

Information for decks for one and two family dwellings.

ZONING REQUIREMENTS Zoning requirements for setback and other zoning requirements (see Zoning Ordinance).

SITE PLAN Submit accurate site plan or property survey plan for review and approval, include:

- Existing survey showing existing conditions.
- Location of the proposed deck and other structures on property.
- Distances from buildings and structures to property lines and to other buildings.
- Show easements, drainage, well and septic system, where appropriate.
- Plot plan approval is required prior to issuance of the building permit.

BUILDING PERMIT APPLICATION

- Submit a completely filled out application with the property owner's signature or a copy of a signed contract by the owner.
- Submit two sets of deck construction drawings
 - Support/Foundation type and layout, including depth and size.
 - All posts or columns, including size and spacing and number.
 - Size and length of floor joists and/or beams.
 - Type of decking to be used, including size (5/4, 2"x6", etc).
 - Railing details, including size, spacing and supporting details.
 - Type of nails or screws to be used.
 - Details of stairs, including height, riser and run details.
 - Height of deck above grade
- Building Permit fees are based on the construction cost of the deck.

ADDITIONAL REQUIRED ITEMS

- Separate Electrical application from an approved electrical inspection agency, where any electrical work is to be included.
- Contractor's certificate of insurance must be included for workers' compensation (only NYS approved forms WC/DB-110; GS-105.2, CE-200 or U-26.3 accepted) and contractor's liability insurance.
- **NOTE: New York State Law requires that you call Dig Safe NY 2-working days prior to any beginning any digging operations (811 or 1-800-962-7962).**

INSPECTIONS REQUIRED

- Footings, when applicable, before concrete is poured.
- Final Inspection prior to use. **Certificate of Compliance** is required

Deck Construction

- All deck construction must conform to the Building Code of New York State or the Residential Code of New York State
- Deck post footing must be 42" below grade and inspected before backfilling.
- Deck stairway stringers must have posts 42" below grade.
- Exterior joist hangers require galvanized nails.
- All joist must have a minimum of 1 ½ inches of bearing.
- All post and joist connections must be secured together with approved bolts, ties or straps.
- Deck rim connected to house needs to be counter flashed and lagged screwed or bolted to solid lumber rim joist 24 inches on center.
- Proper nails, screws and hardware must be double hot dipped or stainless steel. This is due to the corrosive actions by the preserving chemicals in the treated wood.

Deck Stairways

- 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.
- All 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.
- Maximum riser height shall be 8 ¼" measured vertically between leading edges of the adjacent treads.
- Minimum tread depth shall be 9" measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge.
- Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.
- A nosing not less than ¾" but not more than 1 ¼" shall be provided on stairways with solid risers.
- A nosing is not required where tread depth is a minimum of 11 inches.

