



TOWN OF HARRIETSTOWN

FRANKLIN COUNTY, NEW YORK
39 MAIN STREET
SARANAC LAKE, NEW YORK 12983

(518) 891-1470
FAX (518) 891-6265
WWW.HARRIETSTOWN.ORG

BUILDING PERMIT REQUIREMENTS FOR DECKS

1. Submit two copies of a tape location or instrument survey map of the property indicating the proposed location, distance to property *lot* lines and any overhead wires.
2. Submit two copies of a detailed construction drawing showing a cross section (see page 2) and the top view (see page 3) 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 and distance between posts. Provide a detail of proposed guardrails, handrails and stairs. Include an overview showing overall measurements, beams and posts. Approved flashing is required at all points of attachment to the house.
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, they must have General Liability, Workers' Compensation and Disability Benefits insurance on file with the Town of Perinton before a permit can be issued. Please call the Building and Codes Department with any questions.
6. Check with the Building and Codes 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 first come first served manner. 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 48" inches deep and must be *inspected* before concrete is placed.
10. A Certificate of Compliance (final inspection) is required on all deck permits. It is the responsibility of the homeowner to assure that a final inspection has passed, and a Certificate of Compliance has been issued
11. See the current Town of Harrietstown fee schedule at www.harrietstown.org or visit the Building and Codes Department office Lower Level of the Town Hall.



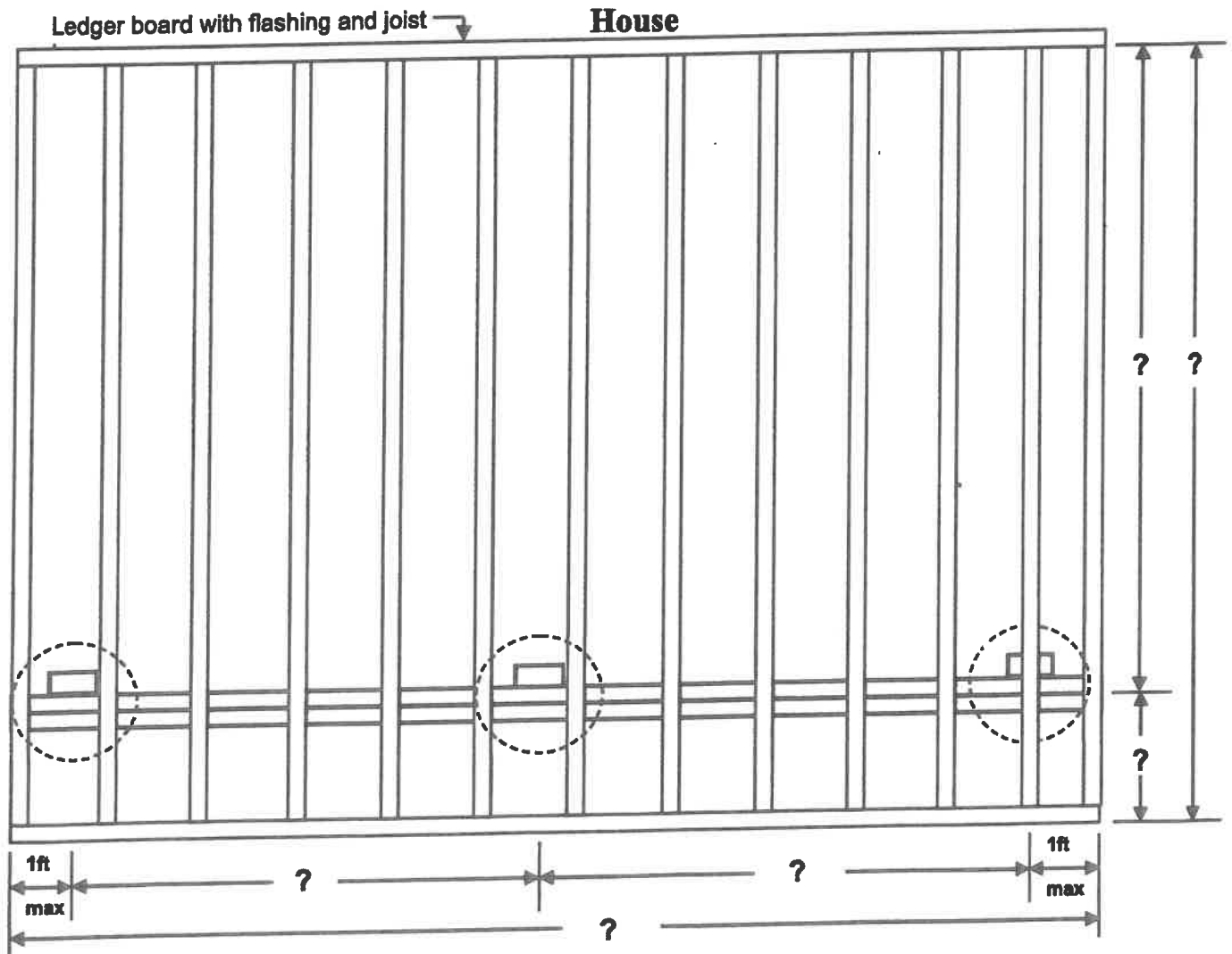
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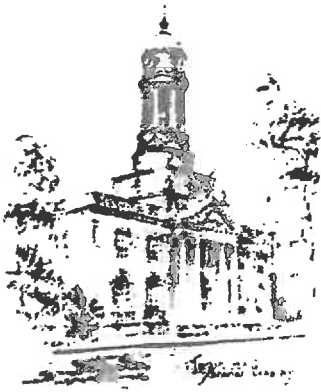
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Example Deck Top View

