



## **Township of South Orange Village**

76 South Orange Avenue  
South Orange, N.J. 07079

Tel: 973-378-7715 x 7700

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**Anthony Greci,**  
**Director of Code Enforcement & Inspections**

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### **PERMIT APPLICATION INFORMATION, GUIDELINES AND CHECKLIST FOR SINGLE-FAMILY RESIDENTIAL DECKS**

All work for single-family dwellings must be performed in accordance with N.J.A.C. 5:23 - Uniform Construction Code of the State of New Jersey (UCC) and the International Residential Code 2009, New Jersey edition. The following information is provided to assist the homeowner or architect in preparation of the architectural drawings required for plan review in accordance with the UCC. It is solely meant to be a guideline and checklist of items and information required on submitted drawings in order for the building department to determine code compliance, and it is not intended to be an all-inclusive list.

The preparer of the drawings may be required to submit calculations and additional information in certain circumstances. **Please note that items checked “No” by the Building Department will require resubmission of drawings and/or additional information as may be required for departmental review.**

### **GENERAL DECK CONSTRUCTION GUIDELINES**

1. Survey of property showing proposed deck and all structures on property that may have been installed since survey was made.
2. Utility reference number for digging: (800)-272-1000
3. Show deck size: Length, width and height above grade.
4. Provide footing layout for deck:
  - a. Minimum 12 inches diameter x 42 inches depth below grade and show distance between footings: max 8 feet
5. Column size and spacing (4x4), (6x6), etc...
  - a. Columns cannot be encased in concrete
  - b. Any deck more than 36 inches above grade must provide 45 degree lateral bracing from columns to girder.
  - c. Columns shall be adequately anchored to prevent lateral displacement.
6. Show size, length and direction of main girder. Any splices must occur over columns.

7. Show ledger attachment to house (if any) 16 inches o.c. lag screwed to existing building.
  - a. If attaching to foundation wall, must use ½ inch bolt through to inside and support with plate, washer and double nut.
  - b. If attached to sill plate with lag bolts – add flashing from house, over ledger board, to prevent moisture from seeping into sill plate.
  
8. Show size, length and method of attachment of floor joists.
  - a. Install joist hangers on all unsupported joists or girders.
  - b. Maximum freespan between ledger and main girder for .6 C.C.A. treated lumber 60 lb. live load as follows:
    - 2 x 6 in. – 16 in. o.c. – 6 ft. 8 in.
    - 2 x 8 in. – 16 in. o.c. – 11 ft. 5 in.
    - 2 x 10 in. – 16 in. o.c. – 14 ft. 6 in.
    - 2 x 12 in. – 16 in. o.c. – 17 ft. 10 in.
  - c. Midspan blocking for any freespan over 8 ft.
  
9. Type of decking: size and materials: e.g. 2x4; 2x6; 2x8; 2x10; etc...
  
10. Guardrail: 36 inch minimum height from finished floor and 4 inch maximum spacing between blusters.
  
11. Handrails: 34 in. to 38 in. from tread to top of handrail.
  - a. Handrails on both sides of stairway: 44 inches or greater
  - b. Handgrip portion of handrail shall not be more than 2 5/8 inches in cross sectional dimension. The handgrip portion of handrails shall have a smooth surface with no sharp corners.
  
12. Stairs: All treads shall have a nosing or effective projection of approximately 1 inch when risers are closed.

The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch.

Stairways shall not be less than 3 feet in clear width, and the headroom, rise and run shall conform to Figure No. R-213.1. Handrails may project from each side of a stairway a distance of 3 ½ inches into the required width.

  - a. Minimum width = 36 inches
  - b. Minimum tread depth = 9 inches; Maximum riser height = 8 ¼ inches
  - c. Stringers must lay on concrete pad (minimum 2 inch slab)
  - d. No open risers permitted.
  
13. Cost of deck including labor and material.
  
14. Fees for construction permit
  
15. Two (2) sets of drawings
  
16. Permits that are needed: Jacket, Building



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### Checklist for Single-Family Residential Decks

(This checklist is meant as a guide for contractors/homeowners)

<u>Yes</u>	<u>No</u>	
___	___	Provide one copy of a complete property survey showing the proposed deck drawn to scale, stairs, landing, etc., with all setback dimensions to property lines shown.
___	___	Provide two signed and sealed sets of drawings prepared by an Architect, or in the case of a single family dwelling, the homeowner may prepare his or her own drawing(s), provided that the dwelling is owner-occupied; provide two owner-signed and dated sets of drawings. <b><u>Please be advised that drawings prepared by other than the homeowner or architect will not be accepted for permit review.</u></b>
___	___	Provide deck framing plan, foundation plan, deck elevations, and related framing section/details. Plan(s) shall be drawn to minimum scale of $\frac{1}{4}'' = 1'-0''$ ; indicate scale on all drawings.
___	___	Indicate overall dimensions of all deck areas. Indicate height of deck walking surface above grade.
___	___	Indicate foundation design including type of footing and pier, material, size and depth below grade.
___	___	Indicate deck ledger size, lumber species and treatment, ledger connection to band joist, ledger anchor material/sizing/spacing and ledger flashing.
___	___	Indicate all deck post locations, sizes, spacing, height(s), lumber species and treatment.
___	___	Indicate all girder locations, sizes, spans, cantilever dimensions if any, lumber species and treatment.
___	___	Indicate all deck joist sizes, spans, spacing, direction, bridging, lumber species and treatment.
___	___	Indicate all joist hangers, post-to-girder connectors, post-to-foundation anchors, and deck lateral load connectors with manufacturer and model numbers of all framing connectors.
___	___	Indicate decking size, thickness, direction, lumber species and treatment, or synthetic material.
___	___	Indicate deck and stair guards, materials, height(s), attachment and spacing dimensions.
___	___	Indicate stair width, tread and riser types, stringer spacing, tread depth and riser height dimensions.
___	___	Indicate graspable handrail locations, shape and spacing one side of all stairs with more than 3 risers, returned to post or wall at ends.
___	___	Indicate concrete pad at grade or paved surface for support of the base of stairs.