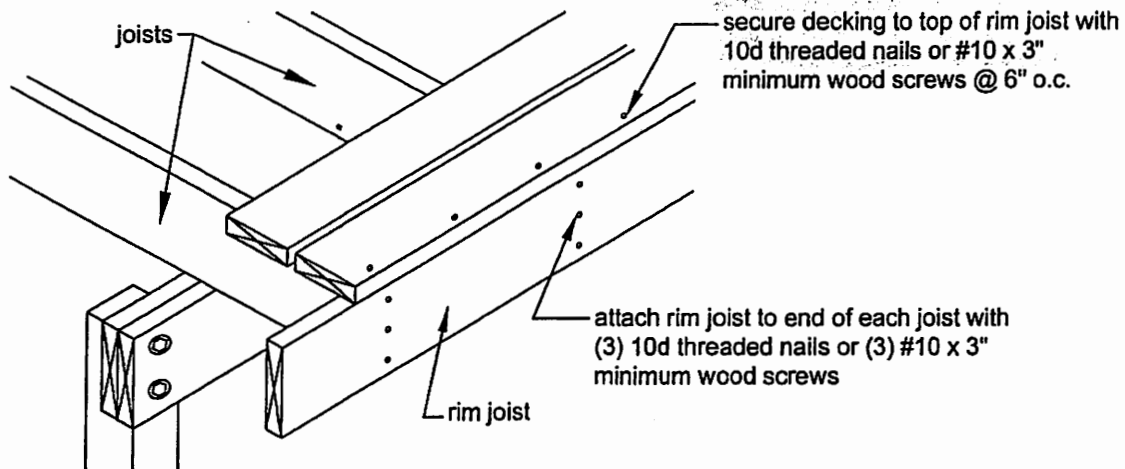
Deck Handrails

- Porches, balconies or raised surfaces located more than 30-inches above the floor or grade below shall have guards not less than 36-inches in height.
- Handrail grip size shall have a circular cross section of 1 ¼" minimum to 2" maximum. Other handrail shapes that provide an equivalent grasping surfaces are permissible. Edges shall have a minimum radius of 1/8".
- The clear space between handrail and wall or spindles below shall not less than 1 ½".
- Handrails shall be provided on at least one side of each stair or flight of two or more risers.

RIM JOIST REQUIREMENTS

Attach a continuous rim joist to the ends of joists as shown in Figure 11. Attach decking to the rim joist as shown in Figure 11. For more decking attachment requirements, see DECKING REQUIREMENTS.

Figure 11. Rim Joist Connection Details.



FOOTINGS [R403]

See Figure 12 and Table 4 for footing size, footing thickness, and post attachment options and requirements. All footings shall bear on undisturbed soil at least 12 inches below the undisturbed ground surface or below the frost line, whichever is deeper. Contact the authority having jurisdiction to determine the specified frost line. Bearing conditions shall be verified in the field by the building official prior to placement of concrete. Where the building official determines that in-place soils with an allowable bearing capacity of less than 1,500 psf are likely to be present at the site, the allowable bearing capacity shall be determined by a soils investigation.

DECK FOOTINGS CLOSER THAN 5'-0" TO AN EXTERIOR HOUSE FOUNDATION WALL MUST BEAR AT THE SAME ELEVATION AS THE FOOTING OF THE HOUSE FOUNDATION.

Do not construct footings over septic systems or leach fields, utility lines, or enclosed meters. Contact local utilities (call 811) before digging.

Pre-manufactured post anchors shall be galvanized or stainless steel. See MINIMUM REQUIREMENTS.

POST REQUIREMENTS

All deck post sizes shall be 6x6 (nominal) or larger, and the maximum height shall be in accordance with Table 4 and measured from grade or top of foundation, whichever is highest, to the underside of the beam. Under prescriptive limits of this document, 8x8 nominal posts can be substituted anywhere in Table 4 but are limited to a maximum height of 14'-0". Posts shall be centered on footings. Cut ends and notches of posts shall be field treated with an *approved* preservative (such as copper naphthenate) [R402.1.2]. The beam shall be attached to the post by notching as shown in Figure 8A or by providing an *approved* post cap to connect the beam and post as shown in Figure 8B. All 3-ply beams shall be connected to the post by a post cap. All through-bolts shall have washers under the bolt head and nut. Attachment of the beam to the side of the post without notching is prohibited (see Figure 9).

Provide diagonal bracing parallel to the beam at each corner post greater than 2'-0" in height as shown in Figure 10. Diagonal bracing is prohibited on center posts. Bracing shall be fastened to the post at one end and the beam at the other with 1/2" diameter lag screws. For non-ledger decks, (see Figure 21) diagonal bracing may be omitted at the beam and posts adjacent to the house.

Figure 8A. Post-to-Beam Attachment Requirements.

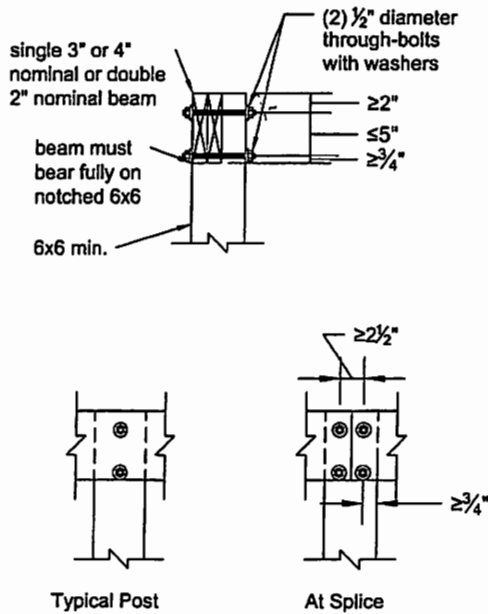


Figure 8B. Alternate Approved Post-to-Beam Post Cap Attachment.

