



## TOWN OF NISKAYUNA DECK REQUIREMENTS

One Niskayuna Circle  
Niskayuna, New York 12309  
518-386-4522 Fax 518-386-4592

A building permit is required. Contractors must provide general liability insurance identifying the Town as the certificate holder, along with proof of NYS workers' compensation and disability benefits insurance coverage, or approved waiver. Homeowners may perform their own work with an affidavit of insurance exemption.

### STATE BUILDING CODE REQUIREMENTS (TO BE ACCOMPANIED BY PERMIT APPLICATION)

1. Deck plans must show the following:
  - a. Size and depth of footing
  - b. Type of footing forms
  - c. Size and spacing of posts
  - d. Type of lumber
  - e. Size of beams
  - f. Size and spacing of joists
  - g. Type of floor boards
  - h. Height of deck off ground
  - i. Height and design of guardrail
  - j. Size of deck
  - k. Distance to property lines
  - l. Stair detail (if applicable)
  - m. Detail of connection(s) to existing structure (if applicable)
  - n. Plans should be on either 8-1/2 x 11 or 11 x 17 paper
2. Footings must be at least 42" deep, 10" minimum in diameter. Larger diameter footings will likely be needed for most decks. Widen base of footings accordingly. Deck footings are subject to frost heave. Deeper footings may help prevent frost heave.
3. Posts must be anchored to prevent movement.
4. Beam end joints and splices must be made over posts. Beams bolted to posts must have at least two (2) 1/2" bolts per post. Stagger bolts on post.
5. Decks off cantilevered houses require deck joists to either be run to the bearing wall or be supported independently. The rim joist on cantilevers will not support a deck.
6. Deck ledger boards must be bolted to the house. Flash the ledger plate against the house or space the ledger plate away from the house to prevent snow, ice, and rain from getting behind siding. Caulk all projections into siding.
7. Joist hangers are required wherever joists do not have at least 1-1/2" of bearing.
8. Joist hangers must be proper size (i.e. 2x8 joists require 2x8 joist hangers). Joist hangers must be fully nailed with one nail per hole as designed.
9. Decks more than 30" off grade require a 36" minimum high guardrail, built so that a 4" object cannot pass through.
10. Handrails are required on at least one side of stairs with 4 or more risers. Handrails must be 34"-38" above the tread nosing. Stairs to decks more than 30" off the grade require a guardrail on all open sides, built so that a 4" object cannot pass through. Openings in risers must also be less than 4".
11. Stairs must be at least 36" wide. Handrails may project into stairs a maximum of 4.5" each side. The maximum rise on the stairs is 8-1/4". All risers must be equal. The minimum width for treads with open risers is 9". If risers are closed, treads must have 1-1/8" nosings.
12. Landings (minimum 36" deep) are required outside all doorways and at top and bottom of stairs. Landings may be a maximum 8-1/4" below the door threshold to prevent ice and snow accumulation during winter.
13. Decks must be a minimum of 44" above grade if they are over basement escape windows.
14. All wooden members of decks exposed to the weather must be treated or rot resistant.
15. Call for footing inspection after holes are dug, before pouring concrete. Call for framing inspection prior to placement of decking. Call for final inspection when deck is complete.
16. Before digging, call Dig Safely New York excavation notification center at 1-800-962-7962 to locate utilities. All utilities (gas, electric, phone, cable TV, etc) will be located free of charge.

**DECK SUPPLEMENT TO PERMIT APPLICATION**

While not all inclusive, the previous comments should be used as a general guide to code compliance. Complete and accurate information will expedite the plan review process.

Plans and all of the following information are required with deck permit applications.

- Address of property \_\_\_\_\_
- a. Size and depth of footing \_\_\_\_\_
  - b. Type of footing forms (i.e. cardboard tubes) \_\_\_\_\_
  - c. Size and spacing of posts \_\_\_\_\_
  - d. Type of lumber \_\_\_\_\_
  - e. Size of beams \_\_\_\_\_
  - f. Size and spacing of joists \_\_\_\_\_
  - g. Is the deck off a cantilever? Yes No  
 If Yes, how will joists be supported? \_\_\_\_\_
  - h. Type of floor boards \_\_\_\_\_
  - i. Height of deck off ground \_\_\_\_\_
  - j. Height and design of guardrail \_\_\_\_\_
  - k. Size of deck \_\_\_\_\_

Distance to property lines:

- Side 1 \_\_\_\_\_
- Side 2 \_\_\_\_\_
- Rear \_\_\_\_\_
- Other \_\_\_\_\_

Guidelines for allowable spans:

Floor joists	Allowable spans	Beams Allowable loads per span (in pounds)			
		5 ft	6 ft	7 ft	8ft
2 x 6 @ 24" o.c.	8' 1"	1010#	840#	721#	630#
16" o.c.	9' 4"	2020#	1680#	1442#	1260#
12" o.c.	10' 3"	3030#	2520#	2163#	1890#
2 x 8 @ 24" o.c.	10' 3"	1754#	1458#	1246#	1095#
16" o.c.	12' 3"	3508#	2916#	2492#	2190#
12" o.c.	13' 6"	5262#	4374#	3738#	3285#
2 x 10 @ 24" o.c.	12' 7"	2856#	2376#	2037#	1783#
16" o.c.	15' 5"	5712#	4752#	4074#	3566#
12" o.c.	17' 3"	8568#	7128#	6111#	5349#
2 x 12 @ 24" o.c.	14' 7"	4224#	3512#	3010#	2637#
16" o.c.	17' 10"	8448#	7024#	6020#	5274#
12" o.c.	20' 7"	12672#	10536#	9030#	7911#

**Applicants Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_