



Deck & Pool Deck Requirements and Guidelines

Building Permits

Required all types of decks, or front stoop attached to or detached from property.

Definition

Attached (within 10 Ft of house), OR Unattached (farther than 10 Ft), OR Pool Decks

Permit Application Requirements

- Completed signed application.
- Permit Fee: \$75 Each residential
\$125 Each non-residential.
- Proof of Contractor Insurance.
- Copy of a survey map.
- **You must also fill out the back of this page and include in application.**
- Submit **two** copies of detailed construction drawings showing a **cross section** with footing depth, connection at house, and deck height above grade. Approved flashing is required at all points of attachment.

Required Inspections

- 1) **Footing** - Footers must be at least 42 inches deep and must be inspected before concrete is placed.
- 2) **Rough Framing**
- 3) **Final** – Certificate of Compliance

Design

Deck design must comply with all requirements of 2012 International Residential Code Deck Construction Guide post to beam requirements. Deck location must also comply with all applicable zoning regulations related to required setbacks.

Attached Deck

Please see Town Code guidelines pertaining to Lot and Bulk requirements for residential districts. (Attached on last page) Front Entrance platforms 32 square feet or less (not including stairs) may project into the minimum front yard setback.

Detached Deck

Accessory structures and uses shall not be located within the required front yard and shall not be located closer to the front lot line than the front building line of the principal structure. Accessory structures attached to the principal structure or within 10 feet of the principal structure shall be considered to be an integral part thereof, and the front, side, and rear yard requirements of the applicable district shall apply. Detached accessory structures and uses shall be located no closer than four feet to rear or side property lines and no closer than six feet to the principal building. Accessory structures detached from the principal structure shall not be higher than the principal structure or 12 feet, whichever is less.

Pool Decks

Any access from the yard onto the deck must have a 48-inch-high self-closing, self-latching, gate that opens away from the pool deck only. Any Access to the pool deck from the house must either have a 48 inch self-closing, self-latching, gate separating the house from the pool, or if no gate separating any door with direct access to the pool shall be equipped with an alarm in accordance with UL 2017, (see Town of Irondequoit pool hand out for more details.

Landing must have guardrails and gate that meet the pool barrier requirements. Landing minimum 48” in width, and a minimum 60” in length. Stairs should be to grade with typical railings. Top of deck is a minimum 45 Inches above grade. Typical beams with post, and typical guardrail along deck.

**See setback requirements on back page.*

Overhead Electric Lines

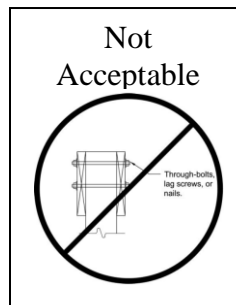
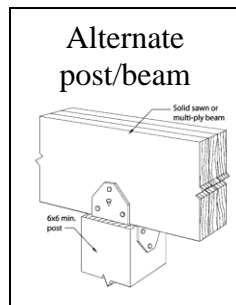
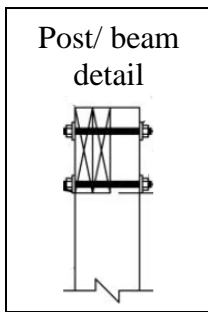
Overhead electrical lines must be 10 feet away from the water’s edge vertically and horizontally.

Please provide a drawing of the proposed deck including the Following information:

