



TOWN OF NISKAYUNA DECK REQUIREMENTS

One Niskayuna Circle
Niskayuna, New York 12309
Phone: 518-386-4522 Fax: 518-386-4592
Email: building@niskayuna.org

A building permit is required. Proof of insurance is required. Please review our **Insurance Requirements** document to ensure contractors and homeowners have filed all appropriate documents with the Building Department.

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, 8" diameter (minimum) pier-type footings or larger diameter pier-type footings are required according to NYS design loads. Widen base of footings as required. Deck footings are subject to frost heave. Deeper footings may help prevent frost heave.
3. Posts must be anchored to piers or otherwise prevent movement.
4. Beam end joints and splices must be made over posts. Beams bolted to posts must have at least two 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 penetrations 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 or approved screw per hole as designed.
9. Decks more than 30" off grade require a 36" minimum high guardrail, built so that a 4" diameter object cannot pass through any gaps present.
10. Handrails are required on at least one side of stairs with four or more risers. Handrails must be 34"-38" above the tread nosing. Stairs to decks more than 30" off the grade or above adjacent floor level require a guardrail on all open sides, built so that a 4" diameter object cannot pass through any gaps present. Open risers more than 30" off grade or above adjacent floor level must be guarded as well.
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". Risers may not vary more than 3/8" between the tallest and shortest riser included at top and bottom of stairs. The minimum width for treads with open risers is 9". If risers are closed, treads must have 1-1/8" nosing. Tread depths may not vary more than 3/8" between the deepest and shallowest tread.
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, rot resistant or otherwise weather protected.
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 and stairs, if applicable, is/are complete.

**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:

Flr	Allowable spans	Beams	Allowable loads per span (in pounds)			
			5 ft.	6 ft.	7 ft.	8 ft.
2	8' 1"					
	"	1-2 x 6	1010#	840#	721#	630#
	1 1/2	2-2 x 6	2020#	1680#	1442#	1260#
2 x 8 @	24" o.c.	3-2 x 6	3030#	2520#	2163#	1890#
	16" o.c.	2-8	1754#	1458#	1246#	1095#
	12" o.c.		1508#	2916#	2492#	2190#
2 x 10 @	24" o.c.			1374#	3738#	3285#
	16" o.c.	1-2 x 10			2037#	1783#
	12" o.c.	2-2 x 10	5112#			3566#
2 x 12 @	24" o.c.	3-2 x 10	8568#			
	16" o.c.	1-2 x 12	4224#	3512#		
	12" o.c.	2-2 x 12	8448#	7024#	6020#	
		3-2 x 12	12672#	10536#	9030#	7911#

Refer to the new 2020 International Building Codes

Applicants Signature: _____ **Date:** _____