

App. Approved \_\_\_\_\_  
 Date \_\_\_\_\_ Authorized Official \_\_\_\_\_  
 App. Disapproved \_\_\_\_\_  
 Date \_\_\_\_\_ Authorized Official \_\_\_\_\_  
 Sewer Permit No. \_\_\_\_\_ Date \_\_\_\_\_  
 Electrical Permit No. \_\_\_\_\_ Date \_\_\_\_\_  
 Board Decisions \_\_\_\_\_ Case # \_\_\_\_\_

**TOWN OF CLAY**  
 4401 Route 31, Clay, NY 13041 (315) 652-3800  
**RESIDENTIAL**  
**BUILDING PERMIT APPLICATION**  
 Department of Planning and Development

Permit Number \_\_\_\_\_  
 Date Filed \_\_\_\_\_  
 Tax Map Number \_\_\_\_\_

\*\*\*Applicant – do not write above this line\*\*\*  Visit us online at: [www.townofclay.org](http://www.townofclay.org)

**Nature of Work (Please check applicable item)**

\_\_\_\_\_ Addition \* \_\_\_\_\_ SF \* # Bathrooms \_\_\_\_\_  
 \_\_\_\_\_ Alteration \* \_\_\_\_\_ SF \* Habitable SF \_\_\_\_\_  
 \_\_\_\_\_ Shed \_\_\_\_\_ SF \* Style \_\_\_\_\_  
**XXXX Deck** \_\_\_\_\_ SF \* Model \_\_\_\_\_  
 \_\_\_\_\_ Garage \_\_\_\_\_ SF \_\_\_\_\_  
 \_\_\_\_\_ Fireplace, \_\_\_\_\_ Insert \_\_\_\_\_  
 \_\_\_\_\_ Demolition \_\_\_\_\_  
 \_\_\_\_\_ Fence \_\_\_\_\_ Height \_\_\_\_\_  
 \_\_\_\_\_ Other \_\_\_\_\_

**Property Information**  
**Address** or Tract/Lot \_\_\_\_\_  
 \_\_\_\_\_ Zip \_\_\_\_\_  
 Zoning District \_\_\_\_\_  
 Present Use & Occupancy \_\_\_\_\_  
 Present Square Footage \_\_\_\_\_  
**Owner Information - PLEASE PRINT**  
**Property Owner** \_\_\_\_\_  
**Owner's Address** \_\_\_\_\_  
 City \_\_\_\_\_ Zip \_\_\_\_\_

**Building Permit Fees.** Where the TOTAL VALUATION of the work is:  
 \$1 - \$1000..... \$25.00  
 For each additional \$1,000.00 or fraction thereof \$ 6.00

**Owner's Phone No.(H)** \_\_\_\_\_ **(W)** \_\_\_\_\_  
**Owner's Signature:** \_\_\_\_\_  
**Total Value: \$** \_\_\_\_\_

**Permit Fee: \$** \_\_\_\_\_ **(cash or check only)**

**Project Description** Description of Proposed Development or Intended Use \_\_\_\_\_

**Approved Plan Reference:** \_\_\_\_\_ Phone \_\_\_\_\_  
 Architect or Engineer \_\_\_\_\_ Plan Date (Original) \_\_\_\_\_  
 Company \_\_\_\_\_ Last Revision \_\_\_\_\_  
 Plan Title \_\_\_\_\_ Number of Pages \_\_\_\_\_

**Applicant Information: (if different from owner)**  
 X \_\_\_\_\_ is the \_\_\_\_\_  
 (Name of individual signing application) (agent, contractor, corporate officer, etc.)  
 X \_\_\_\_\_ Zip \_\_\_\_\_  
 (Address) (City) (State)  
 \_\_\_\_\_ Phone \_\_\_\_\_

(Signature)  
 APPLICATION IS HEREBY MADE to the commissioner for the issuance of a Building Permit pursuant to the New York State Uniform Fire Prevention and Building Code for the construction of buildings, additions or alterations, or for removal or demolition, as herein described. The applicant agrees to comply with all applicable laws, ordinances and regulations.

**Contractor Information:**  
**Name of Contractor** \_\_\_\_\_ Site Contact Person \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**Contractors Liability Insurance :** \_\_\_\_\_ ATTACHED, OR \_\_\_\_\_ ON FILE  
**Workers' Compensation Insurance and Disability Insurance:** \_\_\_\_\_ ATTACHED, OR \_\_\_\_\_ ON FILE

Electrical work to be inspected by, and Certificate of Approval obtained from, the CNY Electrical Inspection Service, Commonwealth Electrical Inspection Service, Middle Department Inspection Agency or The Inspector.

Plumbing work to be inspected by, and Certificate of Approval obtained from, The Onondaga County Dept. of Health.

Please attach separate drawing (survey) showing clearly and distinctly all buildings, whether existing or proposed, and indicate all set-back dimensions from property lines. Show street names and indicate whether interior or corner lot.

