to a maximum of 2-3/4 inches. Edges shall have a minimum radius of 0.01 inch.

Handrail Summary:

1. Handrails shall be continuous on at least one side of stairs with 2 or more risers.
2. Top of handrails shall be placed not less 34 inches or more than 38 inches above the stair nosing.
3. The handgrip area shall not be less than 1-1/4 inches or more than 2-3/4 inches in width.
4. Handrails shall be placed at least 1-1/2 inches from any wall or other obstruction.
5. Handrails must be continuous the entire length of the stairs and return to a wall or post.

Guards:

- Decks, porches, balconies and raised floor surfaces that are more than 30 inches above the grade or floor below require a guard not less than 36 inches in height.
- Open sides of stairs with a total rise of more than 30 inches above the grade or floor below require a guard 34 inches to 38 inches in height measured vertically from the nosing of the treads.
- All guards shall have intermediate rails or ornamental closures that prohibit the passage of a sphere 4 inches or more in diameter. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6 inches cannot pass through.
- When designed properly, the top rail of a guard can also serve as the required handrail.

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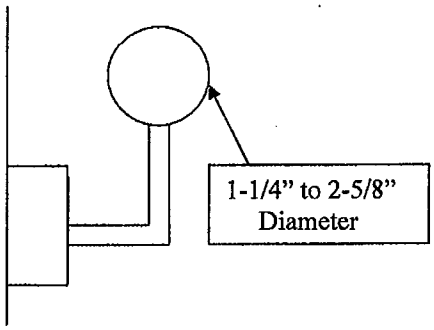
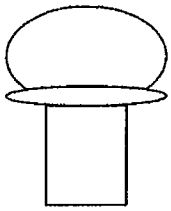
Town of Perinton Guide Lines

Handrail Examples

Type I

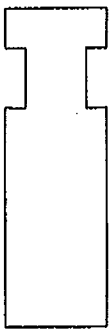


Handrail that is not circular must provide an equivalent grasping surface.



Type II

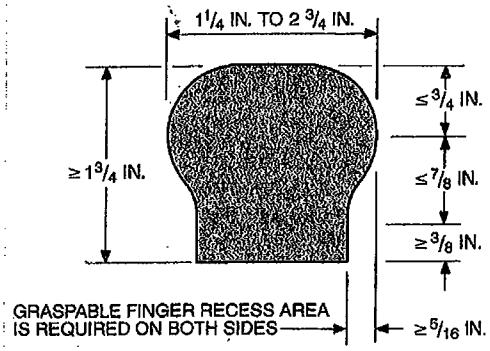
2x4 or 2x6



Start recess ¾" down from the top edge.

Recess to be a minimum of 5/16" deep and continue to a distance of 1-3/4" from the top edge of the handrail.

HANDRAIL PERIMETER > 6¼ IN.



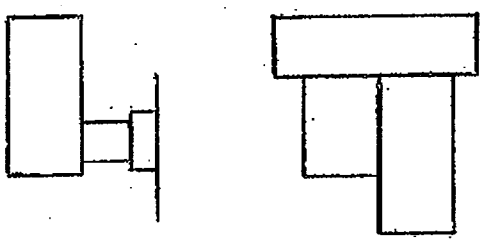
TYPE II HANDRAIL

2x4 ripped to a maximum width of 2-3/4"

Start recess ¾" down from the top edge.
Recess to be a minimum of 5/16" deep.

5/4 decking board ripped to a maximum width of 2-3/4"

Unacceptable Handrails



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Pool Decks

This photo is of a non-compliant Pool Barrier. Although the Guardrail meets the requirements for a deck guardrail it does not meet the requirements for a pool barrier for the following reasons:

1 - The distance from the ground to the deck is less then 45 inches.

2 - The distance from the ground to the top of the bottom horizontal is less than 45 inches.

3 - The spacing between the vertical spindles is 4 inches.

4 -The spacing between the deck surface and the bottom horizontal is greater than 2 inches.

These factors provide toe holds and the ability to climb the structure and gain access to the pool.