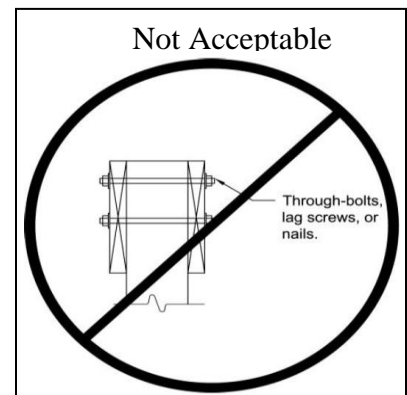
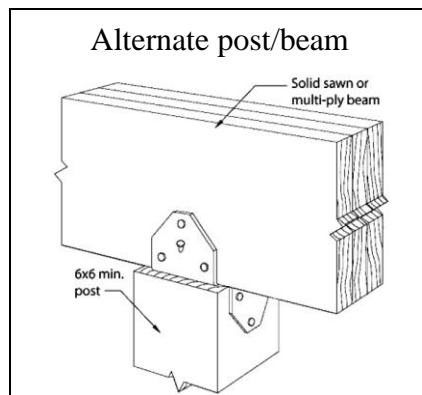
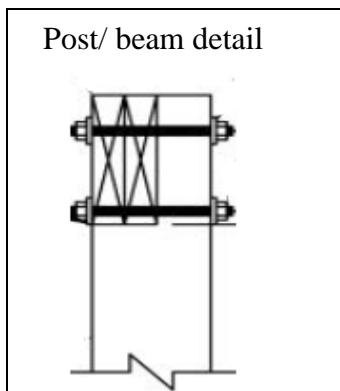
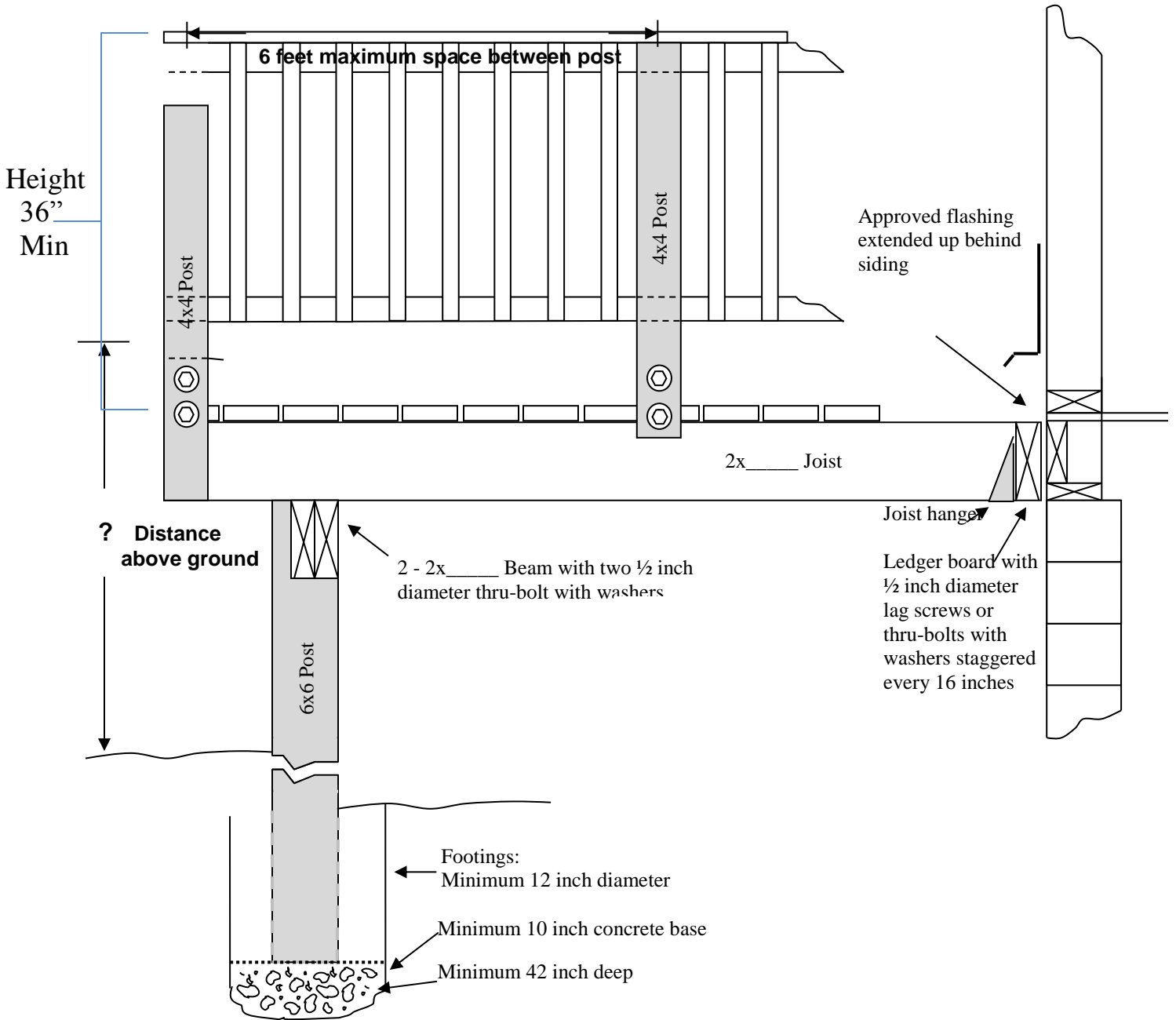
1. Overall size of deck: _____
2. Size of floor joists 2" x _____
3. Spacing of floor joists (check one): 16" o.c. 24" o.c. Other _____
4. Size of beams: _____
5. Spacing of beams: _____
6. Size of post (check one): 4" x 4" 6" x 6" Other _____
7. Is the deck going to be attached to the house? Yes No