**OFFICE USE:** ( ) Applicant ( ) Assessor ( ) File 1/16

**RESIDENTIAL**

**Town Of Clay - Building Permit Fees**

12/15

**Partial Schedule**

|                       |                   |                   |                     |                     |
|-----------------------|-------------------|-------------------|---------------------|---------------------|
| \$1.00-\$1,000 - \$25 | \$21,000 - \$145  | \$41,000 - \$265  | \$61,000 - \$385    | \$81,000 - \$505    |
| \$2,000 - \$31        | \$22,000 - \$151  | \$42,000 - \$271  | \$62,000 - \$391    | \$82,000 - \$511    |
| \$3,000 - \$37        | \$23,000 - \$157  | \$43,000 - \$277  | \$63,000 - \$397    | \$83,000 - \$517    |
| \$4,000 - \$43        | \$24,000 - \$163  | \$44,000 - \$283  | \$64,000 - \$403    | \$84,000 - \$523    |
| \$5,000 - \$49        | \$25,000 - \$169  | \$45,000 - \$289  | \$65,000 - \$409    | \$85,000 - \$529    |
| \$6,000 - \$55        | \$26,000 - \$175  | \$46,000 - \$295  | \$66,000 - \$415    | \$86,000 - \$535    |
| \$7,000 - \$61        | \$27,000 - \$181  | \$47,000 - \$301  | \$67,000 - \$421    | \$87,000 - \$541    |
| \$8,000 - \$67        | \$28,000 - \$187  | \$48,000 - \$307  | \$68,000 - \$427    | \$88,000 - \$547    |
| \$9,000 - \$73        | \$29,000 - \$193  | \$49,000 - \$313  | \$69,000 - \$433    | \$89,000 - \$553    |
| \$10,000 - \$79       | \$30,000 - \$199  | \$50,000 - \$319  | \$70,000 - \$439    | \$90,000 - \$559    |
| \$11,000 - \$85       | \$31,000 - \$205  | \$51,000 - \$325  | \$71,000 - \$445    | \$91,000 - \$565    |
| \$12,000 - \$91       | \$32,000 - \$211  | \$52,000 - \$331  | \$72,000 - \$451    | \$92,000 - \$571    |
| \$13,000 - \$97       | \$33,000 - \$217  | \$53,000 - \$337  | \$73,000 - \$457    | \$93,000 - \$577    |
| \$14,000 - \$103      | \$34,000 - \$223  | \$54,000 - \$343  | \$74,000 - \$463    | \$94,000 - \$583    |
| \$15,000 - \$109      | \$35,000 - \$229  | \$55,000 - \$349  | \$75,000 - \$469    | \$95,000 - \$589    |
| \$16,000 - \$115      | \$36,000 - \$235  | \$56,000 - \$355  | \$76,000 - \$475    | \$96,000 - \$595    |
| \$17,000 - \$121      | \$37,000 - \$241  | \$57,000 - \$361  | \$77,000 - \$481    | \$97,000 - \$601    |
| \$18,000 - \$127      | \$38,000 - \$247  | \$58,000 - \$367  | \$78,000 - \$487    | \$98,000 - \$607    |
| \$19,000 - \$133      | \$39,000 - \$253  | \$59,000 - \$373  | \$79,000 - \$493    | \$99,000 - \$613    |
| \$20,000 - \$139      | \$40,000 - \$259  | \$60,000 - \$379  | \$80,000 - \$499    | \$100,000 - \$619   |
| \$225,000 = \$1,369   | \$121,000 - \$745 | \$141,000 - \$865 | \$161,000 - \$985   | \$181,000 - \$1,105 |
| \$250,000 = \$1,519   | \$122,000 - \$751 | \$142,000 - \$871 | \$162,000 - \$991   | \$182,000 - \$1,111 |
| \$275,000 = \$1,669   | \$123,000 - \$757 | \$143,000 - \$877 | \$163,000 - \$997   | \$183,000 - \$1,117 |
| \$300,000 = \$1,819   | \$124,000 - \$763 | \$144,000 - \$883 | \$164,000 - \$1,003 | \$184,000 - \$1,123 |
| \$325,000 = \$1,969   | \$125,000 - \$769 | \$145,000 - \$889 | \$165,000 - \$1,009 | \$185,000 - \$1,129 |
| \$350,000 = \$2,119   | \$126,000 - \$775 | \$146,000 - \$895 | \$166,000 - \$1,015 | \$186,000 - \$1,135 |
| \$375,000 = \$2,269   | \$127,000 - \$781 | \$147,000 - \$901 | \$167,000 - \$1,021 | \$187,000 - \$1,141 |
| \$400,000 = \$2,419   | \$128,000 - \$787 | \$148,000 - \$907 | \$168,000 - \$1,027 | \$188,000 - \$1,147 |
| \$425,000 = \$2,569   | \$129,000 - \$793 | \$149,000 - \$913 | \$169,000 - \$1,033 | \$189,000 - \$1,153 |
| \$450,000 = \$2,719   | \$130,000 - \$799 | \$150,000 - \$919 | \$170,000 - \$1,039 | \$190,000 - \$1,159 |
| \$475,000 = \$2,869   | \$131,000 - \$805 | \$151,000 - \$925 | \$171,000 - \$1,045 | \$191,000 - \$1,165 |
| \$500,000 = \$3,019   | \$132,000 - \$811 | \$152,000 - \$931 | \$172,000 - \$1,051 | \$192,000 - \$1,171 |
| \$1,000,000 = \$6,019 | \$133,000 - \$817 | \$153,000 - \$937 | \$173,000 - \$1,057 | \$193,000 - \$1,177 |
|                       | \$134,000 - \$823 | \$154,000 - \$943 | \$174,000 - \$1,063 | \$194,000 - \$1,183 |
|                       | \$135,000 - \$829 | \$155,000 - \$949 | \$175,000 - \$1,069 | \$195,000 - \$1,189 |
|                       | \$136,000 - \$835 | \$156,000 - \$955 | \$176,000 - \$1,075 | \$196,000 - \$1,195 |
|                       | \$137,000 - \$841 | \$157,000 - \$961 | \$177,000 - \$1,081 | \$197,000 - \$1,201 |
|                       | \$138,000 - \$847 | \$158,000 - \$967 | \$178,000 - \$1,087 | \$198,000 - \$1,207 |
|                       | \$139,000 - \$853 | \$159,000 - \$973 | \$179,000 - \$1,093 | \$199,000 - \$1,213 |
|                       | \$140,000 - \$859 | \$160,000 - \$979 | \$180,000 - \$1,099 | \$200,000 - \$1,219 |