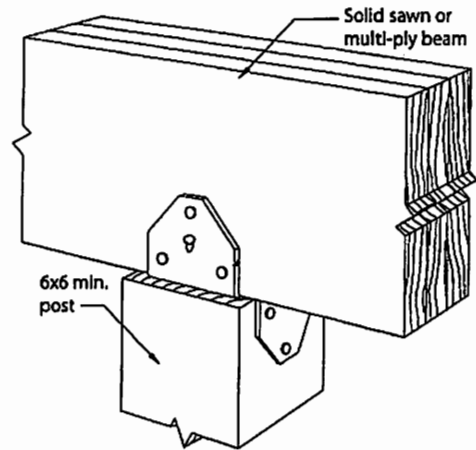


Figure 9. Prohibited Post-to-Beam Attachment Condition.

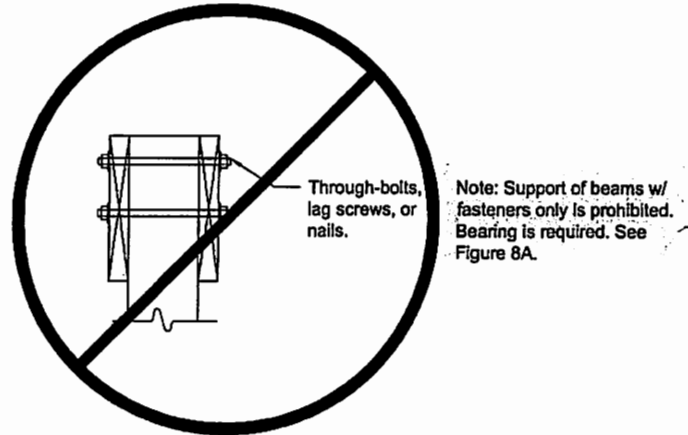
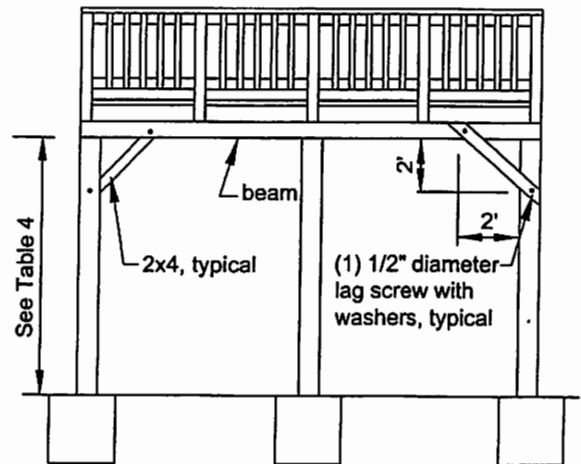


Figure 10. Diagonal Bracing.



DIAGONAL BRACING PARALLEL TO BEAM
 Note: Diagonal Bracing is prohibited on center posts.

Mail Pick up

APPLICATION FOR PERMIT

Appl#: _____

FOR TOWN USE ONLY		Permit No. _____
Date Submitted _____	Permit Fee \$ _____	Map No. _____
Date Approved _____	Receipt No. _____	Zoning District _____
Date Denied _____	Check No. _____	Occupancy _____ Construction _____
Approved By _____		Conditions of Approval _____

Print or Type clearly and fill in all spaces that apply!

Application is hereby made to the Director of Planning & Development for the issuance of a Building Permit pursuant to all applicable codes, ordinances and laws regulating and governing the erection, construction, enlargement, addition, alteration, repair, replacement, improvement, removal, demolition, conversion of any building or premises or part thereof in the Town of Salina.

