



TOWN OF GATES



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Deck Permits

Required Documentation:

1. **Permit Application**
2. **Survey Map** (with deck location and dimensions shown on map)
3. **Plans: Deck Concept** (Side elevation), **Framing** (Shows joist/beam spans) & **Footer plan**
4. **Contractor's General Liability & Worker's Compensation Insurance or Insurance Exemption form if Non-Contractor** (BP-1 or CE-200 form)

More Requirements & Pool Decks on back →

Plan Checklist (Your plan must include the following information to be approved)

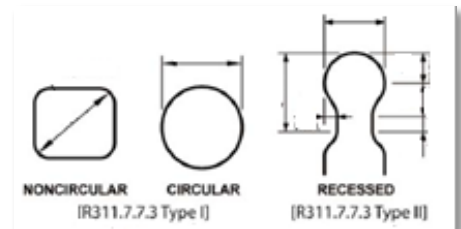
- | | | |
|---|---|--|
| <input type="checkbox"/> Deck Width, Length & Total SF | <input type="checkbox"/> Post (Footing) Size (4x__?) | <input type="checkbox"/> Hand Rail details (If using a kit for Guard Rail system, Top of guard rail system may not meet handrail guidelines. See below) |
| <input type="checkbox"/> Deck Height | <input type="checkbox"/> Post Cap/Notched Post | <input type="checkbox"/> Barrier height and additional details if Pool Deck (see back of page) |
| <input type="checkbox"/> Decking Perpendicular/Diagonal 45°? | <input type="checkbox"/> (These are the only beam to post attachment options) | |
| <input type="checkbox"/> Joist Size (2x__?) | <input type="checkbox"/> Post Footing Depth (Minimum 42" flared at bottom) | |
| <input type="checkbox"/> Joist Spacing (On Center Spacing) | <input type="checkbox"/> Deck is Attached/Freestanding? | |
| <input type="checkbox"/> Joist Span (Distance between joist attaching to beam.) | <input type="checkbox"/> Ledger Board size | |
| <input type="checkbox"/> Joist Cantilever Span (Overhang of joist) | <input type="checkbox"/> Flashing & Water proof membrane used? | |
| <input type="checkbox"/> Beam/Girder Size (Double or Triple Beams & Beam size 2x__?) | <input type="checkbox"/> Guard Rails/Spindle details | |
| <input type="checkbox"/> Beam Post Span (Distance between posts.) | | |
| <input type="checkbox"/> Beam Cantilever Span (Overhang of beam) | | |

General Code Requirements:

- **Posts** must extend a minimum of 42 inches below grade and **post** holes must be between 12-18 inches wide. Bottom of holes must be flared out. Posts can be attached to anchor/bracket set in concrete footer. Do not fill concrete around posts. Backfilling post hole with dirt is allowed if uplift block or rod attached to bottom of post, perpendicularly. (Contact inspector with questions)
- All fasteners must be corrosion-resistant and appropriate for the particular type of materials being used per Building Codes.
- **Guards** (railings) must be provided for floor surfaces more than 30 inches above the floor or grade below and must be at least 36 inches in height (or 48 inches for some pool deck scenarios.) Spindle openings must be less than 4 inches wide.
- **Stairs:** The triangular openings formed by **stair** treads, riser and guards must be less than 6 inches.
- **Stairs** must be at least 36 inches in clear width at all points above the permitted **handrail** height. Additional height requirements may apply if guard is part of pool barrier.
- **Stair** riser height must be a maximum of 8 ¼ inches and a minimum tread depth of 9 inches per **NYS codes**.
- **Stair Landing:** There must be a landing at the top and bottom of each **stairway** with a landing area of 36 inches wide by 36 inches long.
- **Handrails** must not project more than 4 ½ inches on either side of the **stairway**. The minimum clear width of the **Stairway** at or below the **handrail** height, including treads and landings must be at least 31 ½ inches where a **handrail** is installed on one side.
- **Handrails** must have at least 27 inches of clear width where **handrails** are provided on both sides.
- **Handrails** must be provided on at least one side of each continuous run of treads or flights with more than 3 risers.
- **Handrail**, measured vertically, must be at least 34 inches in height and not more than 38 inches.
- **Handrails** must be continuous for the full length of the flight, from the point directly above the top riser of the flight to a point directly above the lowest riser of the flight.
- **Handrail** grip size must be either:

Type 1, Handrails with a circular cross section must have an outside diameter of at least 1 ¼ inches and no greater than 2 inches. If the **Handrail** is not circular, it must have a perimeter dimension of at least 4 inches and not greater than 6 ¼ inches with a maximum cross section of dimension of 2 ¼ inches

Type 2, Handrails with a perimeter of greater than 6 ¼ inches must provide a graspable finger recess area on both sides of the profile. The finger recess must begin within a distance of ¾ inch measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch within 7/8 inch below the widest portion of the profile. This required depth must continue for at least 3/8 inch to a level that is not less than 1 ¾ inches below the tallest portion of the profile. The minimum width of the **handrail** above the recess must be 1 ¼ inches to a maximum of 2 ¾ inches. Edges must have a minimum radius of 0.01 inch.