If yes, size of the ledge board: 2" x _____

8. Type of decking: Composite Wood Other _____.
9. Stairway Tread Width (MIN 36") _____
10. Stairway Tread Depth (MIN 10") _____
11. Stairway Riser height (8 1/4 " MAX) _____
12. Handrail height (MIN 34"- 38" MAX) _____
13. Please indicate Footer depth: _____
14. Please indicate footer diameter: _____
15. Please indicate which if the following you will be using (check one):



Example Deck Cross Section



Span Limitations for Joist and Beams

Spans for joist at 16 inch on center: $2 \times 8 = 10' - 6''$ $2 \times 10 = 15' - 2''$ $2 \times 12 = 17' - 10''$

Maximum cantilever for joist: $2 \times 6 = 24''$ $2 \times 8 = 30''$ $2 \times 10 = 36''$ $2 \times 12 = 36''$

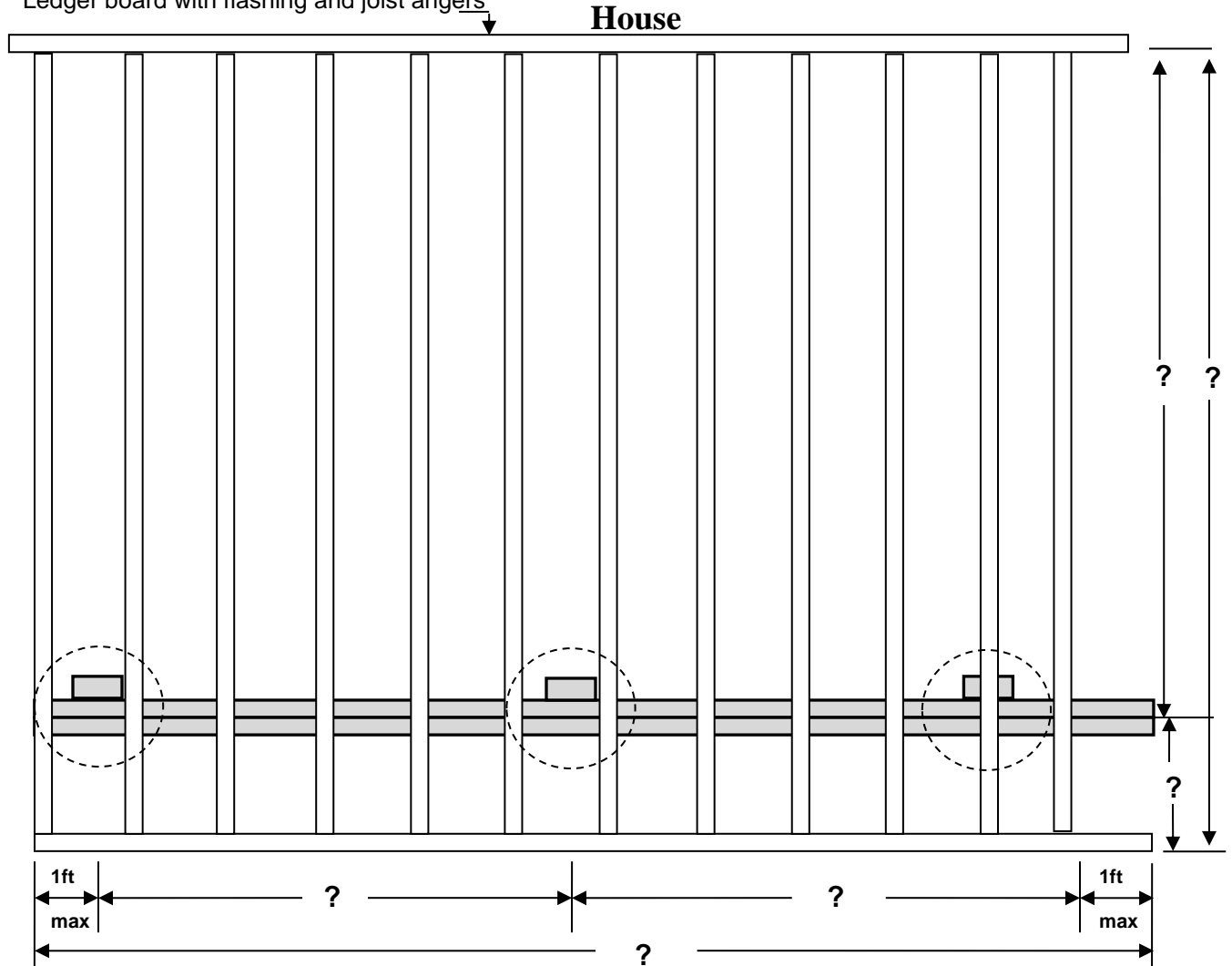
Spans for beams: $(2) 2 \times 6 = 4'$ $(2) 2 \times 8 = 6'$ $(2) 2 \times 10 = 8'$ $(2) 2 \times 12 = 10'$