A simple solution to make this a compliant barrier would be to space the spindles 1-3/4 inches apart and extend them over the deck surface and joist.

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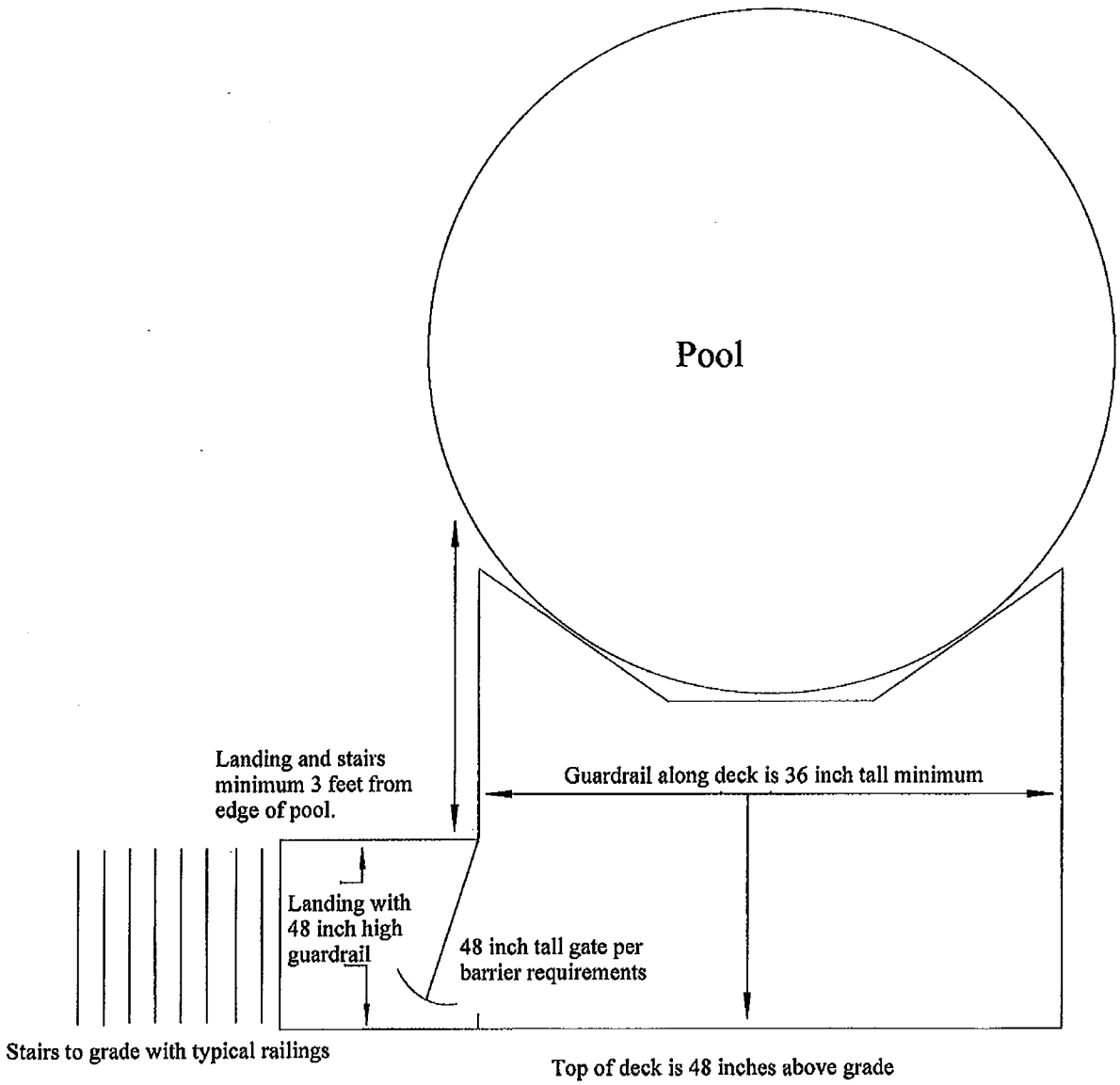
Above Ground Pool with Deck Example



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