Address of Property: _____		Zip Code: _____
Lot Number: _____	Tract: _____	
PROPERTY OWNER		
Name: _____	Phone #: _____	
Address (City/State/Zip): _____	E-mail: _____	
Tenant Company Name: _____	Fax #: _____	
Applicant Name: _____	Phone #: _____	
Address: _____	E-mail: _____	
Designer Name: _____	Phone #: _____	
Address: _____	E-mail: _____	
Name of Contractor _____	Phone #: _____	
Address (City/State/Zip): _____	E-mail: _____	
Insurance Company: _____	Policy#: _____	Expiration Date: _____
<i>(Contractor to attach a copy of Certificate of Insurance including liability, workers compensation and disability insurance or NYS exemption certificate.)</i>		
Nature of Work (check all applicable – work not identified will require separate application form.)		
<input type="checkbox"/> New building	<input type="checkbox"/> Move building	<input type="checkbox"/> Addition
<input type="checkbox"/> Deck	<input type="checkbox"/> Demolition/Remove	<input type="checkbox"/> Roofing
<input type="checkbox"/> Shed	<input type="checkbox"/> Fence	<input type="checkbox"/> Fire Protection System
<input type="checkbox"/> All others (Describe) _____	<input type="checkbox"/> Alteration/Repair	<input type="checkbox"/> Swimming pool/Spa
	<input type="checkbox"/> Fire Repair	<input type="checkbox"/> Foundation
	<input type="checkbox"/> Occupancy Change	<input type="checkbox"/> Garage
	<input type="checkbox"/> Fireplace/stove	<input type="checkbox"/> Mechanical work
	<input type="checkbox"/> Tenant Alteration	
Describe proposed work, including use and size of all items checked above: _____		

The application must contain all information found on the handout sheet to be considered complete and to be processed.		
Parcel type: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Office <input type="checkbox"/> Other		
# Dwelling units: _____	Square feet: _____	
Electrical Application #: _____	Agency: _____	
Plumbing Permit #: _____	Plumber: _____	
Estimated VALUE of all work, materials and labor for the work under this application: \$ _____		
Property Located in Flood Zone: <input type="checkbox"/> Yes <input type="checkbox"/> No	Property Located in Wet Lands: <input type="checkbox"/> Yes <input type="checkbox"/> No	Easements: <input type="checkbox"/> Yes <input type="checkbox"/> No

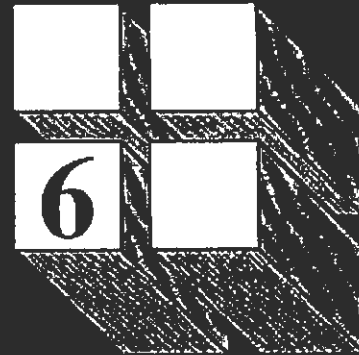
The below signed applicant has read the instructions for Application for Building Permit. The below signed applicant hereby affirms under the penalty of perjury that to the best of his/her knowledge and belief the information given and accompanying this Application for Building Permit is accurate and true. The applicant agrees to comply with all applicable laws, ordinances and regulations; that all statements contained in this application are true to the best of his/her knowledge and belief and that all work will be performed in the manner set forth in the application and in the plans and specifications filed therewith.