Beams can extend past end post a maximum distance of 1 foot

Example Deck Top View

- Add beams as needed to fit your design.
- Fill in dimensions to fit your design.
- Indicate the distance from the ground to the top of the deck.
- **Decks can be free standing and not attached to the house, this would require additional beams.**

Ledger board with flashing and joist angles



Guidelines for Handrails and Guards

Handrails and guards are two different components.

- A **handrail** is a horizontal or sloping rail intended for grasping by the hand for guidance or support.
- A **guardrail** is a building component located at the open sides of elevated walking surfaces and stairs that minimizes the possibility of a fall from the walking surface to the level below.

Handrails:

1. Handrails shall be continuous on at least one side of each continuous run stairs with 4 or more risers.
2. Top of handrails shall be placed no less than 34 inches or more than 38 inches above the stair nosing.
3. Handrails must be continuous the entire length of the stairs, from a point directly above the top riser to a point directly above the lowest riser, and return to a wall or post.
4. Handrails shall be placed at least 1-1/2 inches from any wall or other obstruction and cannot project more than 4-1/2 inches over the stairs.
5. The handgrip area shall not be less than 1-1/4 inches or more than 2-3/4 inches in width.

Type I: Handrails with a circular cross section shall have an outside diameter of at least 1-1/4 inches and not greater than 2 inches. If the handrail is not circular it shall have a perimeter dimension of at least 4 inches and not greater than 6-1/4 inches with a maximum cross section dimension of 2-1/4 inches.

Type II: Handrails with a perimeter greater than 6¼ inches shall provide a graspable finger recess area on both sides of the rail. The finger recess shall begin within a distance of ¾ inch measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16th inch within 7/8 inch below the widest portion of the profile. This required depth shall 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 shall be 1¼ inches to a maximum of 2- ¾ inches. Edges shall have a minimum radius of 0.01 inch.