- 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.



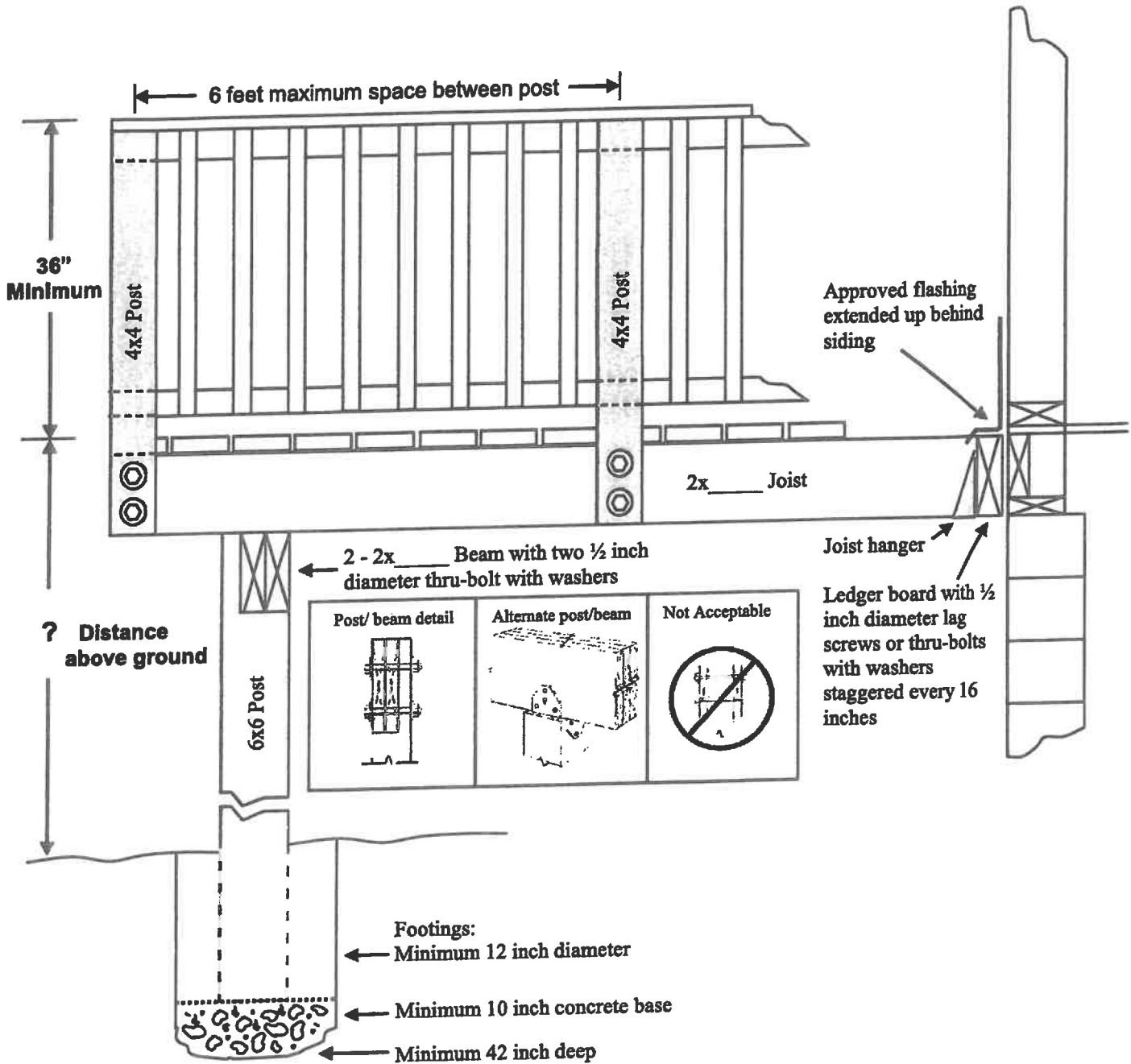


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Example Deck Cross Section





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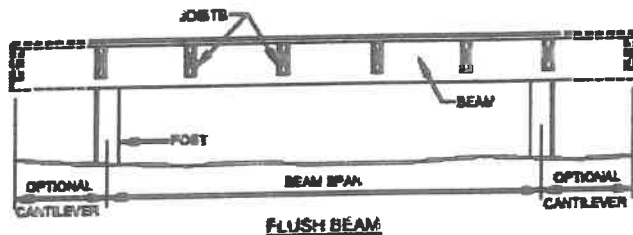
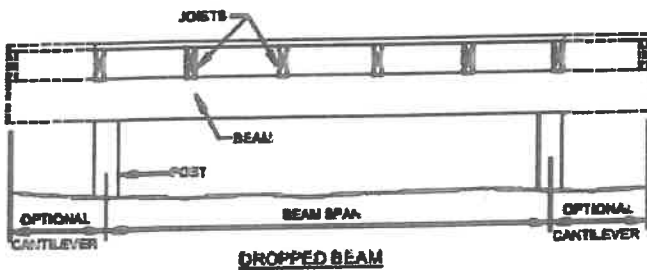
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DECK BEAMS

Beam plies shall be fastened with two rows of 10d (3-inch × 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 1½ inches of bearing on wood or metal and not less than 3 inches on concrete or masonry for the entire width of the beam.

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

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



Deck joist and deck beam bearing

The ends of each joist and beam shall have not less than 1½ 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.