\$1.00-\$1,000.00-\$25  
For each additional  
\$1,000 or fraction  
thereof - ADD \$6

Deck # \_\_\_\_\_

Height of Deck (From Grade) (Inches)

**Each Deck/Section  
Requires a Separate Worksheet**

Joist Size (2x8 min.) 2 x

4. Spacing of Floor Joists (Check one):  16" On-Center  
 24" On-Center  
 Other

**NOTE: MAXIMUM JOIST SPANS (southern pine)**

3. Actual Joist Span   
 Longest Span From Ledger to Beam or Beam to Beam

| SIZE | 12"oc | 16"oc | 24"oc |
|------|-------|-------|-------|
| 2X8  | 10'6" | 10'6" | 10'2" |
| 2X10 | 15'2" | 15'2" | 13'1" |
| 2X12 | 18'0" | 18'0" | 15'5" |

5. Beam Size (Double) 2" X   
 Beam Size (Triple) 2" X

6. Actual Beam Span (Longest Span from post to post)

**PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE**

**Table 3A. Dimension Lumber Deck Beam Spans (L<sub>B</sub>)<sup>1</sup> for Joists Framing from One Side Only.**

**Joist and Beam Cantilevers shall have a 4:1  
Backspan**

| Species       | Size <sup>4</sup> | Joist Spans (L) Less Than or Equal to: |          |          |          |          |         |         |
|---------------|-------------------|--|----------|----------|----------|----------|---------|---------|
|               |                   | 6'                                     | 8'       | 10'      | 12'      | 14'      | 16'     | 18'     |
| Southern Pine | 2-2x6             | 6' - 8"                                | 5' - 8"  | 5' - 1"  | 4' - 7"  | 4' - 3"  | 4' - 0" | 3' - 9" |
|               | 2-2x8             | 8' - 6"                                | 7' - 4"  | 6' - 6"  | 5' - 11" | 5' - 6"  | 5' - 1" | 4' - 9" |
|               | 2-2x10            | 10' - 1"                               | 8' - 9"  | 7' - 9"  | 7' - 1"  | 6' - 6"  | 6' - 1" | 5' - 9" |
|               | 2-2x12            | 11' - 11"                              | 10' - 4" | 9' - 2"  | 8' - 4"  | 7' - 9"  | 7' - 3" | 6' - 9" |
| Southern Pine | 3-2x6             | 7' - 11"                               | 7' - 2"  | 6' - 5"  | 5' - 10" | 5' - 5"  | 5' - 0" | 4' - 9" |
|               | 3-2x8             | 10' - 7"                               | 9' - 3"  | 8' - 3"  | 7' - 6"  | 6' - 11" | 6' - 5" | 6' - 1" |
|               | 3-2x10            | 12' - 9"                               | 11' - 0" | 9' - 9"  | 8' - 9"  | 8' - 3"  | 7' - 8" | 7' - 3" |
|               | 3-2x12            | 15' - 0"                               | 13' - 0" | 11' - 7" | 10' - 6" | 9' - 9"  | 9' - 1" | 8' - 7" |

7.  4 x 4 Posts (5' max. deck height)  6 x 6 Posts (14' max. deck height)  
 4 x 6 Posts (5' max. deck height) Other

8.  Deck will be attached to house/structure  Deck will **NOT** be attached to house/structure

If deck will be attached to house, Footers must extend a minimum of 42" below grade

If deck will not be attached it must: Have a 1 inch space between house and be between 4" and 8 1/4" from any door threshold

Decks shall not be attached to veneers, overhangs, or bay windows

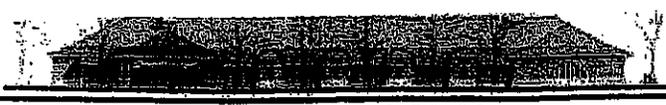
If attached to house/structure; size of Ledger Board: 2 x

9.  5/4 P.T. Decking Board  2 x 6 P.T. Decking Board  Composite Decking (all types)

Stairway Width (36" minimum)  Stairway Tread Depth (9 3/4" min.)  Stairway Riser Height (8 1/4" Max.)

Stairway Handrail Height (34" to 38" from the nosing of each step)

Guardrail Height (Minimum of 36" for walking surfaces 30" above the adjacent grade/surface)



**TOWN OF CLAY**

**DEPARTMENT OF  
PLANNING & DEVELOPMENT**

**MARK V. TERRITO,  
COMMISSIONER**

**PROCEDURES FOR OBTAINING RESIDENTIAL BUILDING PERMITS**

**FOR ADDITIONS, ALTERATIONS, GARAGES, SHEDS, POOLS, AND DECKS**

See additional instruction sheets for pools, fences, fireplaces and solid fuel burning appliances.

- 1.
- 2.
- 3.

Permit application filled out, and appropriate fee paid.

We need your survey showing where your home is placed on your property. Please draw in the approximate location of the new construction.

Setbacks must be met as required by the zoning of your property. Anything closer to property lines are in violation of the Town of Clay Zoning Ordinance. You cannot build any structure on an easement. (Width of easements take precedence over normal setbacks.) For properties that are designated in a floodplain, additional requirements of Chapter 112 must be met.

Accessory buildings (e.g., storage units, sheds, etc.) for one- or two-family dwellings or townhouses in residential districts that are 100 square feet or less in area and less than 12 feet in height do not need a building permit or certificate of occupancy from the Town of Clay. However, these accessory buildings shall comply with the following minimum standards:

- a. Only one per lot without a permit.
- b. Minimum setback of three feet (3') from any property line, six feet (6') from any other building per N.Y.S. Building Code.
- c. Not located within any easement or right-of-way.
- d. Located in the portion of a lot behind a line formed by the front wall of the principal building.
- e. Located in compliance with any applicable corner lot requirements.
- f. Meet Chapter 112 Flood Damage Prevention.

