



TOWN OF SOUTHPORT

1139 Pennsylvania Avenue

Elmira, NY 14904

(607) 767-5268

Decks: What You Need To Know

A building permit is required before you begin work. The following information needs to be reviewed by the Code Enforcement Officer.

What are you going to build? The overall dimensions and footprint can be marked on a copy of a survey map.

Where are you going to build it? Show the location in relation to the house or other structures and to the property lines. Decks are subject to the same setback requirements as the house to which they are attached.

How are you going to build it? Need a framing diagram.

Is the deck attached to the house by a ledge board? If so, provide information on flashing, fasteners and means of attachment.

Is the deck freestanding? What is the height above the surrounding grade, depth of footings, size of posts, size and location of beams to support the structure, size and spacing of joists, height and dimensions of railings and steps, how they will be attached to deck.

Decks are required to support a 40 psf load.

Steps must be not less than 36 inches wide, with a maximum riser height of 8¼ inches and a minimum tread depth of 9 inches. Openings in risers must be less than 4 inches.

Handrails must be provided on at least one side of each stairway with 4 or more risers. Handrail height must be between 34 and 38 inches above the tread nosing. Handrails must be constructed to withstand 200 pounds of force in any direction.

Guards (railings) must be provided for deck surfaces more than 30 inches above the floor or grade below. Open sides of stairs with a total rise of more than 30 inches must have guards. Openings in guards must be less than 4 inches. The triangular openings formed by the riser, tread and bottom rail of a guard must be less than 6 inches. (See attached example).

Posts must extend a minimum of 42 inches below grade.

All fasteners must be either double hot dipped galvanized or stainless for pressure-treated lumber.

Different requirements may apply for decks attached to swimming pools, when the deck is part of the barrier providing access to the pool.

All of the above is just a summary of the basic requirements. Other requirements may apply. If you have any questions, please contact the Code Enforcement Office at (607) 737-5268.

Deck Permit Application

Complete and accurate information will expedite the plan review process.
Plans and all of the following information are required with deck permit applications.

1. Size of deck _____
2. Size and depth of footing _____
3. Type of footing forms (i.e. cardboard tubes) _____
4. Size and spacing of joists _____
5. Type of lumber _____
6. Size of beams _____
7. Is the deck off a cantilever? _____
If yes, how will joists be supported? _____
8. Type of floor boards _____
9. Height of deck off ground _____
10. Height and design of guardrail _____