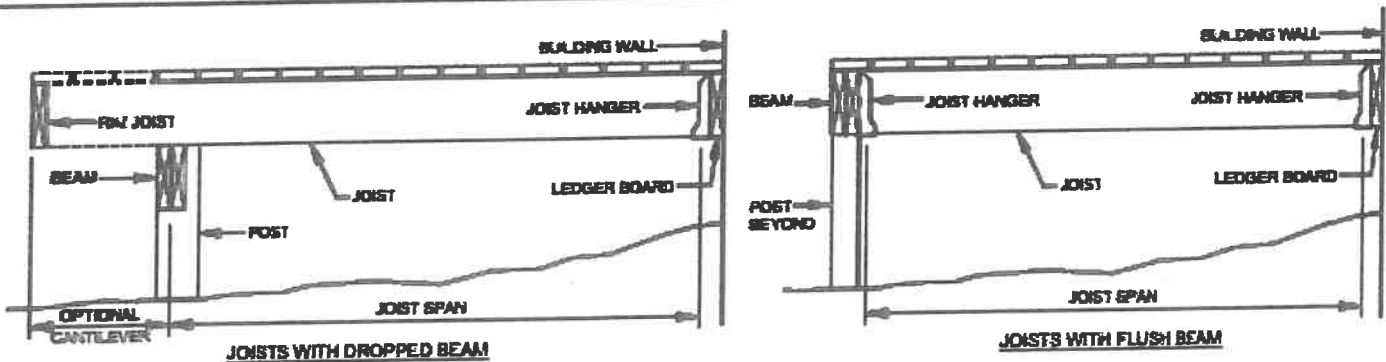
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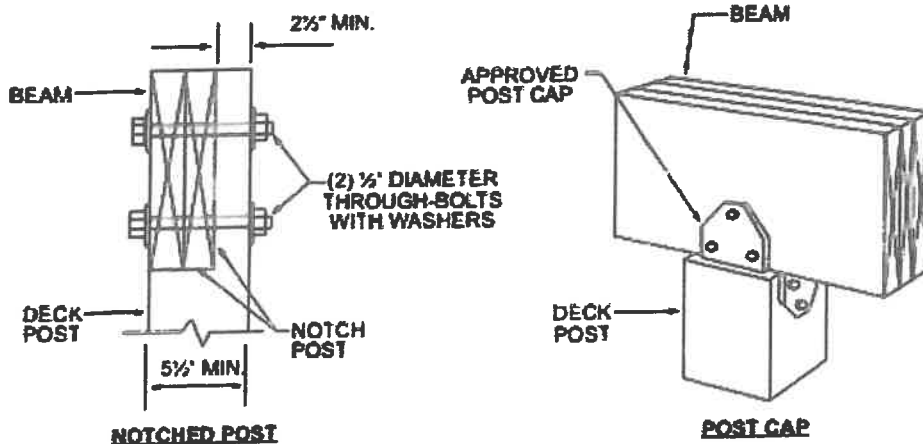
DECK JOIST SPANS FOR COMMON LUMBER SPECIES

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 Southern Pine	2 x 6	9' - 11"	9' - 0"	7' - 7"	6' - 8"	6' - 8"	6' - 8"
	2 x 8	13' - 1'	11' - 10"	9' - 8"	10' - 1"	10' - 1"	9' - 8"
	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.





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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

CONNECTION DETAILS	JOIST SPAN						
	6' and less	6'1" to 8'	8'1" to 10'	10'1" to 12'	12'1" to 14'	14'1" to 16'	16'1" to 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 DISTANCES AND SPACING BETWEEN ROWS				
	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

