

# Deck Permit Information Sheet

- **Permit Required**

- A permit is required for all decks.

- **Applying for a Permit**

- The following information is required to obtain a building permit:
  - One (1) set of construction drawings showing the construction details of the deck, including the foundation, posts, ledgers, girders, beams, decking, railings, and stairs.
  - One (1) copy of the survey showing the proposed location of the deck.
  - Insurance Requirements:
    - The contractor performing the construction shall provide proof of liability insurance, working compensation, and disability insurance by providing the following:
      - Liability Insurance:
        - Provide a Certificate of Insurance.
      - Workers Compensation:
        - Provide either Form C-105.2, Certificate of Workers' Compensation Insurance, or
        - Form SI-12, Certificate of Workers' Compensation Self-Insurance, or
        - Form CE-200, Certificate of Attestation for New York Entities With No Employees and Certain Out of State Entities, That New York State Workers' Compensation Insurance Coverage is Not Required.
      - Disability Benefits:
        - Provide either Form DB-120.1, Certificate of Disability Benefits Insurance, or
        - Form DB-155, Certificate of Disability Benefits Self-Insurance, or
        - Form CE-200, Certificate of Attestation for New York Entities With No Employees and Certain Out of State Entities, That New

York State Disability Benefits Insurance Coverage is Not Required.

- Homeowners performing the construction shall fill out an Affidavit of Exemption to Show Specific Proof of Workers' Compensation Insurance.
- Allow up to ten (10) working days for the permit application to be reviewed. A staff member will contact you when the permit is ready or if additional information is required.
- **Fees**
  - \$100 up to 750 square feet
  - \$0.10 per square foot over 750 square feet
- **Definitions**
  - Structure:
    - Anything constructed, the use of which requires permanent or temporary location on the ground or attachment to something having permanent or temporary location on the ground, including stationary and portable carports, docks, sheds, boathouses, towers, and structures of a similar nature. Also including swimming pools, both in-ground and above ground, decks, flagpoles over 20 feet in height, antennas. Excludes patios, walkways and pavements at ground level.
  - Maximum Building Coverage:
    - The maximum percentage of a lot to be covered by the combined footprint of all buildings, structures, and uses.
  - Start of Construction:
    - The date of permit issuance for new construction and substantial improvements to existing structures, provided that actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home)

on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns. Permanent construction does not include land preparation (such as clearing, excavation, grading, or filling), or the installation of streets or walkways, or excavation for a basement, footings, piers or foundations, or the erection of temporary forms, or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

- **Structural Requirements**

- All structures shall meet the requirements of the NYS Building Code for loading conditions including:
  - Floor Live Load – 40 psf
  - Ground Snow Load – 50 psf
  - Wind Load – 115 mph
- Deck ledgers:
  - Shall be a minimum of 2-inch by 8-inch nominal pressure treated southern pine or other approved No. 2 grade or better lumber.
  - Ledgers shall be connected to a band joist that is a minimum 2-inch nominal solid sawn lumber or 1-inch by 9.25-inch LVL.
  - Ledgers shall not be supported by stone or masonry veneer.
  - Fasteners for deck ledgers shall be minimum ½" diameter lag screws or bolts, be hot-dipped galvanized or stainless steel, and must extend through the full thickness of the band joist. Fastener spacing shall be in accordance with table R507.2. Fasteners shall be staggered per figure R507.2.1(1).
- Deck Boards:
  - Plastic composite deck boards shall be installed according to their manufacturer's instructions.

- Wood deck boards shall be installed in accordance with table R507.4. Wood deck boards shall be fastened to each joist with two (2) 8d threaded nails or two (2) No. 8 wood screws.
  - Deck Joists:
    - Maximum allowable spans shall be in accordance with table R507.5. Maximum cantilever shall be one-fourth the span of the joists.
    - Joists ends shall be provided with lateral restraint to prevent rotation. Blocking and joist hangers shall be not less than 60% of the height of the joist. Rim joists shall be fastened to the joists with not less than three (3) 10d nails or three (3) No. 10 by 3-inch long wood screws.
  - Deck Beams:
    - Maximum allowable spans shall be in accordance with table R507.6. Maximum cantilever shall be one-fourth the span of the beams.
    - Beam plies shall be fastened together with two (2) rows of 10d nails at 16-inches on center.
    - Where a deck beam are supported by a post, the beam shall bear directly on the post and not be bolted to the side of the post. The post can be notched to accept the beam, such as a 4x6 post notched to support a double 2x beam, or a manufactured post to be connection can be used. The manufactured post to beam connection shall be sized for the post and beam sizes used.
    - Where the post is notched to accept the beam the beam shall be fastened to the post by two (2) ½" diameter bolts. Where a manufactured connection is used the manufacturer's it should be installed in accordance with the manufacturer's instructions.
  - Deck Posts:
    - 4-inch by 4-inch and 4-inch by 6-inch nominal wood posts shall be no taller than 8 feet. 6-inch by 6-inch nominal wood posts shall be no taller than 14 feet.
    - Posts shall bear on a concrete footing that is a minimum of 12 inches diameter and a minimum of 42 inches deep.
    - Posts shall be connected to the concrete footing by a manufactured connection or by embedding the post in the concrete a minimum of 12 inches.

