

TOWN OF PERINTON

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

DECK REGULATIONS AND INSTRUCTIONS

The below regulations apply to residential decks. A building permit is required for all decks that are either elevated off the ground, attached to the house or allow access to a swimming pool. A deck that is not attached to the house and where the floor joists rest on the ground is considered a wood patio and does not require a building permit.

General regulations:

- 1. Decks are subject to the property line setbacks for the zoning district where the property is located. Contact the Building & Codes Department for the setbacks on your particular property.
- 2. Minimum footing depth is 42 inches.
- 3. Guardrails are required when the walking surface of the deck is 30 inches or more above grade.
- 4. Pool decks are subject to the swimming pool barrier requirements.
- 5. Contact 811 to have the underground utilities in your yard staked-out prior to digging. This is a free service and could prevent serious injury, utility disruption and substantial repair costs due to damaged infrastructure.
- 6. Permit required- Prior to commencement of work, a building permit must be obtained from the Building & Codes Department.
- 7. A certificate of compliance must be issued by the town prior to beginning normal use of the deck.

TO APPLY, PLEASE SUBMIT:

- 1. A completed building permit application form. (Attached)
- 2. Two copies of detailed construction drawings. See attached templates for examples.
- 3. Two copies of the property survey map with the deck location noted- include distance to property lines.
- 4. If a contractor is being used, they must supply the Town with proof of insurance (general liability, worker's comp and disability).

Applications may be submitted to the Building & Codes Dept. in person or via email to building@perinton.org



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Building Permit Application

Date:	Estimated cost of the project:
Project description:	
-	
Property information	n where the work is going to be performed:
Address:	
Owners Name:	
Owners Address:	
Owners Phone:	
Contractor Information	ion:
Name:	
Address:	
Phone:	
Primary Contact: Name:	Phone:
Email:	
Preferred Contact t	ype: Phone Email
Electrical Service Info	(if applicable to project)
Utility Company:	
Overhead or undergro	und:
Voltage:	Amperage: Phases:
RG&E work request n	ımber:

Applications and insurance forms may be submitted to the Building & Codes Dept. in person or via email to building@perinton.org



Example Deck Cross Section





Example Deck Top View

- Add beams as needed to fit your design.
- Fill in dimensions to fit your design.
- Indicate the distance from the ground to the top of the deck.
- Decks can be free standing and not attached to the house, this would require additional beams.





Example Pool Deck Top View For pool decks, refer to the Swimming Pool Barrier handout





DECK JOIST SPANS FOR COMMON LUMBER SPECIES

SPECIES	SIZE	SPACING OF DECK JOIST WITH NO CANTILEVER (inches)			SPACING OF DECK JOIST WITH CANTILEVER (inches)		
		12"	16"	24"	12"	16"	24"
Spans for	2 x 6	9' - 11"	9' - 0''	7' - 7"	6' - 8"	6' - 8"	6' - 8''
Southern	2 x 8	13' - 1'	11' - 10"	9' - 8"	10' - 1"	10' - 1"	9' - 8''
Pine	2 x 10	16' - 2"	14' - 0"	11' - 5"	14' - 6"	14' - 0''	11' - 5"
	2 x 12	18' - 0''	16' - 6"	13' - 6"	18' - 0''	16' - 6"	13' - 6"



DECK POST TO DECK BEAM CONNECTION

Deck beams shall be attached to deck posts in accordance with the following figure or by other equivalent means capable to resist lateral displacement. Manufactured post-to-beam connectors shall be sized for the post and beam sizes. All bolts shall have washers under the head and nut.





DECK BEAMS

Beam plies shall be fastened with two rows of 10d (3-inch \times 0.128-inch) nails minimum at 16 inches on center along each edge. Beams shall be permitted to cantilever at each end up to one-fourth of the actual beam span. Splices of multispan beams shall be located at interior post locations. The ends of each beam shall have not less than 1¹/₂ inches of bearing on wood or metal and not less than 3 inches on concrete or masonry for the entire width of the beam.

SDECIES	SIZE	DECK JOIST SPAN LESS THAN OR EQUAL TO: (feet)						
ST LCIES		6'	8'	10'	12'	14'	16'	18'
	$2-2 \times 6$	6'-11"	5'-11"	5'-4"	4'-10"	4'-6"	4'-3"	4'-0"
Southern pine	$2-2 \times 8$	8'-9"	7'-7"	6'-9"	6'-2"	5'-9"	5'-4"	5'-0"
	$2 - 2 \times 10$	10'-4"	9'-0"	8'-0"	7'-4"	6'-9"	6'-4"	6'-0"
	$2 - 2 \times 12$	12'-2"	10'-7"	9'-5"	8'-7"	8'-0"	7'-6"	7'-0"
	$3-2 \times 6$	8'-2"	7'-5"	6'-8"	6'-1"	5'-8"	5'-3"	5'-0"
	$3-2 \times 8$	10'-10"	9'-6"	8'-6"	7'-9"	7'-2"	6'-8"	6'-4"
	$3 - 2 \times 10$	13'-0"	11'-3"	10'-0"	9'-2"	8'-6"	7'-11"	7'-6"
	$3 - 2 \times 12$	15'-3"	13'-3"	11'-10"	10'-9"	10'-0"	9'-4"	8'-10"