- 4.
- 5.
- 6.

2 sets of plans or drawings showing what you are building, materials that you are using and how it will be constructed. Stamped and signed architectural prints may be required.

Contractors must submit a Certificate of Liability and Certificate of Compensation and Disability Benefits Insurance coverage.

Permit will be mailed to you or can be picked up at our office. Office hours are 8:30 am to 4:30 pm. Permits will be accepted until 4:15 pm. Applications are taken on a first come first served basis and will be issued usually within 3-5 business days depending on the number of applications at any given time.

7. Upon issuance of your building permit, please contact the authorized official for the necessary inspections to be made during the course of construction.

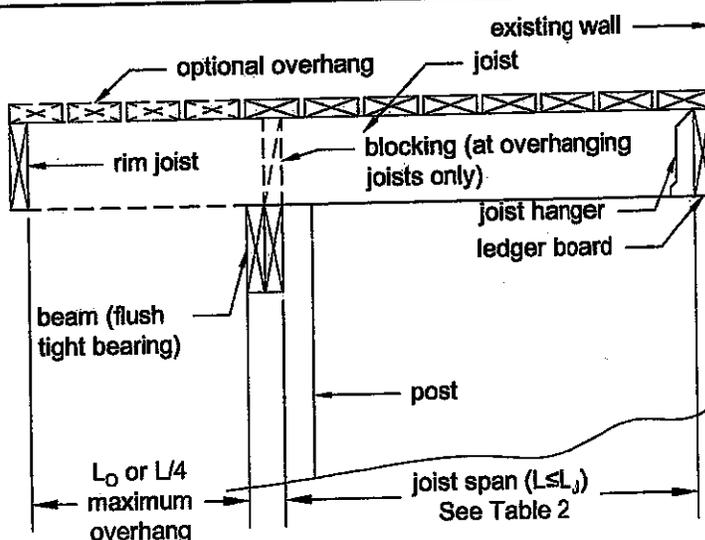
7/09

**Table 2. Maximum Joist Spans and Overhangs.<sup>1</sup>**

| Species  | Size             | Joist Spacing (o.c.)                          |           |           |   |          |          |
|--|------------------|---|-----------|-----------|---|----------|----------|
|  |                  | 12"   | 16"       | 24"       | 12"   | 16"      | 24"      |
|  |                  | Allowable Span <sup>2</sup> (L <sub>J</sub> ) |           |           | Allowable Overhang <sup>3</sup> (L <sub>O</sub> ) |          |          |
| Southern Pine  | 2x6 <sup>6</sup> | 9' - 11"                                      | 9' - 0"   | 7' - 7"   | 1' - 0"   | 1' - 1"  | 1' - 3"  |
|  | 2x8              | 13' - 1"                                      | 11' - 10" | 9' - 8"   | 1' - 10"  | 2' - 0"  | 2' - 4"  |
|  | 2x10             | 16' - 2"                                      | 14' - 0"  | 11' - 5"  | 3' - 1"   | 3' - 5"  | 2' - 10" |
|  | 2x12             | 18' - 0"                                      | 16' - 6"  | 13' - 6"  | 4' - 6"   | 4' - 2"  | 3' - 4"  |
| Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir <sup>4</sup>                     | 2x6 <sup>6</sup> | 9' - 6"                                       | 8' - 4"   | 6' - 10"  | 0' - 11"  | 1' - 0"  | 1' - 2"  |
|  | 2x8              | 12' - 6"                                      | 11' - 1"  | 9' - 1"   | 1' - 8"   | 1' - 10" | 2' - 2"  |
|  | 2x10             | 15' - 8"                                      | 13' - 7"  | 11' - 1"  | 2' - 10"  | 3' - 2"  | 2' - 9"  |
|  | 2x12             | 18' - 0"                                      | 15' - 9"  | 12' - 10" | 4' - 4"   | 3' - 11" | 3' - 3"  |
| Redwood, Western Cedars, Ponderosa Pine <sup>5</sup> , Red Pine <sup>5</sup> | 2x6 <sup>6</sup> | 8' - 10"                                      | 8' - 0"   | 6' - 10"  | 0' - 9"   | 0' - 10" | 0' - 11" |
|  | 2x8              | 11' - 8"                                      | 10' - 7"  | 8' - 8"   | 1' - 5"   | 1' - 7"  | 1' - 9"  |
|  | 2x10             | 14' - 11"                                     | 13' - 0"  | 10' - 7"  | 2' - 5"   | 2' - 7"  | 2' - 8"  |
|  | 2x12             | 17' - 5"                                      | 15' - 1"  | 12' - 4"  | 3' - 7"   | 3' - 9"  | 3' - 1"  |

1. Assumes 40 psf live load, 10 psf dead load, No. 2 stress grade, and wet service conditions.
2. Assumes L/360 deflection.
3. Maximum allowable overhang cannot exceed L/4 or 1/4 of actual main span. Assumes cantilever length/180 deflection with 220 lb point load (See Figure 1A and Figure 2).
4. Incising assumed for Douglas fir-larch, hem-fir, and spruce-pine-fir.
5. Design values based on northern species with no incising assumed.
6. Ledger shall be a minimum of 2x8 nominal. Where guards are required, outside joists and rim joists shall be a minimum of 2x8 nominal.
7. Joist length prescriptively limited to 18'-0" for footing design.

**Figure 1A. Joist Span – Joists Attached at House and Bearing Over Beam.**



## CHAPTER 5 FLOORS

### SECTION R501 GENERAL

**R501.1 Application.** The provisions of this chapter shall apply to the design and construction of the floors for all buildings, including the floors of attic spaces used to house mechanical or plumbing fixtures and equipment.

**R501.2 Requirements.** Floor construction shall be capable of supporting all loads according to Section R301 and of transferring the resulting loads to the supporting structural members.