Owner Signature _____ Signature of Applicant: _____

**TOWN OF SALINA
PLANNING AND DEVELOPMENT
FEE SCHEDULE**

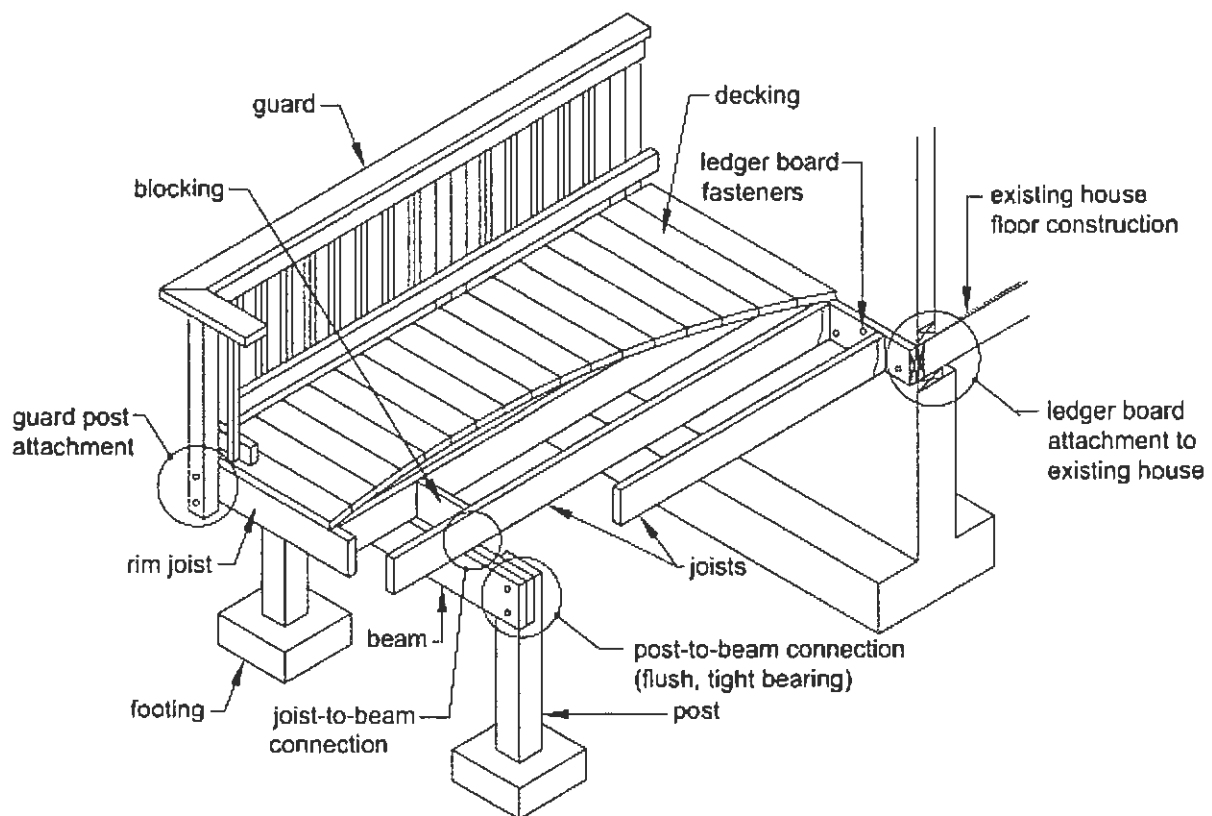
BUILDING PERMIT FEES		Base Fee	Plus	Variable
Building Permits:	Residential (per dwelling unit)	\$ 25.00	\$ 7.00	Per \$1000 value
	Commercial (per tenant space)	\$ 50.00	\$ 7.00	Per \$1000 value
	Multiple Dwelling (per dwelling unit)	\$ 50.00	\$ 7.00	Per \$1000 value
	Industrial (per tenant space)	\$ 50.00	\$ 7.00	Per \$1000 value
Where work started before permit is obtained	<i>Double fee noted above</i>			
Renewal of building permit	25% of original fee: Minimum Fee	\$ 25.00		
Plan Reviews:	<i>(Where no building permit is issued)</i>			
	50% of fee noted above: Minimum Fee	\$ 25.00		
Refund	Where no work is begun on a permit 50% of fee			
Certificate of Occupancy	Permanent	\$ 25.00		
	Temporary (maximum 30 days)	\$ 25.00		
Certificate of Compliance	Where building permit is in effect	\$0.00		
	Where no building permit is in effect			
	1- or 2-family dwelling (per unit)	\$ 50.00		
	All other occupancies/uses (per unit)	\$ 100.00		
Signs	Sign Permits: (Base fee per sign)	\$ 50.00	\$ 1.00	per 1 sq ft
Fences (per Chapter 115)	1- and 2-family uses	\$ 25.00		
	all other uses/occupancies	\$ 100.00		
Microfilming Fee	Where plans are not submitted in electronic format (per page)	\$ 5.00		

Design for Code Acceptance



Prescriptive Residential Wood Deck Construction Guide

Based on the *2015 International Residential Code*



This document is subject to updates and revisions. To ensure that you always have the latest version of the document, follow this link to download a free copy of the most current *Prescriptive Residential Wood Deck Construction Guide*: <http://www.awc.org/pdf/codes-standards/publications/dca/AWC-DCA62015-DeckGuide-1804.pdf>

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Additional questions: info@awc.org or 202-463-2766.