DECK BEAM SPAN LENGTHS (for beams supporting joist from one side only)



Deck joist and deck beam bearing

The ends of each joist and beam shall have not less than 1¹/₂ inches of bearing on wood or metal and not less than 3 inches on concrete or masonry for the entire width of the beam. Joist framing into the side of a ledger board or beam shall be supported by approved joist hangers. Joists bearing on a beam shall be connected to the beam to resist lateral displacement.



LEDGER DETAILS

Deck ledgers shall be a minimum 2-inch by 8-inch nominal, pressure-preservative-treated southern pine, No. 2 grade or better lumber. Fasteners used in deck ledger connections shall be hot-dipped galvanized or stainless steel and shall be installed per the following details.

Deck ledgers shall not support concentrated loads from beams or girders. Deck ledgers shall not be supported on stone or masonry veneer.

DECK LEDGER CONNECTION TO BAND JOIST

	JOIST SPAN						
	6' and	6′1″ to	8'1" to	10'1" to	12′1″ to	14'1" to	16'1" to
CONNECTION DETAILS	less	8′	10′	12′	14'	16′	18′
	On-center spacing of fasteners						
¹ / ₂ -inch diameter lag screw with ¹ / ₂ -inch maximum sheathing	30"	23"	18"	15"	13"	11"	10"
¹ / ₂ -inch diameter bolt with ¹ / ₂ -inch maximum sheathing	36"	36"	34"	29"	24"	21"	19"
¹ /2-inch diameter bolt with 1-inch maximum sheathing	36"	36"	29"	24"	21"	18"	16"

Ledgers shall be flashed to prevent water from contacting the house band joist.

The tip of the lag screw shall fully extend beyond the inside face of the band joist.

• Sheathing shall be wood structural panel or solid sawn lumber.

• Up to ¹/₂-inch thickness of stacked washers shall be permitted to substitute for up to ¹/₂ inch of allowable sheathing thickness where combined with wood structural panel or lumber sheathing.

PLACEMENT OF LAG SCREWS AND BOLTS IN DECK LEDGERS AND BAND JOISTS

MINIMUM END	AND EDGE DISTANCE	S AND SPACING	BETWEEN	ROWS
				110110

	TOP EDGE	BOTTOM EDGE	ENDS	ROW SPACING				
Ledger ^a	2 inches ^d	³ / ₄ inch	2 inches ^b	1 ⁵ / ₈ inches ^b				
Band Joist ^c	³ / ₄ inch	2 inches	2 inches ^b	1 ⁵ / ₈ inches ^b				

a. Lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger.

b. Maximum 5 inches.

c. For engineered rim joists, the manufacturer's recommendations shall govern.

d. The minimum distance from bottom row of lag screws or bolts to the top edge of the ledger.

See detail on next page

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PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS;



PLACEMENT OF LAG SCREWS AND BOLTS IN BAND JOISTS PARALLEL TO HOUSE FLOOR JOIST;



DECK ATTACHMENT FOR LATERAL LOADS;





Guidelines for Handrails and Guardrails

Handrails and guardrails 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:

- 1. Handrails shall be continuous on at least one side of each continuous run of stairs with 4 or more risers.
- 2. The top of handrails shall be placed not less 34 inches or more than 38 inches above the stair nosing.
- 3. Handrails must be continuous the entire length of the stairs, from a point directly above the top riser to a point directly above the lowest riser and return to a wall or post.
- 4. Handrails shall be placed at least 1-1/2 inches from any wall or other obstruction and cannot project more than 4-1/2 inches over the stairs.
- 5. The hand-grip area shall not be less than 1-1/4 inches or more than 2-3/4 inches in width.
 - a. **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.
 - b. **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.

Guardrails:

- 1. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches in height measured vertically from the nosing of the treads.
- 2. The requirement for guards along open sides of stairs not only applies to the portion of a stairway that is more than 30 inches above the adjacent floor, but it also applies to any portion of a flight of stairs less than 30 inches above the floor.
- 3. 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.
- 4. When designed properly, the top rail of a guard can also serve as the required handrail.
- 5. See next page for additional information.







GUARD DETAIL, TYPICAL



Post can be located on the inside of the joist.



STAIR DETAILS, TYPICAL