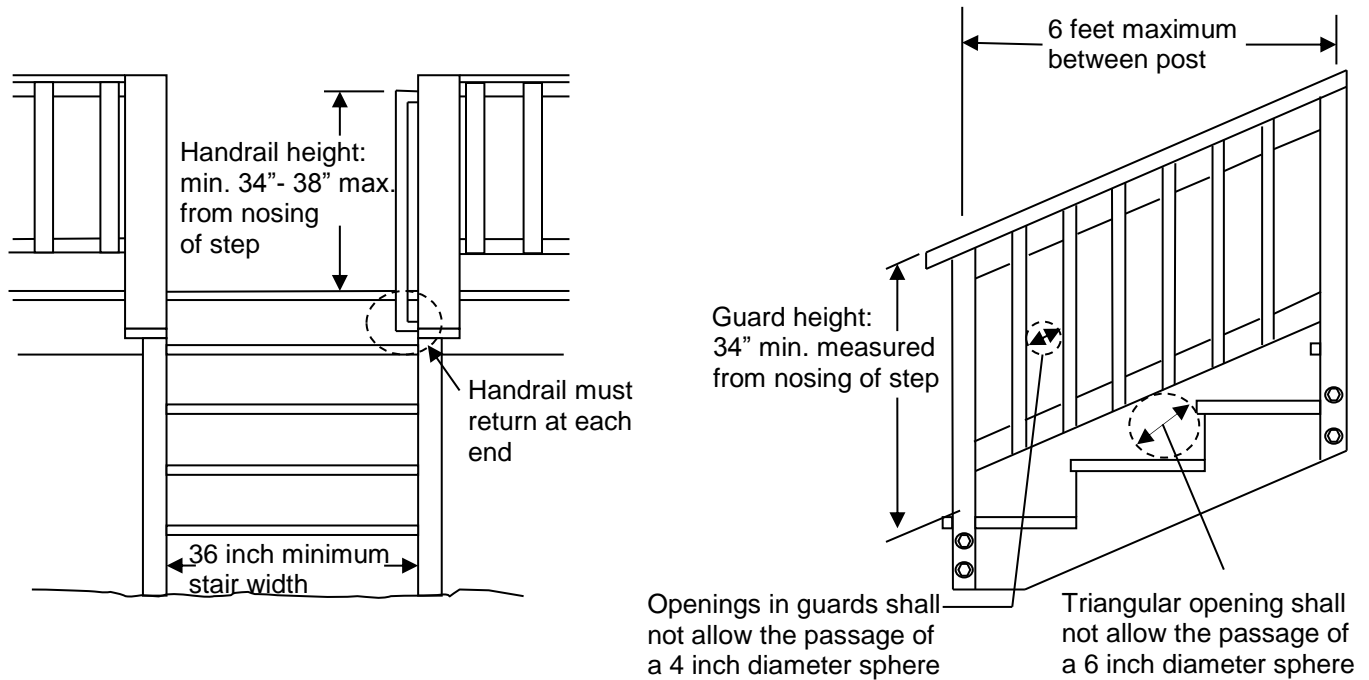
Guards:

1. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height measured vertically from the nosing of the treads.
2. The requirement for guards along open sides of stairs not only applies to the portion of a stairway that is more than 30 inches above the adjacent floor, but it also applies to any portion of a flight of stairs less than 30 inches above the floor.
3. All guards shall have intermediate rails or ornamental closures that prohibit the passage of a sphere 4 inches or more in diameter. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a 6-inch sphere cannot pass through.
4. When designed properly, the top rail of a guard can also serve as the required handrail.

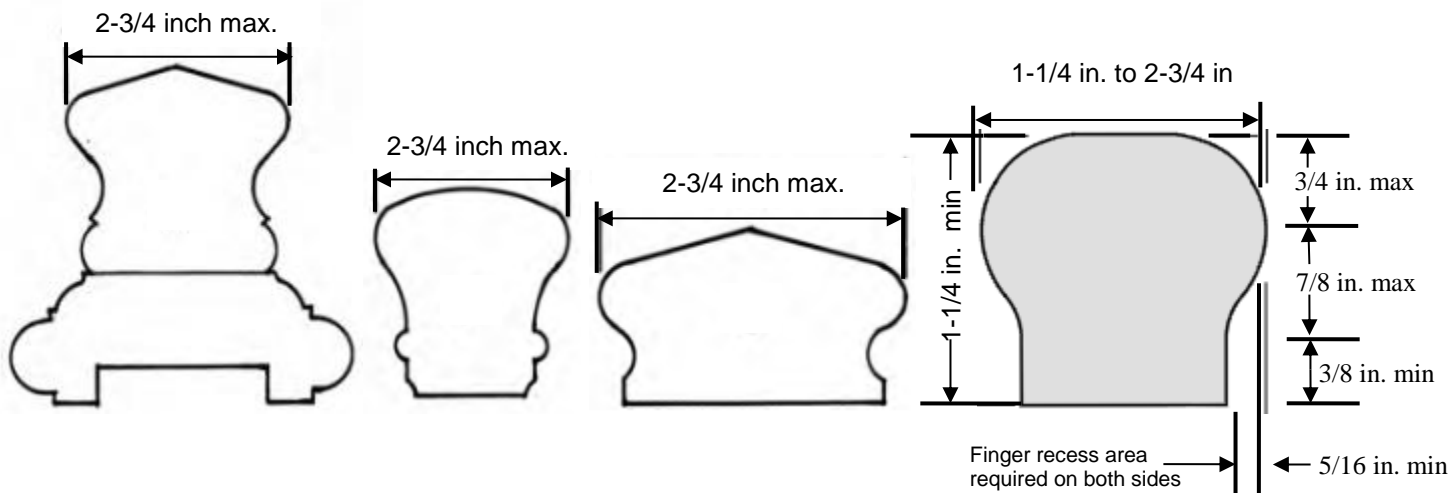
HANDRAIL AND GUARD for STAIRS DETAIL, TYPICAL