Distance to Property lines

Side 1 _____

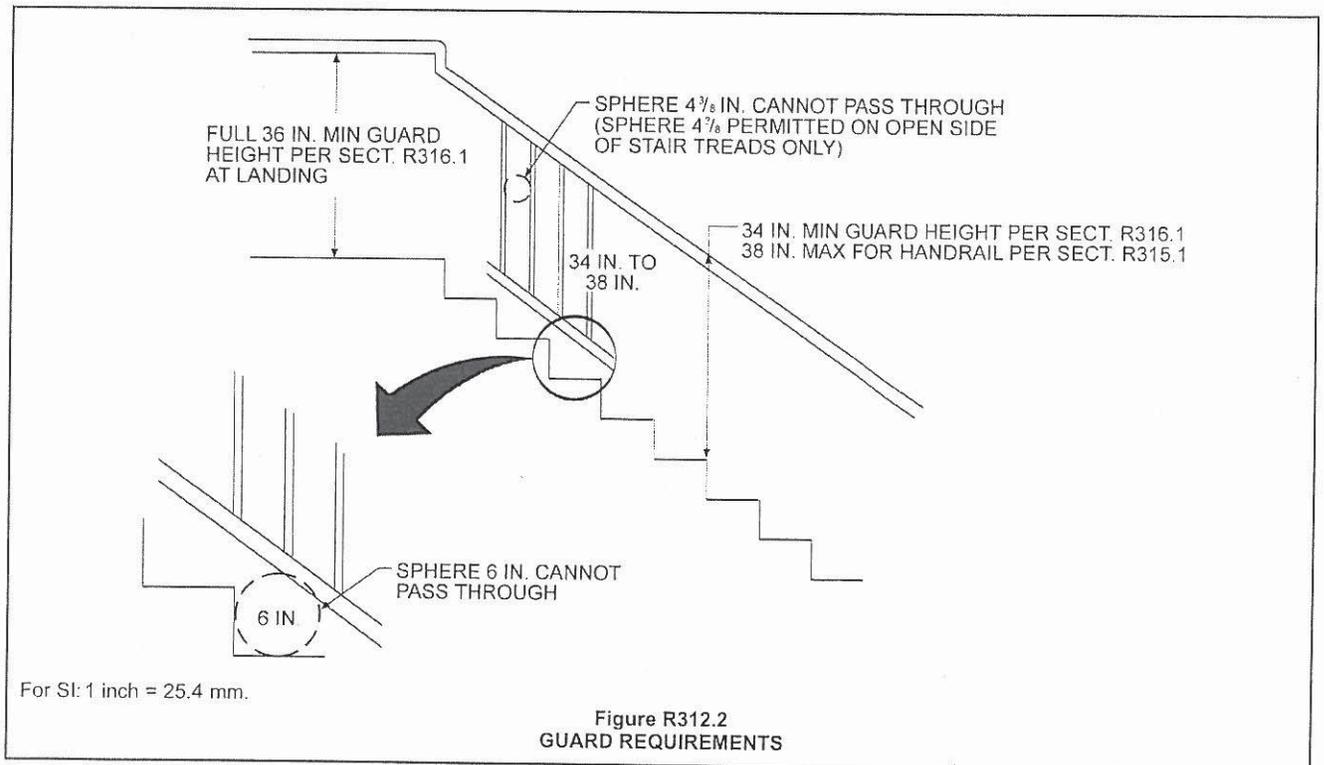
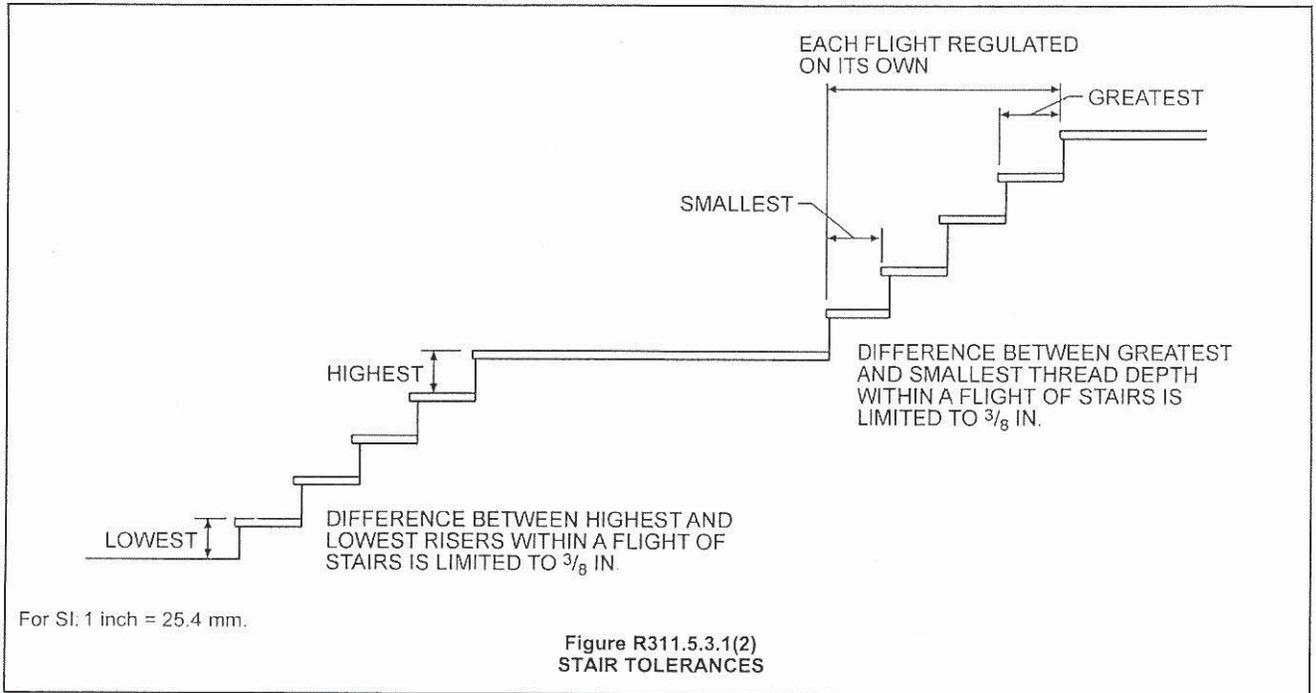
Side 2 _____