Deck Spans, Post Attachment and Footing Requirements:

Joist Spans

if NO Cantilever

	12 o.c.	16 o.c.	24 o.c.
2x6	9' 11/12"	9'	7' 7/12"
2x8	13' 1/12"	11' 10/12"	9' 8/12"
2x10	16' 1/12"	14'	11' 5/12"
2x12	18'	16' 6/12"	13' 6/12"

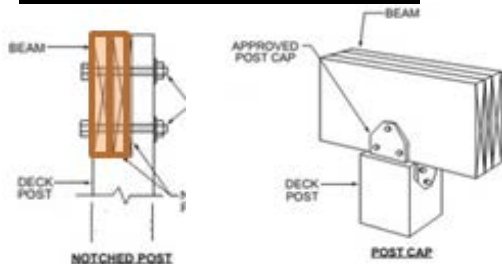
WITH Cantilever

	12 o.c.	16 o.c.	24 o.c.
2x6	6' 8/12"	6' 8/12"	6' 8/12"
2x8	10' 1/12"	10' 1/12"	9' 8/12"
2x10	14' 6/12"	14'	11' 5/12"
2x12	18'	16' 6/12"	13' 6/12"

Beam Spans

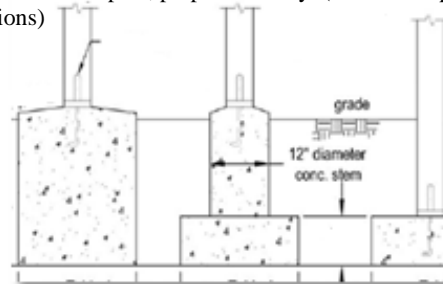
Beam Size	6' joist Span	8' joist Span	10' joist Span	12' joist Span	14' joist Span	16' joist Span	18' joist Span
2-2x6'	6' 11/12"	5' 11/12"	5' 4/12"	4' 10/12"	4' 6/12"	4' 3/12"	4'
2-2x8'	8' 9/12"	7' 7/12"	6' 9/12"	6' 2/12"	5' 9/12"	5' 4/12"	5'
2-2x10	10' 4/12"	9'	8'	7' 4/12"	6' 9/12"	6' 4/12"	6'
2-2x12	12' 2/12"	10' 7/12"	9' 5/12"	8' 7/12"	8'	7' 6/12"	7'
3-2x6'	8' 2/12"	7' 5/12"	6' 8/12"	6' 1/12"	5' 8/12"	5' 3/12"	5'
3-2x8'	10' 10/12"	9' 6/12"	8' 6/12"	7' 9/12"	7' 2/12"	6' 8/12"	6' 4/12"
3-2x10	13'	11' 3/12"	10'	9' 2/12"	8' 6/12"	7' 11/12"	7' 6/12"
3-2x12	15' 3/12"	13' 3/12"	11' 10/12"	10' 9/12"	10'	9' 4/12"	8' 10/12"

Post Cap vs. Notching



Post Footing

Posts must extend a minimum of 42 inches below grade. Bottom of holes must be flared out. Posts can be attached to anchor/bracket set in concrete footer. Do not fill concrete around posts. Backfilling post hole with dirt is allowed if uplift block or rod attached to bottom of post, perpendicularly. (Contact inspector with questions)



Pool Decks:

General

- Spas and hot tubs do not need a permanent barrier provided it has an approved safety cover installed.
- 48"** Barrier height (R326.5.3.1) and needs to be built of rigid construction.
- No gaps or openings shall allow passage of **4** inch diameter (please note that some scenarios below require reduced openings) (R326.5.3.2).
- Gaps between barrier and ground = **2"** or less (R326.5.3.1).

Gate & Latching:

- 48"** Gate height and opens outward/away from Pool (R326.5.3.8.1).
- Self-Closing & Self-Latching (R326.5.3.8.2) and Securely locked (R326.5.3.8.3)
- Gate Latch on pool side of enclosure (R326.5.3.8.2) and openings can't be greater than $\frac{1}{2}$ " within **18"** of Latch handle (R326.5.3.8.2). Location of handle:
 - Top of latch handle **54"** or higher, measured from ground to top of latch (R326.5.3.8.2) -or-
 - Top of latch handle must be **3"** or more below top of gate (R326.5.3.8.2)

Where Barriers are needed (Other scenarios may apply. Please contact Building Inspector for specifics):

Platform next to pool or climbable areas	Additional barriers may be required if top of platform to top of pool is less than 48". Climbable areas next to pool must be removed or may require barrier. See "Barrier Types and Opening" for details.
Pool Deck with Yard Fence	Yard fence can satisfy barrier requirement to deck if completely surrounding yard but will require alarms at doors to Pool Deck and any climbable window that gives access to pool deck. See "Barrier Types and Opening".
Pool Deck at least 45" high	Guard Rails on deck and along stairway with gate is used as barrier. Top and Bottom Guard Rails 45" or more apart = 4" spindle spacing or 1 $\frac{3}{4}$ " if decorative cutouts (R326.5.3.5).
Pool Deck less than 45" high	If any section of the deck, measured from the decking to the ground is less than 45", you may need to modify guard railing height, gaps between spindle spacing or gap between deck and guard rail to prevent climbing. Please refer to (R326.5.3.5 & R326.5.3.1) and discuss details with the Inspector.
Barrier to Pool deck is at Stairway	-Horizontal rails along guard rail need to be on inside of deck and stairway (R326.5.3.4). -Gate must be located at bottom of stairs or Landing. Double door gates allowed at top of stairs -If gate is at bottom of steps, guard rail along stairway and gate height will need to be at 48" .
Barrier is on deck at entrance to Pool	-Gate and Guard Rail in front of pool entrance must maintain 48" height with rails on pool side. Benches, chairs, tables or objects that could be used to climb must not be placed anywhere near guard system at pool entrance.

Please note that additional requirements may apply