### SECTION R502 WOOD FLOOR FRAMING

**R502.1 Identification.** Load-bearing dimension lumber for joists, beams and girders shall be identified by a grade mark of a lumber grading or inspection agency that has been recognized by an accreditation body that complies with DOC 10. In lieu of a grade mark, a certificate of inspection issued by a lumber grading or inspection agency meeting the requirements of this section shall be accepted.

**Exception:** Dimension lumber which is neither identified by a grade mark nor issued a certificate of inspection by a lumber grading or inspection agency may be used for load-bearing purposes under the following conditions when authorized by the authority having jurisdiction:

The producing mill shall sell or provide the lumber directly to the ultimate consumer or the consumer's contract builder for use in an approved structure.

The producing mill shall certify in writing to the consumer or contract builder on a form to be provided by the authority having jurisdiction that the quality and safe working stresses of such lumber are equal to or exceed No. 2 grade of the species in accordance with the conditions set forth in American Softwood Lumber Standard (PS 20-99) published by the United States Department of Commerce. Such certification shall be filed as part of the building permit application.

**R502.1.1 Preservative-treated lumber.** Preservative-treated dimension lumber shall also be identified as required by Section R319.1.

**R502.1.2 Blocking and subflooring.** Blocking shall be a minimum of utility grade lumber. Subflooring may be a minimum of utility grade lumber or No. 4 common grade boards.

**R502.1.3 End-jointed lumber.** Approved end-jointed lumber identified by a grade mark conforming to Section R502.1 may be used interchangeably with solid-sawn lumber of the same species and grade.

**R502.1.4 Prefabricated wood I-joists.** Structural capacity and design provisions for prefabricated wood I-joists shall be established and monitored in accordance with ASTM D 5055.

**R502.1.5 Structural glued laminated timbers.** Glued laminated timbers shall be manufactured and identified as required in AITC A190.1 and ASTM D 3737.

**R502.1.6 Structural log members.** Stress grading of structural log members of nonrectangular shape, as typically used in log buildings, shall be in accordance with ASTM D 3957. Such structural log members shall be identified by the grade mark of an approved lumber grading or inspection agency. In lieu of a grade mark on the material, a certificate of inspection as to species and grade issued by a lumber-grading or inspection agency meeting the requirements of this section shall be permitted to be accepted.

**R502.2 Design and construction.** Floors shall be designed and constructed in accordance with the provisions of this chapter, Figure R502.2 and Sections R319 and R320 or in accordance with AF&PA/NDS.

**R502.2.1 Framing at braced wall lines.** A load path for lateral forces shall be provided between floor framing and braced wall panels located above or below a floor, as specified in Section R602.10.8.

**R502.2.2 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 R301.5 acting on the cantilevered portion of the deck.

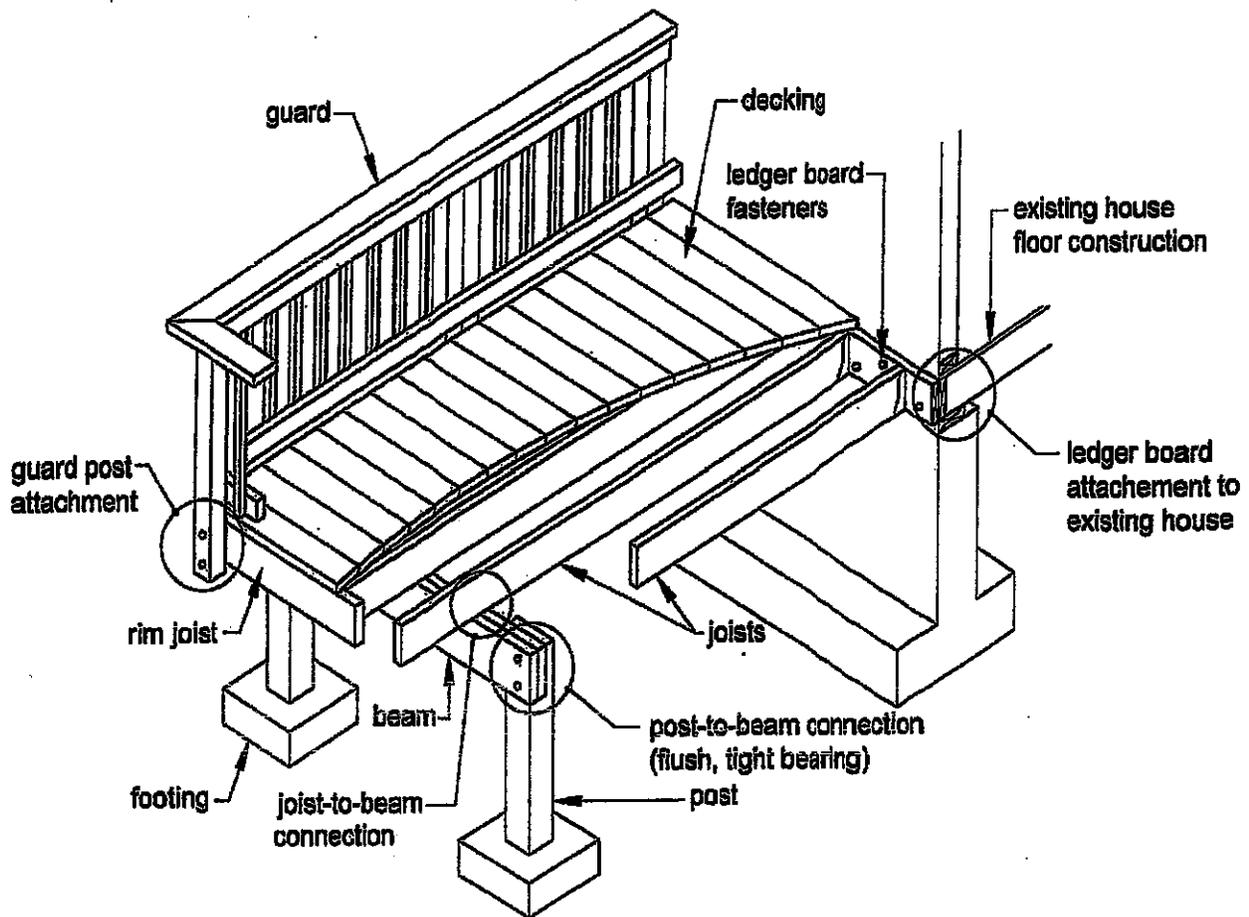
**R502.3 Allowable joist spans.** Spans for floor joists shall be in accordance with Tables R502.3.1(1) and R502.3.1(2). For other grades and species and for other loading conditions, refer to the AF&PA Span Tables for Joists and Rafters.