- **General Requirements**

- All accessory structures shall observe the front yard requirements applicable to principal buildings in the district. All accessory uses and structures shall observe a five-foot side yard setback in residential districts, and the same requirements applicable to principal buildings in all other districts.
- All accessory structures shall observe a five-foot side yard setback in residential districts, and the same requirements applicable to principal buildings in all other districts.
- All accessory structures in residential districts shall observe a minimum five-foot rear yard setback. In all other districts, accessory uses and structures shall observe the rear yard setback for principal uses and structures in that district.
- Front Yard Requirements:
  - Front Yard Setback Requirements
    - R-1A – 50 feet
    - R-1B – 50 feet
    - R-1C – 50 feet
    - R-1D – 35 feet
    - R-1E – 30 feet
  - Special Setback Requirements
    - In addition to the other setbacks established in this code and delineated on Schedules I and II,[1] the following additional setbacks apply in all districts to all buildings and structures, provided that where the district front yard requirements establish a greater setback, the district front yard requirements shall apply.
    - On the following roads, measured from the center of the right-of-way to the building line, the minimum setback, subject to the exception of Subsection B of this section, shall be:

<b>• <u>Name of Road</u></b>	<b><u>Minimum Setback (feet)</u></b>
• Alt Boulevard	100
• Baseline Road	100
• Bedell Road	80
• Bush Road	80

- East River Road 90
- Ferry Road 80
- Fix Road 80
- Grand Island Boulevard 115
- Harvey Road 80
- Huth Road 80
- Long Road 80
- Love Road 80
- Ransom Road 80
- Staley Road 80
- Spaulding Road 80
- Stony Point Road 100 (except Love Road to Elsie Lane)
- Stony Point Road 80 (Love Road to Elsie Lane)
- Whitehaven Road 100

- In the North, South, and Center Business Districts, in accordance with the powers authorized to the Town by Town Law § 274-a(5), the Town Board may approve a site plan with smaller setbacks than those required in Subsection A of this section for structures and uses complying with the rules and goals of the design requirements for the North, South, and Center Business Districts.
- On shoreline lots, accessory structures shall be no closer to the river shoreline (measured at the top of the bank) than:
  - Riverside accessory structures on shoreline lots, less than four feet high, and which do not obstruct the views of the Niagara River, may be placed in the rear yard of a shoreline lot in accordance with the regulations for placement of accessory structures and uses. This subsection, limiting accessory uses and structures, applies to shoreline lots and does not apply to the portion of riverside lots, if any, not adjacent to the Niagara River.
- Exceptions:
  - Yard requirements.
    - Rear yard exceptions for through lots. On a through lot where the rear lot line coincides with a street line, a front yard equivalent shall be provided. The rear yard depth requirements in the district regulations

shall not apply on that portion of a through lot where the front yard equivalent is required; and

- Side yard rule for corner lots. On corner lots, all structures shall be no closer to the right-of-way than the minimum front yard setback of the adjacent lots.
- Exceptions to frontage requirements. Any legal nonconforming lot separately owned and recorded on the Tax Map of the Town of Grand Island at the time of enactment of this chapter which has frontage of less than the prescribed number of feet permitted in an applicable district may be used as a building lot if it has sufficient area to permit the required setbacks within such district.
- Exceptions to setback requirements.
  - Notwithstanding the failure to comply with the setback and minimum yard requirements of this code, no variance shall be required when:
    - When a structure is replaced in its entirety within 12 months of demolition by another structure with the same footprint as the replaced structure, and there is no increase in the amount of noncompliance with the minimum yard or height requirements.