Handrails must be continuous the full length of stairs
And cannot be interrupted by any post.

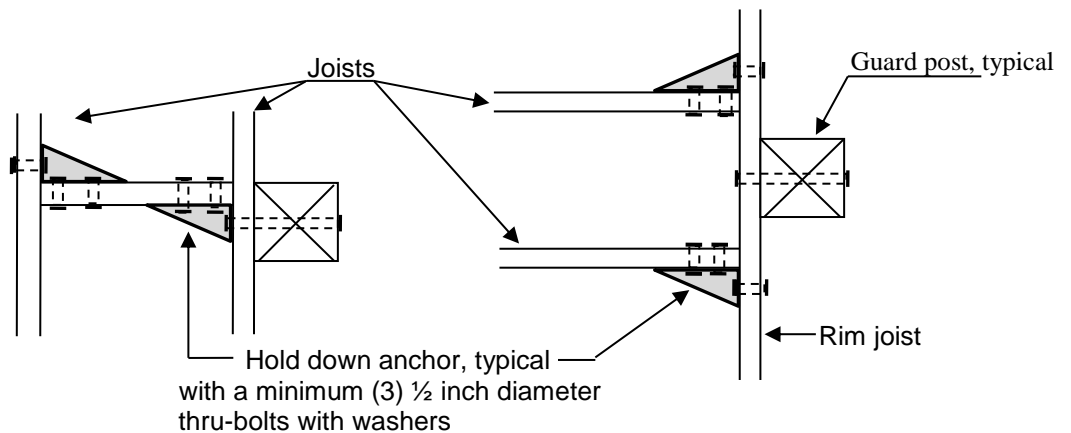
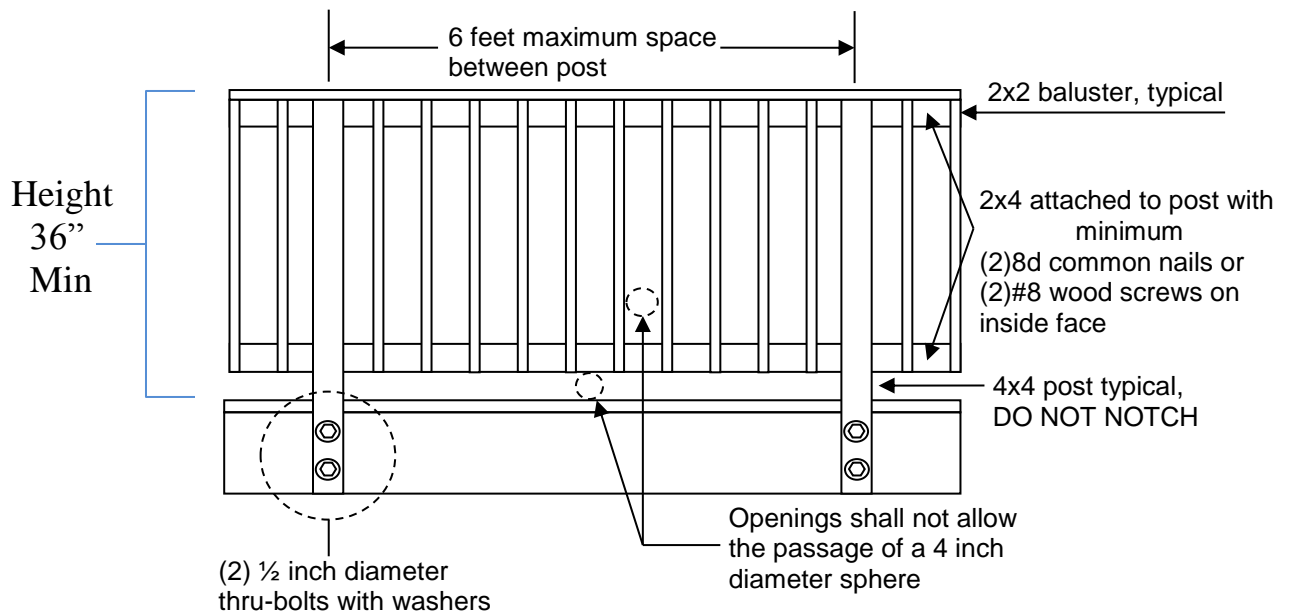
Guards are required for stairs with a total rise of
30 inches or more.