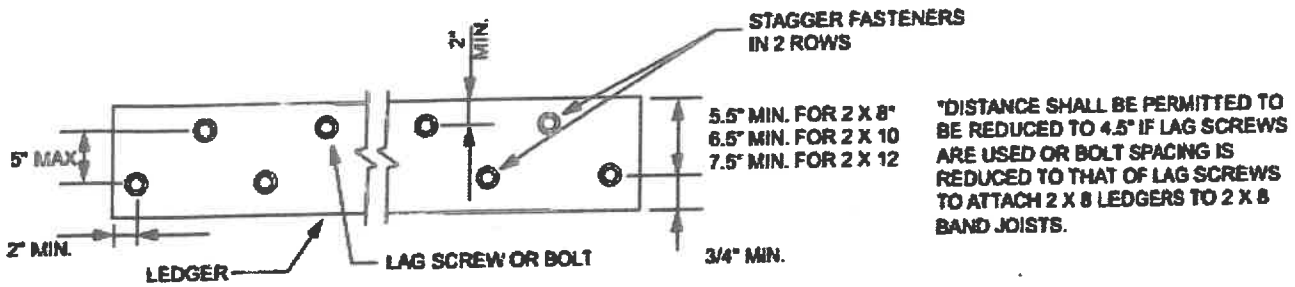


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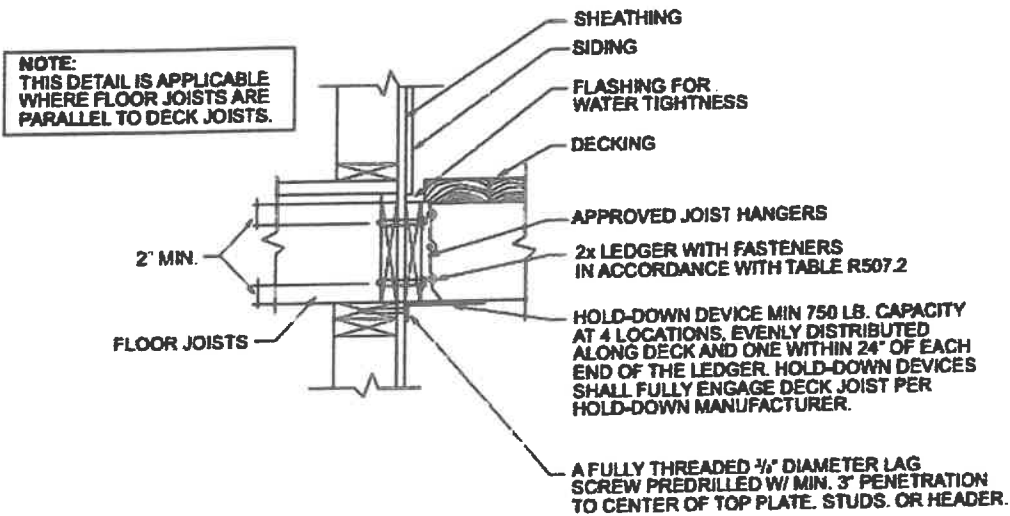
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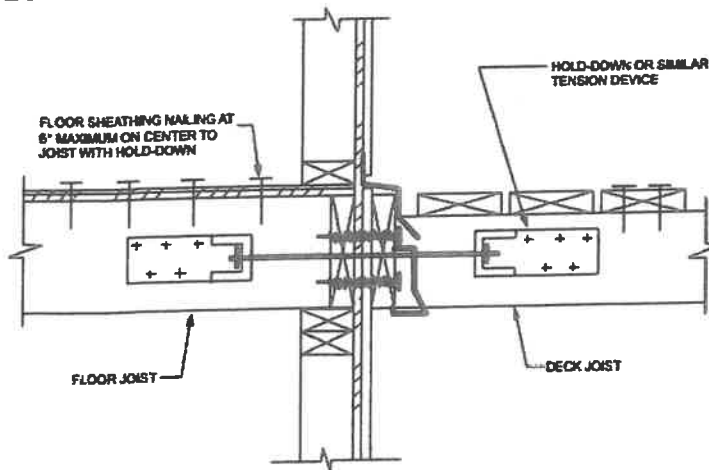
PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS;



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



DECK ATTACHMENT FOR LATERAL LOADS;





