

Residential Wood Decks (Sample Guide)

January 2008

1. All Prior Approvals must be submitted before application for Building Permit is reviewed: Zoning, Hunterdon County Health Dept., Historic Committee, Wetlands Certification.
2. Two (2) sets of Plans drawn to scale and labeled with proper dimensions. All drawings must have owners name, address of job site and Block & Lot. Plans can only be drawn by the following; New Jersey Registered Architect, Professional Engineer or Legal Owner/Occupant of said property.
3. Plans must show the following information
 1. Deck in relation to house
 2. All doors from house to deck
 3. Threshold height from top of deck to finished floor
(not more than 8 " in height)
 4. Specific type of lumber used.
 5. Detailed location of footings, columns, girders, joist, ledger, flashing, decking material, stairways, guardrails, handrails,

DO NOT SUBMIT "Lumber Yard Plans "or Plans done with Computer Software without proper dimensions, materials and details.

The following Inspections are REQUIRED

1. Footing , prior to pouring concrete
2. Frame, prior to installing decking
3. Final. when project is 100% complete

INTERNATIONAL RESIDENTIAL CODE 2006 (New Jersey Edition)

PIER FOOTINGS: Minimum depth of 36 inches and 12 inches minimum diameter. Minimum thickness of concrete to be 8 inches. Stairway stringer ends require solid support.

COLUMNS: Minimum of 4 inches by 4 inches anchored to footing and secured to girder to prevent rotation and deck uplift.

GIRDERS: Any joints in a girder must be centered directly above the support columns.

LEDGER BOARD: Board must be attached securely to house with ½ inch diameter bolts minimum. Bolts must be 16 on center in a staggered pattern. Provide 2 bolts, one above the other at joints and ends.

FLASHING: Provide continuous corrosion-resistive flashing behind ledger to prevent passage of moisture into the wall and cause water damage to the house. Aluminum is not recommended for use with the new ACQ Treated lumber.

GUARDRAILS: Minimum height of 36 inches above finished decking with balusters or other construction so that a 4 inch sphere cannot pass through any opening. Guardrails must be designed and constructed to hold a concentrated load of 200 pounds applied at any point along the guard. All stairways are required to have a guardrail on both sides, at a minimum height of 34 inches measured vertically at the nosing of the tread. (Guards are not required if the surface of the deck is less than 30 inches above the grade)

STAIRWAY: Minimum width of 36 inches, Maximum rise of 8 ¼ and minimum tread width of 9 inches. Riser height cannot vary more than 3/8 of an inch throughout the entire riser run. Nosing of not less than ¾ and not greater than 1 ¼ inches. Openings between risers must be less than 4 inches.

HANDRAILS: Stairways with 4 or more riser require handrails. Minimum height of 30 inches and a maximum height of 38 inches on at least one side of the stairway. Handrails must be continuous for the entire length of the stairway without interruption. Ends must be returned or terminated at a post. Handrails must have a minimum space of 1 ½ inches from guard or side wall. Grip size 1 ¼ minimum to 2 5/8 maximum.

CONNECTORS/FASTENERS: Connectors and fasteners must be approved for their intended use. The new ACQ Treated lumber reacts to most common fasteners. Hot dipped galvanized or stainless steel, direct contact with aluminum is not recommended. See Manufacturer's Specifications.