Acceptable Handrail Profiles

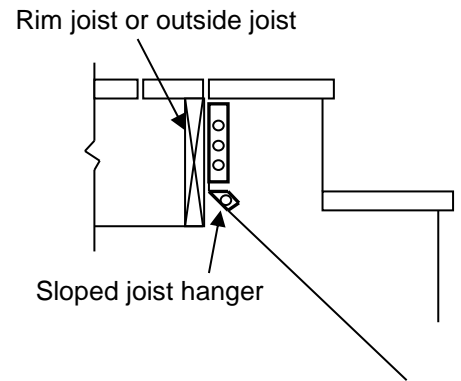
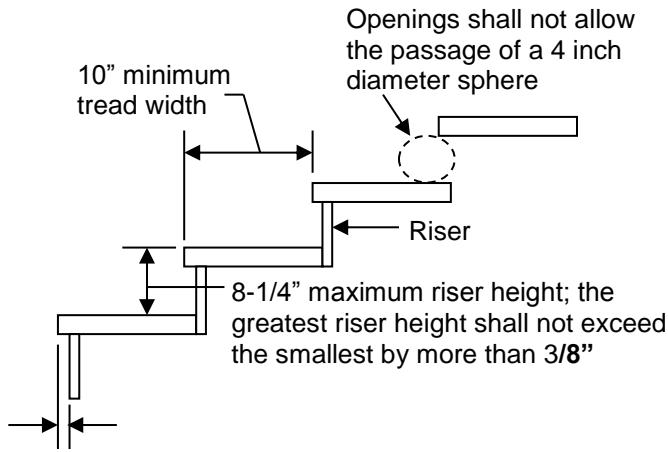


GUARD DETAIL TYPICAL

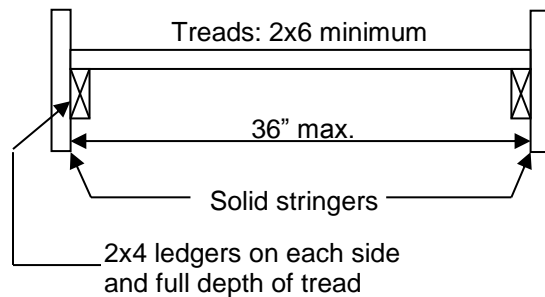
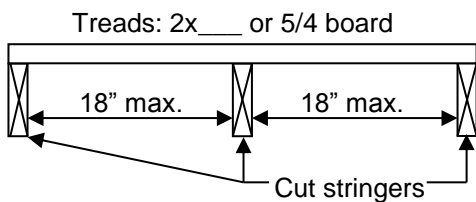
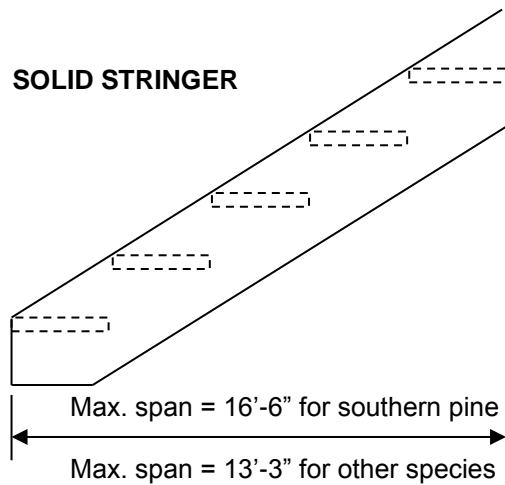
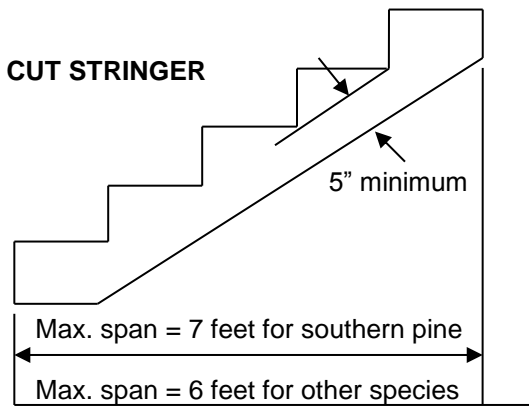