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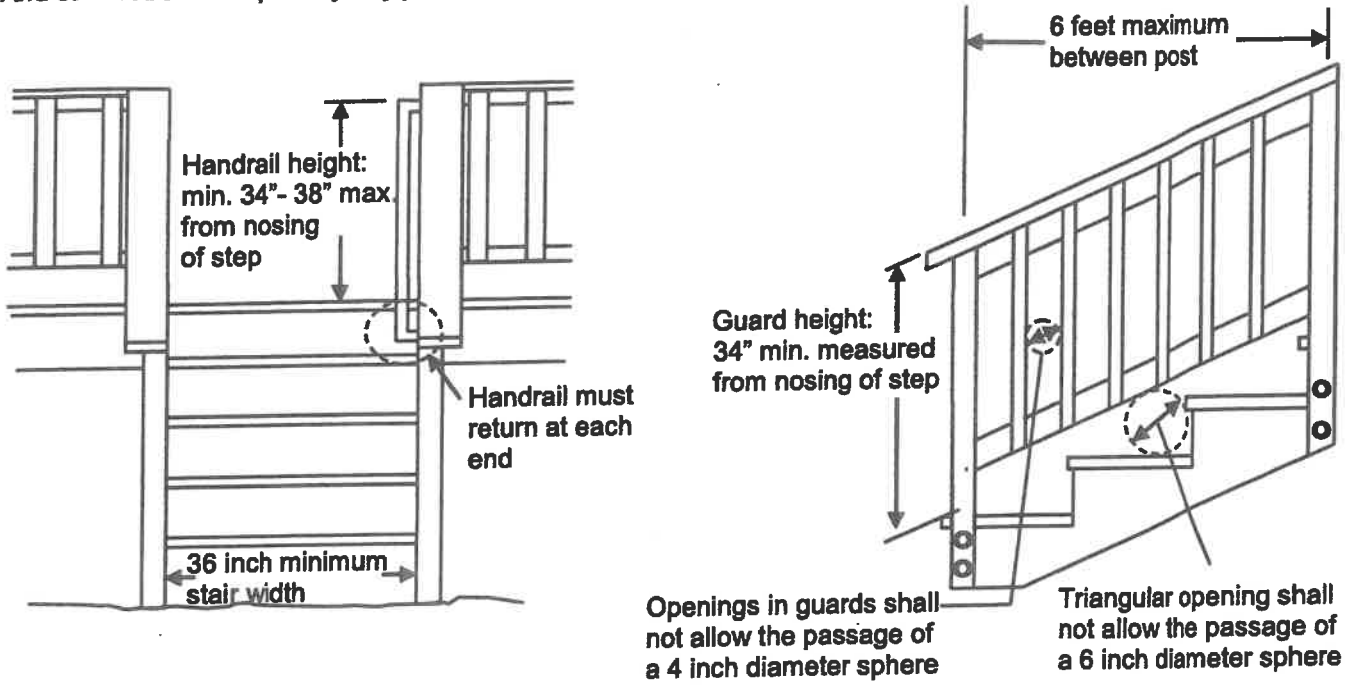
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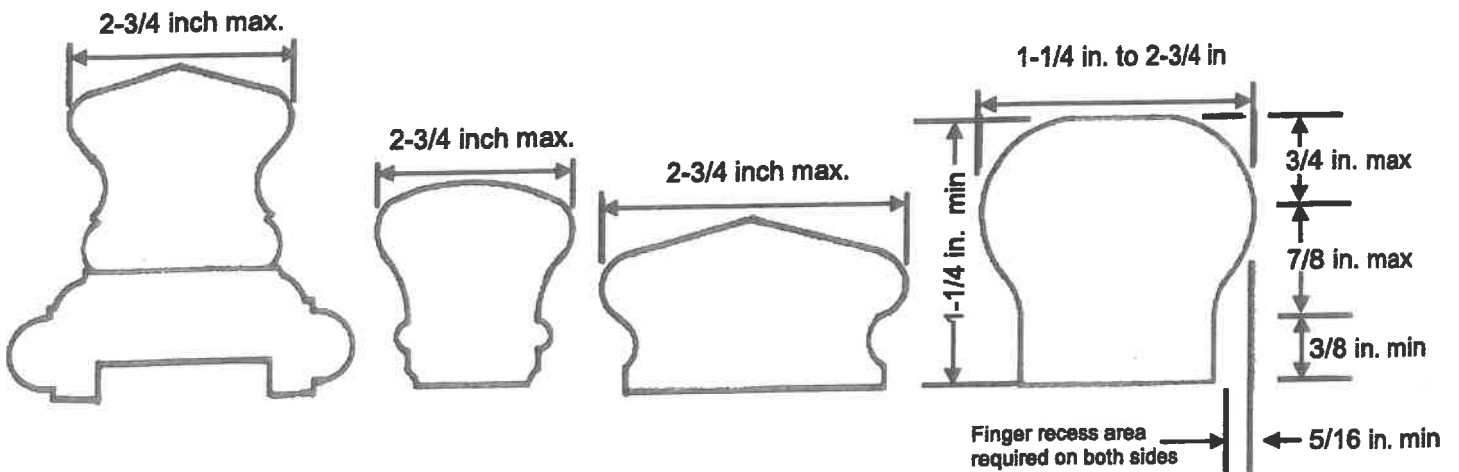
HANDRAIL AND GUARD for STAIRS DETAIL, TYPICAL

Handrails must be continuous the full length of stairs
And cannot be interrupted by any post.

Guards are required for stairs with a total rise of
30 inches or more.