**R502.3.1 Sleeping areas and attic joists.** Table R502.3.1(1) shall be used to determine the maximum allowable span of floor joists that support sleeping areas and attics that are accessed by means of a fixed stairway in accordance with Section R311.5 provided that the design live load does not exceed 30 psf (1.44 kPa) and the design dead load does not exceed 20 psf (0.96 kPa). The allowable span of ceiling joists that support attics used for limited storage or no storage shall be determined in accordance with Section R802.4.

**R502.3.2 Other floor joists.** Table R502.3.1(2) shall be used to determine the maximum allowable span of floor joists that support all other areas of the building, other than sleeping rooms and attics, provided that the design live load does not exceed 40 psf (1.92 kPa) and the design dead load does not exceed 20 psf (0.96 kPa).

**R502.3.3 Floor cantilevers.** Floor cantilever spans shall not exceed the nominal depth of the wood floor joist. Floor cantilevers constructed in accordance with Table R502.3.3(1) shall be permitted when supporting a light-frame bearing wall and roof only. Floor cantilevers supporting an exterior balcony are permitted to be constructed in accordance with Table R502.3.3(2).

# SAMPLE



Please refer to the Deck Construction Guide published by the American Forest and Paper Association

## Information for decks for one and two family dwellings.

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

**PLOT PLAN (Survey)** Submit accurate 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:
  - The Inspector (800) 487-0535 *Middle Dept # 452-5304*
  - Commonwealth Electrical Inspection Service Inc. (315) 633-0027
- Contractor's certificate of insurance must be included for workers' compensation (only NYS approved forms WC/DB-110; GS-105.2 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 (1-800-962-7962).**

### INSPECTIONS REQUIRED

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

*framing before deck boards are placed - ask inspector*

### ***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.

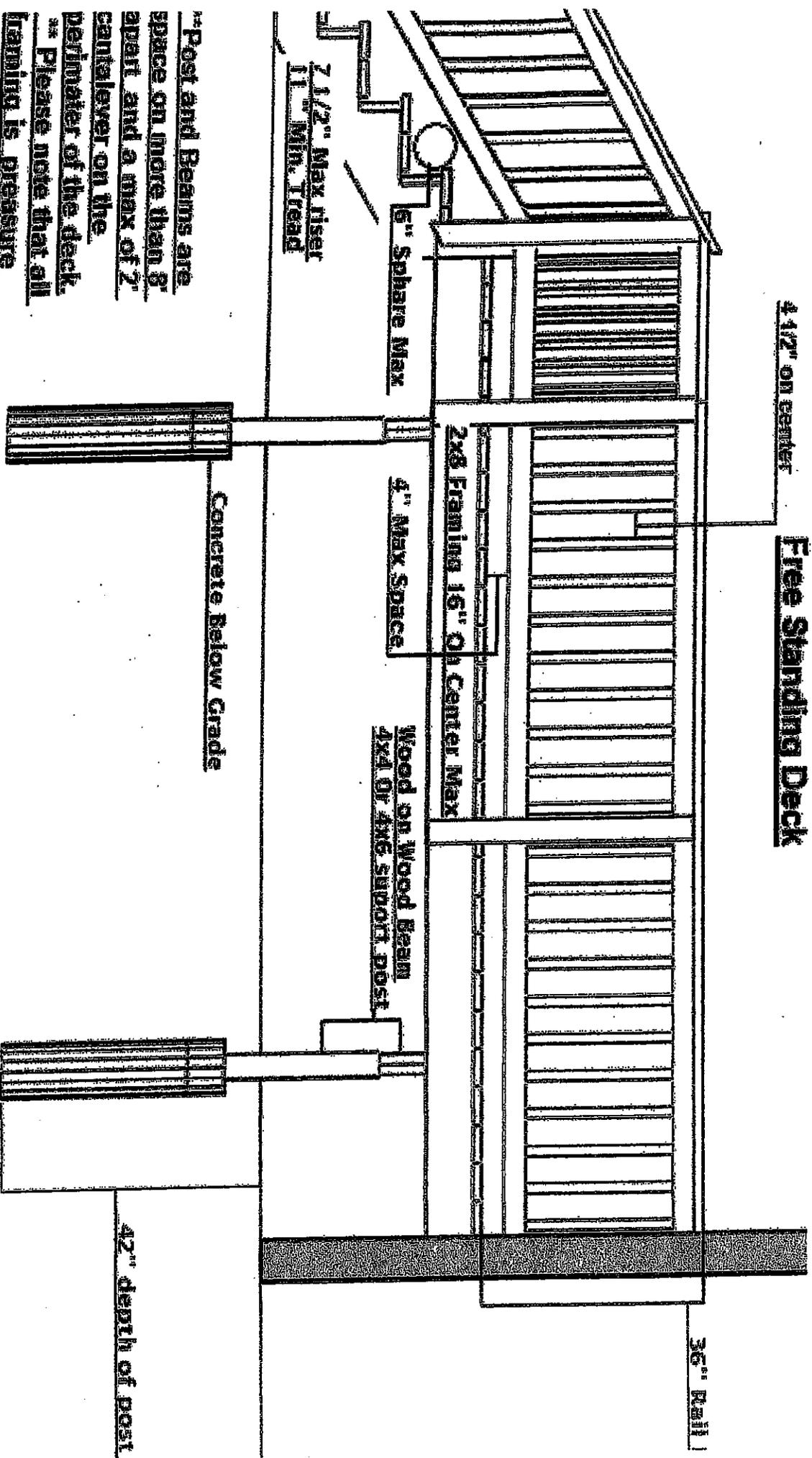
### ***Deck Stairways***

- 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.