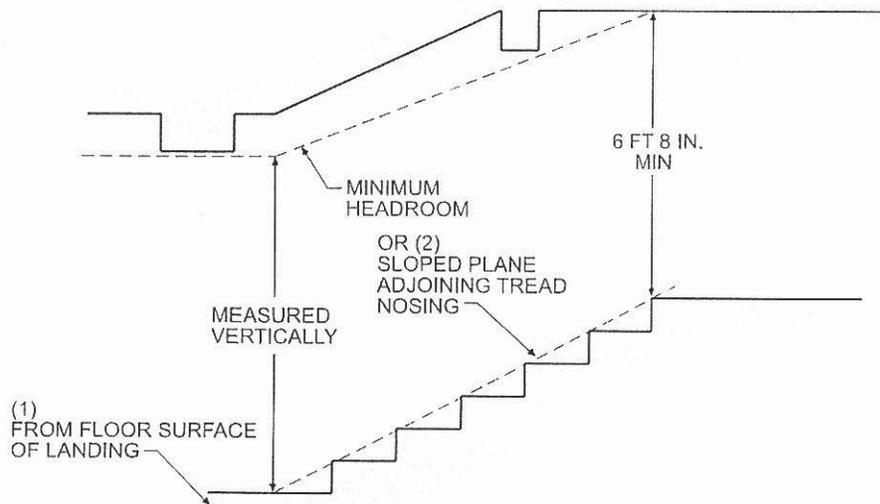
Rear _____

Front _____

Guidelines for allowable spans:

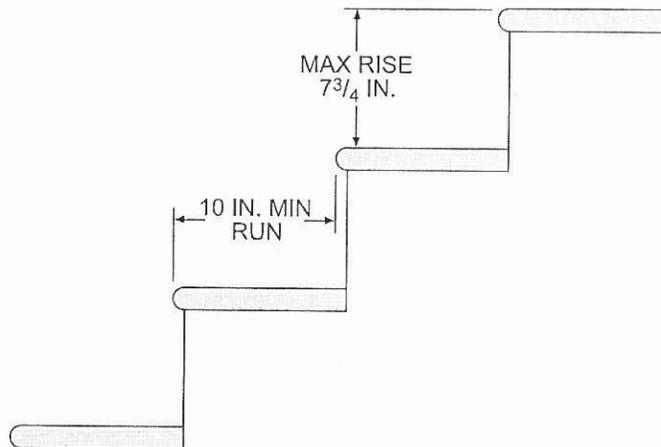
Floor joists	Allowable spans
2x6 @ 24" o.c. 16" o.c. 12" o.c.	8'1" 9'4" 10'3"
2x8 @ 24" o.c. 16" o.c. 12" o.c.	10'3" 12'3" 13'6"
2x10 @ 24" o.c. 16" o.c. 12" o.c.	12'7" 15'5" 17'3"
2x12 @ 24" o.c. 16" o.c. 12" o.c.	14'7" 17'10" 20'7"





For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

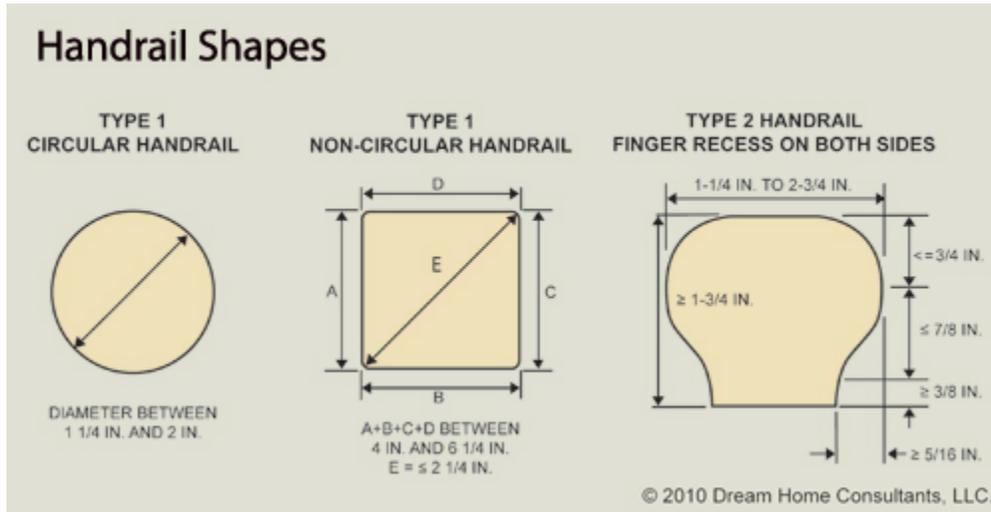
Figure R311.5.2
MINIMUM HEADROOM



For SI: 1 inch = 25.4 mm.