Acceptable Handrail Profiles, typical



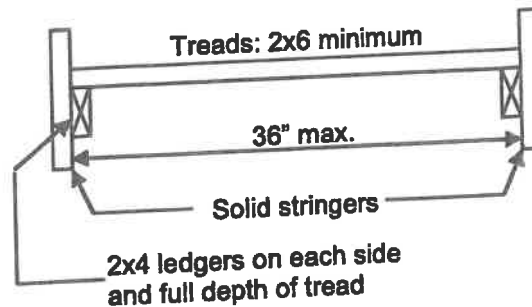
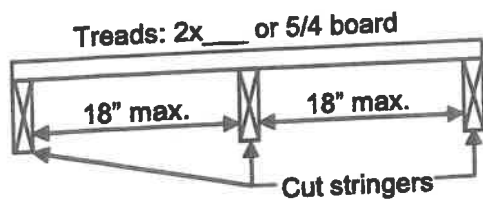
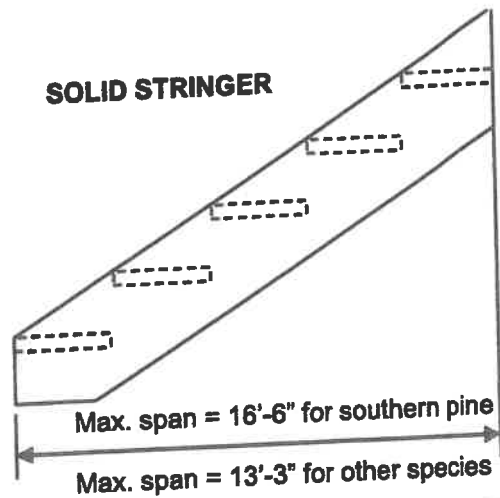
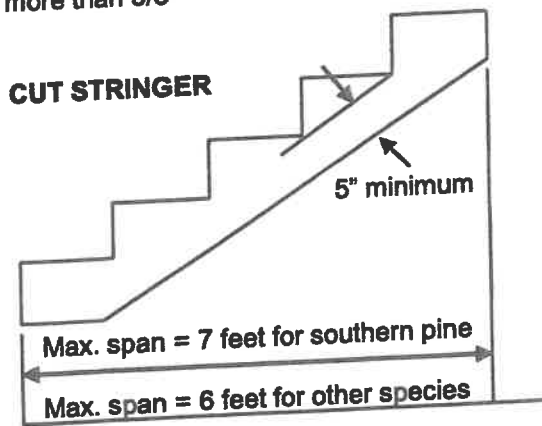
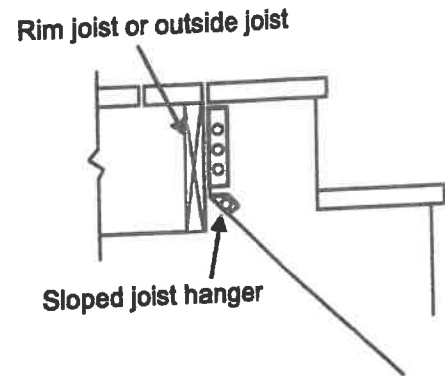
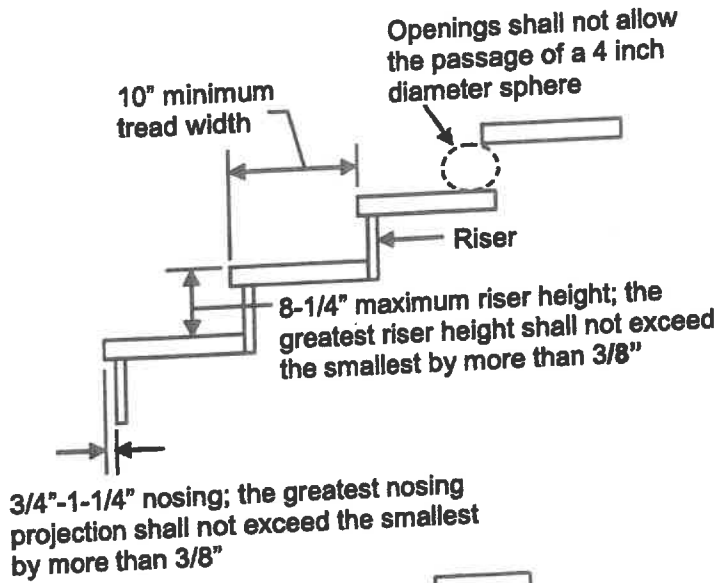