# SAMPLE



**Post and Beams are space on more than 8' apart and a max of 2' cantalayer on the perimeter of the deck.**  
**Please note that all framing is pressure treated lumber.**

## Framing and Railing Building Standards

Figure 1A: Joist Span – Deck Attached at House and Bearing Over Beam

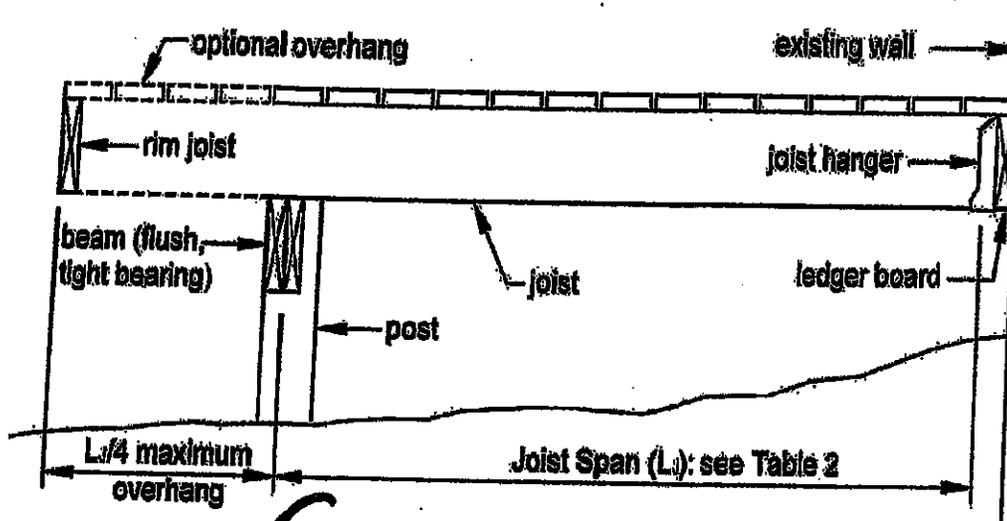
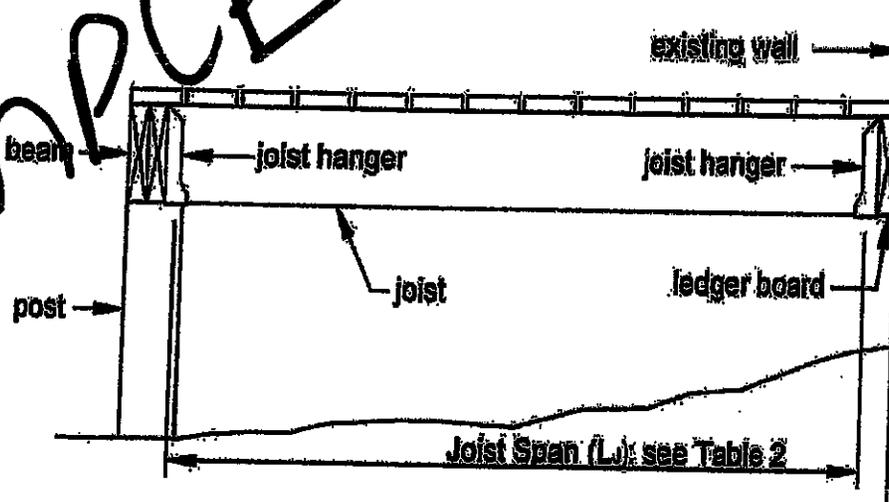
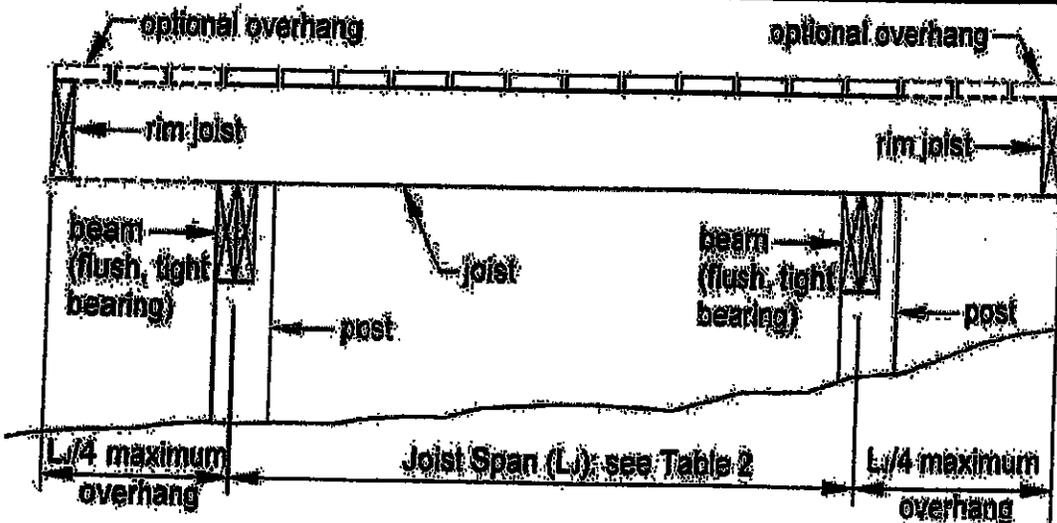


