

TOWN OF BRUNSWICK

308 Town Office Road
Troy, New York 12180-8809

BUILDING DEPARTMENT

TEL. (518) 279-3461

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DECK INSTRUCTION SHEET

Required Submission for Permit:

1. Permit Application
2. Application Fee
3. Plot Plan Showing;
 - A. Location of Deck
 - B. Size of Deck
 - C. Setbacks from Property Lines
4. Deck Plans Showing;
 - A. Depth of Footings (Must Be 48" Below Grade)
 - B. Size of Footings
 - C. Size and Type of Carrying Beams
 - D. Size, Length and Type of Floor Joists
 - E. Size and Type of Decking
 - F. Finished Floor Height of Deck Above Ground
 - G. Size, Spacing, Type and Height of Railings
 - H. Step Details

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Guidelines for Pressure Treated Decks

All work must comply with the requirements of the NYS Uniform Fire Prevention and Building Code. Upon issuing of Building Permit, the permit and approved set of plans must be kept on the job site for the duration of the project and until a Certificate of Compliance has been issued.

Spans:	Joist Size	Spacing	Allowable Spans
	2 x 6	24" O.C.	8'-2"
		16" O.C.	9'-4"
		12" O.C.	10'-3"
	2 x 8	24" O.C.	10'-9"
		16" O.C.	12'-3"
		12" O.C.	13'-6"
	2 x 10	24" O.C.	13'-8"
		16" O.C.	15'-8"
		12" O.C.	17'-3"
	2 x 12	24" O.C.	16'-8"
		16" O.C.	19'-1"
		12" O.C.	21'-0"

Ledger Board (if attaching deck to house), should be fastened to house with lag screws with Minimum sizes of 3/8" x 4" no greater than 2'-0" apart.

Joists should be supported by Joist hangers or resting on and fastened to bearing beam.

Stairs: -Unobstructed width of stair tread must be a minimum of 2'-8"
 -Tread must be a minimum of 9" plus 1 1/2" stair nosing.
 -Maximum height of riser is 8 1/4"
 -Maximum vertical rise of any run of stairs is 12'-0"

Railings: -To surface of handrails should be at least 30" and not more than 36" from floor or stair tread level. On stair runs the height shall be measured directly above riser face.
 -Handrails are required on at least one side and on all open sides of stairs.
 -Landings, platforms and porches more than 18" above adjacent floor or grade must have railing on all sides.

Footings: -4"x 4" posts require a minimum of an 8" diameter concrete footing with sonotube.
 -6"x 6" posts require a minimum of a 10" diameter concrete footing with sonotube.
 -Footings must be a minimum of 48" in depth and on solid or compacted ground
 -Concrete footings must extend 6" above finished grade.
 -Metal based anchored to the concrete should be used to fasten posts to footings.

Permit Fees: -Goes by cost of construction.

Inspections required include: 1) Footings before pour, 2) Framing, 3) Final inspection