

## **SAMPLE GUIDE FOR RESIDENTIAL WOOD DECKS**

**EFFECTIVE Jan 1, 2006 all contractors performing residential home improvements are required to be registered with the State as a Home Improvement Contractor. A copy of this registration shall be submitted with each Construction Permit Application. Please see the NJ Div. of Consumer Affairs web site for further information. <http://www.state.nj.us/lps/ca/contractor.htm>**

1. Submit three plot plans showing deck location in relation to house and property.
2. Submit TWO SETS of scaled drawings. All drawings should indicate owner's name, address of job site, block and lot number. To draw your own plans you must be the owner and occupant of said property, if not you will need drawings by a New Jersey registered Architect or Engineer. **The homeowner's signature must be on the plans, which they prepare.**
3. Submit a completed Construction Permit application and Building Subcode application.
4. The drawings submitted shall include the following information:
  - a. Show deck in relation to house.
  - b. Show door from house to deck.
  - c. Indicate distance from top of threshold to deck  
(the deck shall not be more than 8 inches below the top of threshold.)
  - d. Specify type of wood being used to construct the deck  
(pressure treated or naturally durable heartwood of redwood, cedar black locust, and black walnut.)
  - e. Show footings, columns, girders, joists, ledger, flashing, decking, guardrails (for decks 30 inches above floor or grade below), handrails, stairways, lateral bracing, and connectors.
  - f. Indicate the height from grade to the top of the deck.
  - g. Fasteners shall be approved for use with pressure treated lumber

### ADDITIONAL INFORMATION FROM #4

1. Pier Footings: Minimum 36 inches below grade and 12 inches in diameter cut straight or use Sono Tube forms. (Second floor stairway stringer ends require footings).
2. Columns: Minimum 4 inches X 4 inches anchored to footings and secured to girder to prevent girder rotation and deck uplift. Decks greater than 5' off ground minimum column size to be 6" X 6".

3. Girders: NOTE - joints in girder must be positive bearing above the support columns.

MAXIMUM SPAN FOR 1 STORY		1 ½ STORIES TO 2 STORIES
2 (2" X 6")	5' - 0"	4' - 0"
3 (2" X 6")	6' - 0"	5' - 2"
2 (2" X 8")	6' - 4"	5' - 6"
2 (2" X 10")	8' - 0"	7' - 0"
3 (2" X 8")	8' - 0"	7' - 0"
3 (2" X 10")	9' - 0"	8' - 0"
2 (2" X 12")	9' - 0"	8' - 0"

4. Floor Joist:

Size	Spacing	Maximum Clear Span
2" X 6"	16" on center	9' - 1"
	12" on center	10' - 0"
2" X 8"	16" on center	12' - 1"
	12" on center	13' - 3"
2" X 10"	16" on center	15' - 3"
	12" on center	16' - 8"

5. Ledger:  
galvanized  
  
washer  
  
lag

Board against house securely attached with ½ inch diameter lag bolts of sufficient length to bolt firmly into rim joist a minimum of 2 ¼". Lag bolts shall be 16" on center in a staggered pattern. Provide two bolts, one above the other, at each end. Provide galvanized washers between heads of bolts and wood. Through bolting with a washer on the outside and a and nut on the inside of the building, with similar bolting pattern as bolt is also acceptable.

6. Flashing:  
such a  
  
untreated  
  
siding or  
  
bolts

Provide continuous corrosion-resistant flashing along ledger in manner as to prevent the passage of moisture into the wall, any wood or wood siding. (EXCEPTION) Not required if against vinyl siding, metal masonry. In this case provide shims as not to crush siding when

are tightened.

7. Guards: Walking surfaces and open sides of stairs more than 30" above grade shall have guards not less than 34" measured vertically from the **stair nosing** and not less than 36" above a **walking surface**. Balusters or spindles shall be constructed so a 4" sphere cannot pass. (Exception: The triangular opening at the bottom rail of a guard and stair shall not allow the passage of a 6" sphere. Guards shall be constructed to withstand a 200 pound load in any direction along the top rail.
8. Stairways: Minimum stairway width is 36 inches, Maximum riser height is 8 ¼ inches.  
Minimum tread is 9 inches. A nosing not less than ¾" but not more than 1 ¼" shall be provided when solid riser are used.
9. Handrails: All stairways with three or more risers require continuous handrails. Handrails shall not be less than 30" or greater than 38" measured vertically from the stair nosing. Handrails shall be continuous the full length of the stairs. Handrails shall be returned or shall terminate to a wall or post. Grip sizes shall have a cross section of 1 ¼" min. to 2 5/8" max. Other shapes that provide equivalent grasping surface are permissible.
10. Lateral Bracing: If deck is far enough above ground to cause it to sway, diagonal bracing is to be installed between girder and posts.
11. Connectors: All connectors, nails, screws, bolts and related hardware shall be hot-dipped zinc coated (galvanized), stainless steel, silicon bronze, copper or other corrosion resistant materials. When using hangers (TECO) all round holes must be filled using (TECO) nails.
12. Required inspections: Call (908) 766-3850 x- 158 between the hours of 8:30 a.m. and 4:30 p.m. to schedule inspections.  
**CALL ONLY WHEN YOU ARE READY FOR INSPECTION.**
1. The bottom of footing before placement of concrete.
  2. Frame inspection for decks less than 5 feet above the ground.
  3. Final
  4. Final payment should be made after final inspection is made and approved N.J. State Law 13:5A-16.2