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STAIR DETAILS, TYPICAL



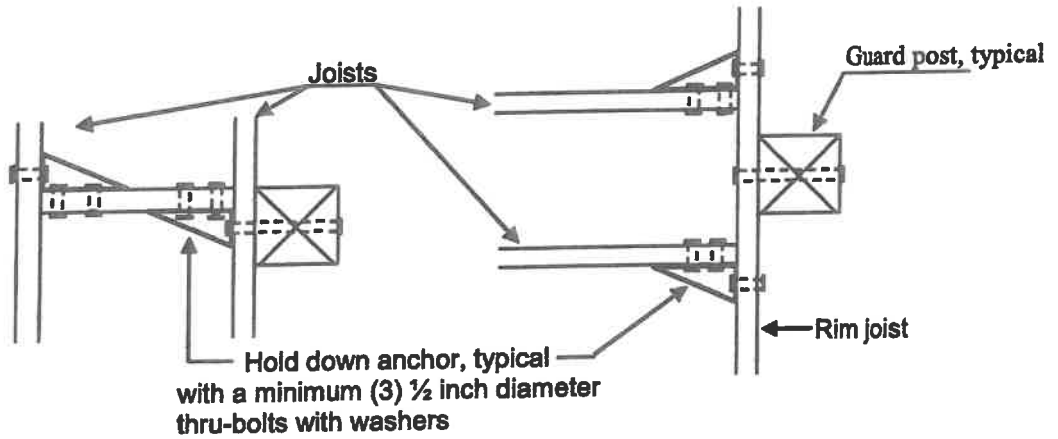
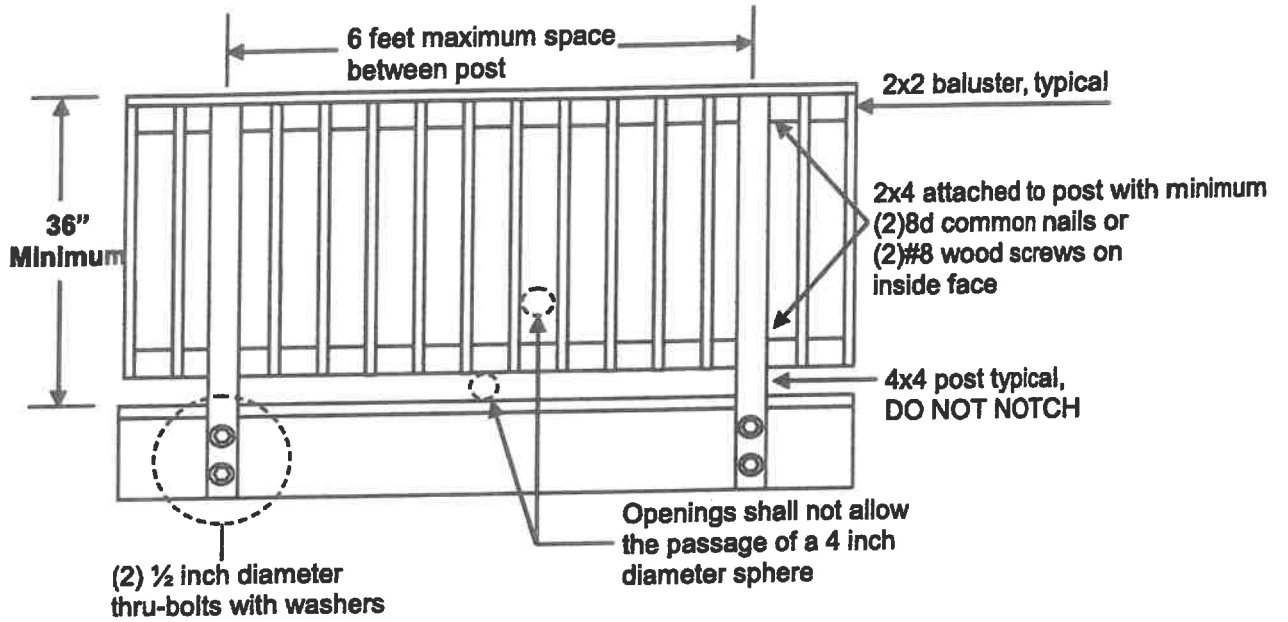


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GUARD DETAIL, TYPICAL



Post can be located on the inside of the joist.