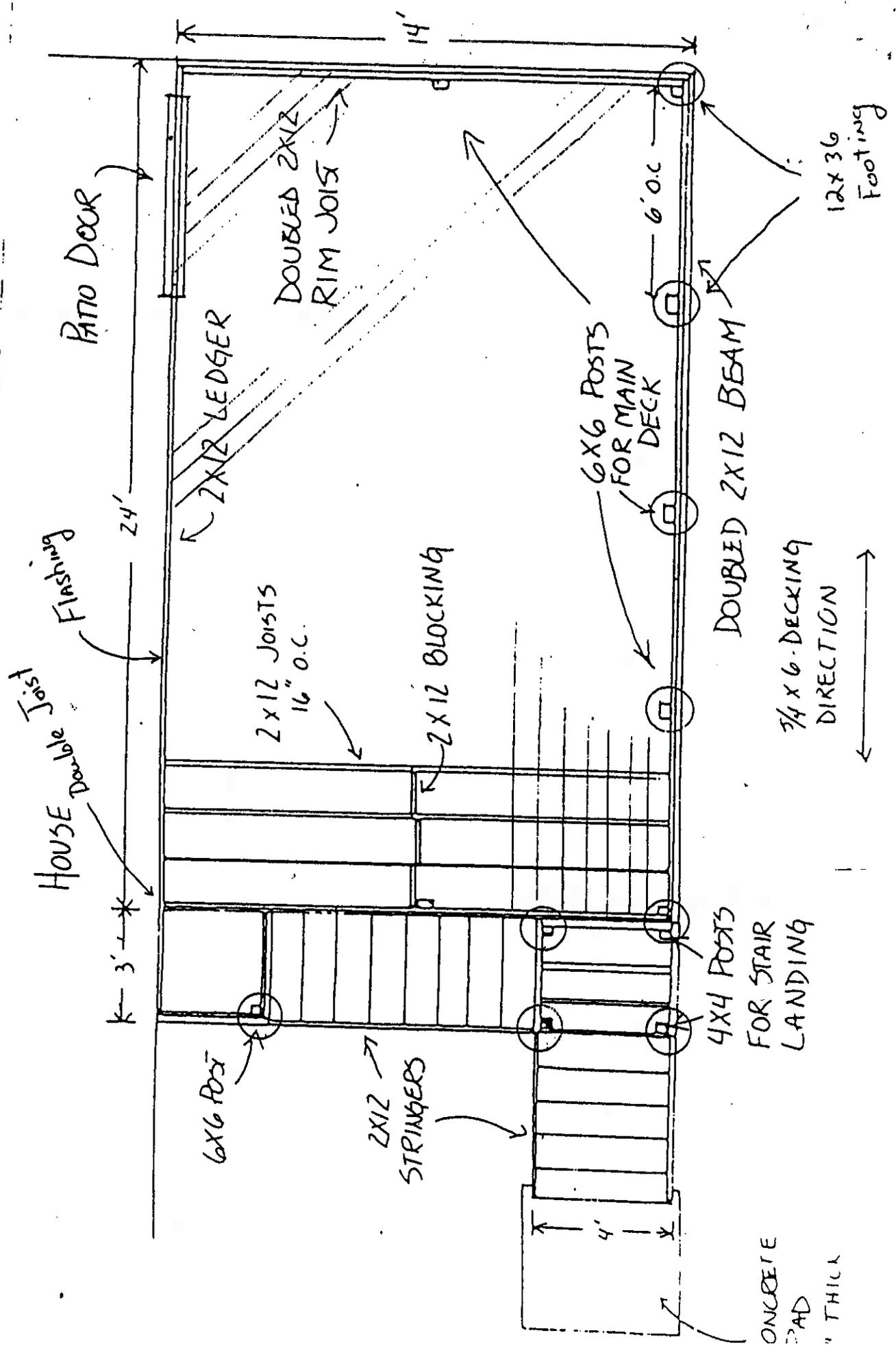
(For #2 Southern Yellow Pine Only)

GIRDER SPANS

2x2x6	4 ft - 6 inch's
2x2x8	5 ft - 9 inch's
3x2x8	7 ft - 2 inch's
2x2x10	7 ft - 0 inch's
3x2x10	8 ft - 9 inch's
4x2x10	10 ft - 1 inch's
2x2x12	8 ft - 1 inch
3x2x12	10 ft - 1 inch's
4x2x12	11 ft - 9 inch's

FLOOR JOIST SPANS

2x6 12 inch O/C	10 ft - 9 inch's
2x6 16 inch O/C	9 ft - 9 inch's
2x8 12 inch O/C	14 ft - 2 inch's
2x8 16 inch O/C	12 ft - 10 inch's
2x10 12 inch O/C	18 ft - 0 inch
2x10 16 inch O/C	16 ft - 1 inch
2x12 12 inch O/C	21 ft - 9 inch's
2x12 16 inch O/C	18 ft - 10 inch's



HOUSE DOOR

FLASHING

PATIO DOOR

6x6 POST

2x12 STRINGERS

2x12 JOISTS
16" O.C.