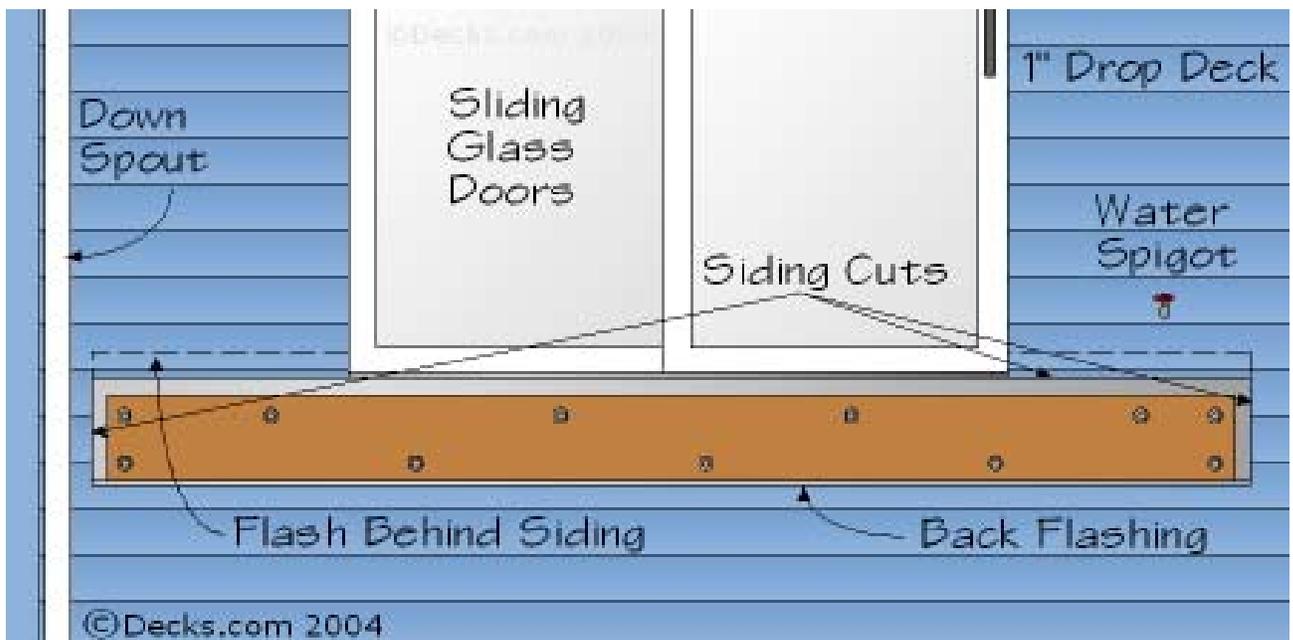
Figure R311.5.3.1(1)
CONVENTIONAL STAIRWAY

HANDRAIL TYPE

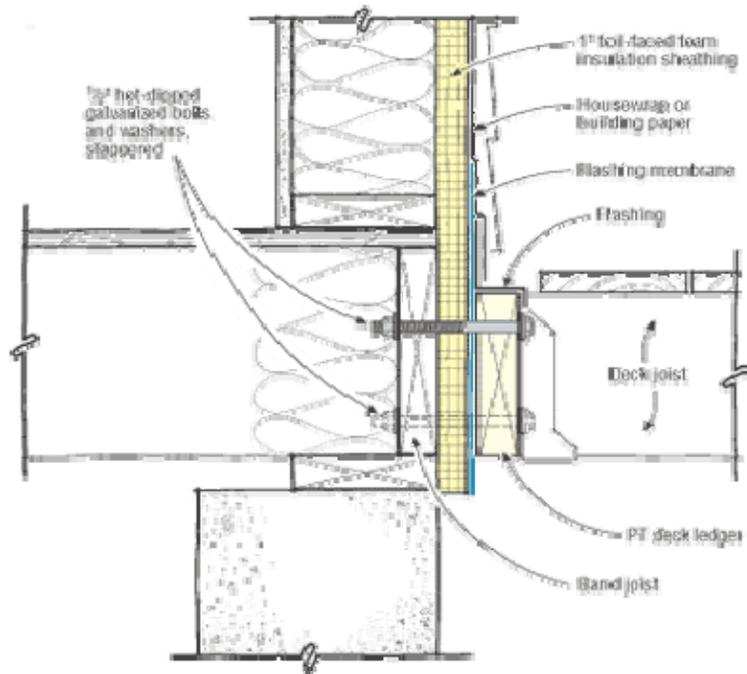


BOLTED LEDGERS

Bolt patterns should be staggered to eliminate structural damage to ledger and prevent “roll”



Detail 3b: Attaching Ledger Over Foam Sheathing



BOLTED WITH SPACERS