Figure 1B: Joist Span – Joists Attached at House and to Side of Beam

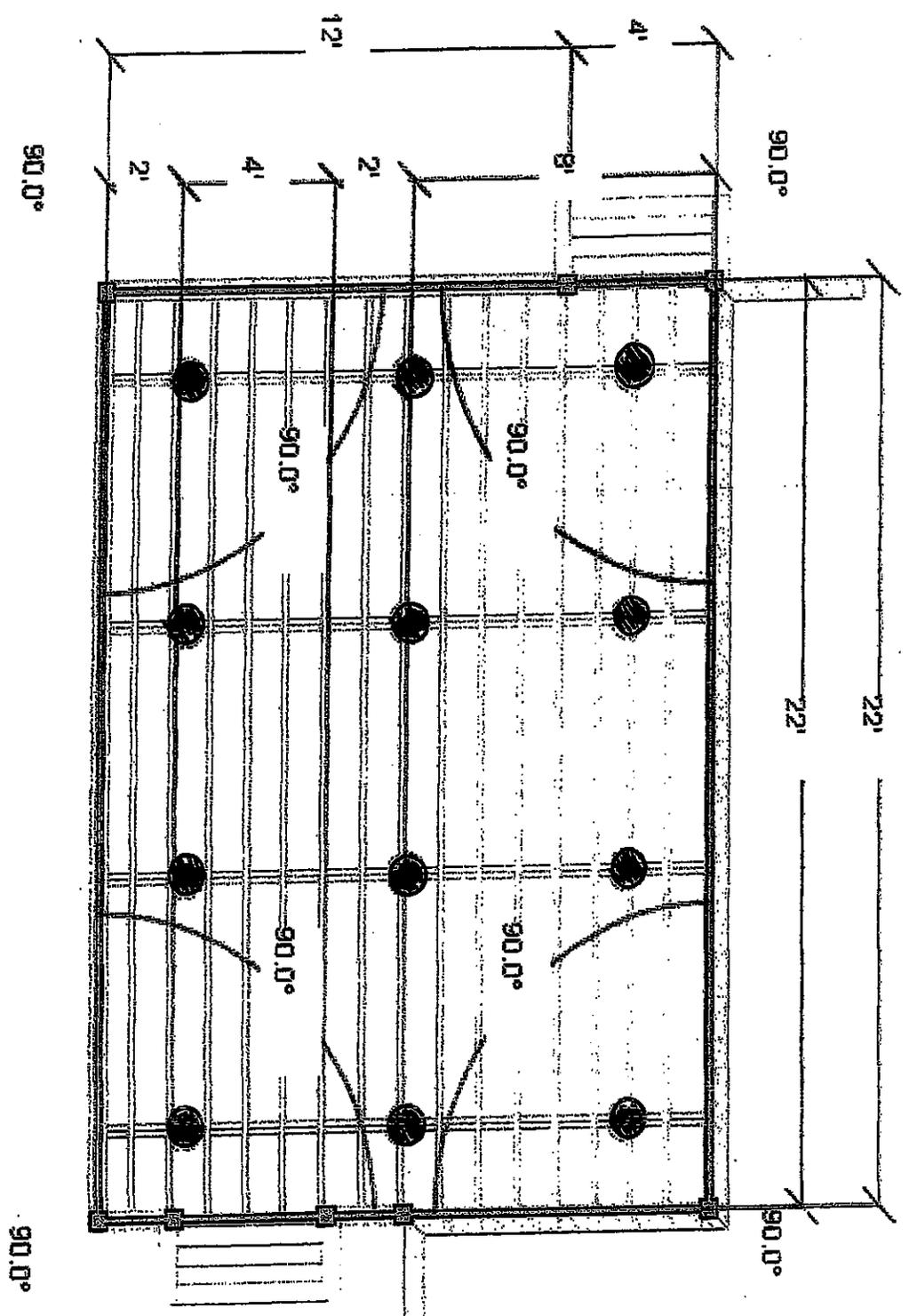


SAMPLE

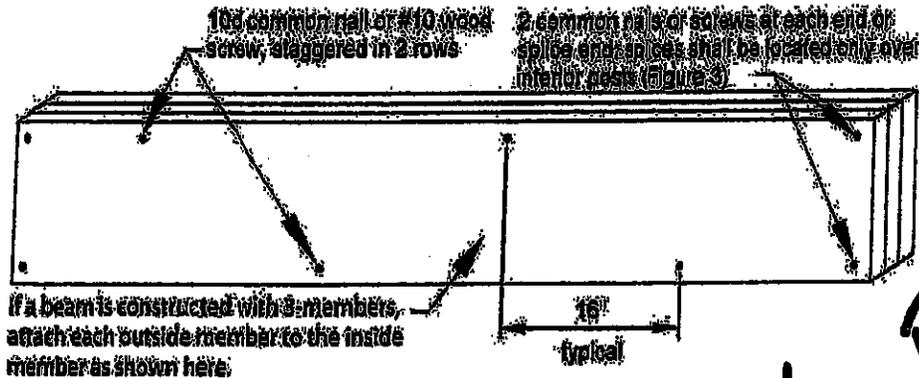
Figure 2: Joist Span – Free Standing Deck



SAMPLE



**Figure 4: Beam Assembly Details**



**DECK FRAMING PLAN**

A framing plan shows the joist and beam layout; the location of the ledger board, posts, and footings, and the type, size, and spacing of the ledger board fasteners. See Figure 5 for an example of a typical deck framing plan.

**Figure 5: Typical Deck Framing Plan**