Post can be located on the inside of the joist.

STAIR DETAILS, TYPICAL



3/4"-1-1/4" nosing; the greatest nosing projection shall not exceed the smallest by more than 3/8"



Town Code Guidelines and Requirements

DETACHED DECK

(More than 10ft from dwelling)

§ 235-13.1 Accessory structures

- A. Accessory structures and uses are permitted only, in connection with any principal use lawfully existing and in compliance with all applicable requirements of this section and/or this chapter.
- B. Accessory structures and uses shall include, but are not necessarily limited to, the following examples; provided, however, that each such structure or use shall comply with all applicable requirements of this section and/or this chapter: private garages, storage structures, pet shelters, children's playhouses, tennis courts, private swimming pools and related appurtenances such as decks, generators, heat pumps and air-conditioning units, and other such uses as may be similar in area, extent and purpose.
- C. Accessory structures and uses shall meet all of the following requirements:
 - (1) Accessory structures and uses shall not be located within the required front yard and shall not be located closer to the front lot line than the front building line of the principal structure.
 - (2) Corner lots. Accessory structures installed or constructed on a corner lot shall be located behind the front building line of the principal structure as measured from either street and shall further comply with § 235-13 of this chapter.
 - (3) Accessory structures and uses shall be included in the calculation of lot coverage and shall not occupy more than the maximum permitted.
 - (4) Accessory structures attached to the principal structure or within 10 feet of the principal structure shall be considered to be an integral part thereof, and the front, side, and rear yard requirements of the applicable district shall apply.
 - (5) Detached accessory structures and uses shall be located no closer than four feet to rear or side property lines and no closer than six feet to the principal building.
 - (6) Accessory structures detached from the principal structure shall not be higher than the principal structure or 12 feet, whichever is less.
 - (7) Storage structures larger than 200 square feet in floor area shall be considered to be private garages and shall be subject to all of the applicable requirements for same.

ATTACHED DECK

§ 235-11 Lot and bulk requirements.

- B. No building shall extend nearer to a street line than the minimum distance of the setback of the average of existing dwellings within 200 feet on either side thereof, except that no building shall be required to set back more than 50 feet from the property line in R-1, R-2 and R-3 Districts and 75 feet in R-R Districts. In all cases however, the minimum front yard depth shall be 30 feet in R-1, R-2 and R-3 Districts and 50 feet in R-R Districts.
- C. The front yard depth of lots located on the inside part of a curve shall be measured from the nearest point of the arc establishing the front line of the lot to the front wall of the main building.
- D. In the case of a building on a through lot, the front yard depth shall be required on both streets.
- E. In the case of a corner lot, no building shall be located nearer than 30 feet to the side street line in R-1, R-2 and R-3 Districts and 50 feet in R-R Districts; provided, however, that if the size of the lot shall make the thirty- or fifty-foot setback impractical, then such setback may be reduced by locating the building no further than 10% of the width of the lot from the inside lot line, the narrow dimension of the building in such cases shall parallel the narrow dimension of the corner lot, and any garage, attached or otherwise, shall conform to the same setback requirements.
- F. No building or structure shall be located nearer to either of the side lines of an inside lot or parcel of land on which the building or structure is to be located than the distance equal to 10% of the width of the lot at the building line, except for private detached garages, which shall be located as provided in § 235-13 of this article and except that no dwelling need setback more than 15 feet from the sideline R-1, R-2 and R-3 Districts and 25 feet in R-R Districts.
- G. There shall be a rear yard of a minimum depth of 30 feet between the rear lot line and the main building in R-1, R-2 and R-3 Districts and 50 feet in R-R Districts.