

SAMPLE GUIDE FOR RESIDENTIAL WOOD DECKS

1. Submit a plot plan (survey) 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
(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.) All lumber that is pressure treated is to be wolmanized.
 - 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.

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 1/2 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: Board against house securely attached with 1/2 inch diameter galvanized lag bolts of sufficient length to bolt firmly into rim joist a minimum of 2 1/4". 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 washer and nut on the inside of the building, with similar bolting pattern as lag bolt is also acceptable.

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

7. Guardrails: Shall not be less than 36" above decking and have balusters or other construction such that a sphere with a diameter of 4 inches can not pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder affect. Guardrails shall be designed and constructed for concentrated load of 200 pounds applied at any point and in any direction along the top railing member. The in-fill area of a guardrail system shall be designed and constructed for a horizontal concentrated load of 200 pounds applied on a one square foot area at any point in the system, including intermediate rails or other elements serving this purpose. A stairway having three or more risers is required to have a guardrail on both sides measuring 34" or more in height above the leading edge of the tread. Balusters are to have two screws or nails at the top and bottom.

8. Stairways: Minimum stairway width is 36 inches, Maximum riser height is 8 1/4 inches. Minimum tread is 9 inches plus 1 inch nosing where solid risers are used. Decks with a height of 12 feet or more require an intermediate landing with footings.

9. Handrails: All stairways with three or more risers require continuous handrails and guardrails on both sides. All stairway handrails shall have a circular cross-section with an outside diameter of at least 1 1/4 inches and not greater than two inches. Handrails are to be smooth and free of sharp edges and splinters. Handrail ends to be returned or end in post or wall. Handrails shall be continuous the full length of the stairs.
- (a): Any other shape with a perimeter of at least 4 inches but not greater than 6 1/4 inches with the largest cross-sectional dimension not exceeding 2 1/4 inches.
- (b): Approved rails of equivalent graspability. A handrail and any walled surface adjacent to the handrail shall be free of any sharp or abrasive elements. The clear space between the handrail and adjacent wall or other surface shall not be less than 1 1/2 inches. Edges shall have a radius of 1/8 of an inch. Handrails shall not be less than 34 inches nor more than 38 inches, measured vertically, above the leading edge of the treads.
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, ext.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

If you have any questions about these or any other requirements, please call Joe Alicino, Construction Official @ 908-766-3850, ext.143.