2x12 BLOCKING

2x12 LEDGER

DOUBLED 2x12 RIM JOIST

6x6 POSTS FOR MAIN DECK

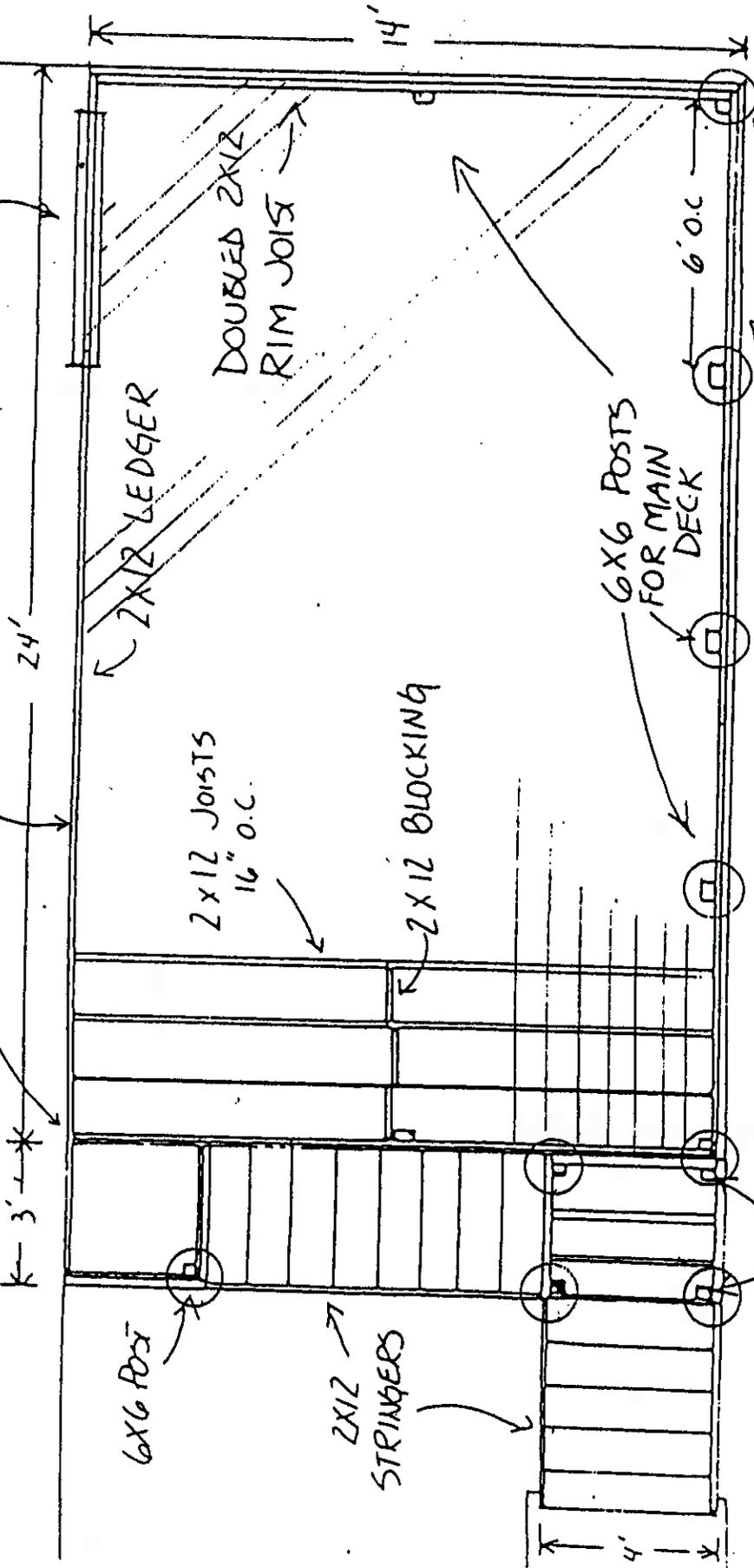
4x4 POSTS FOR STAIR LANDING

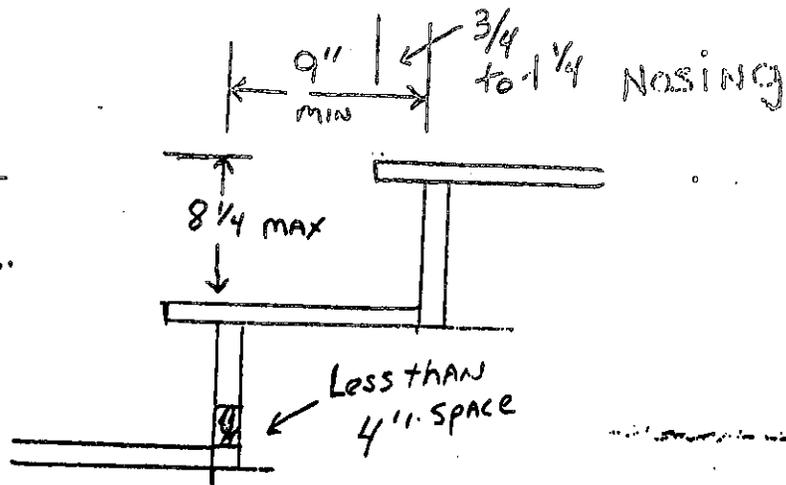
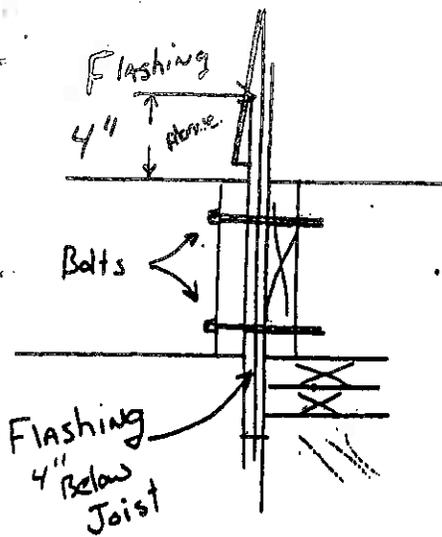
DOUBLED 2x12 BEAM

3/4" x 6" DECKING DIRECTION

CONCRETE PAD 4" THICK

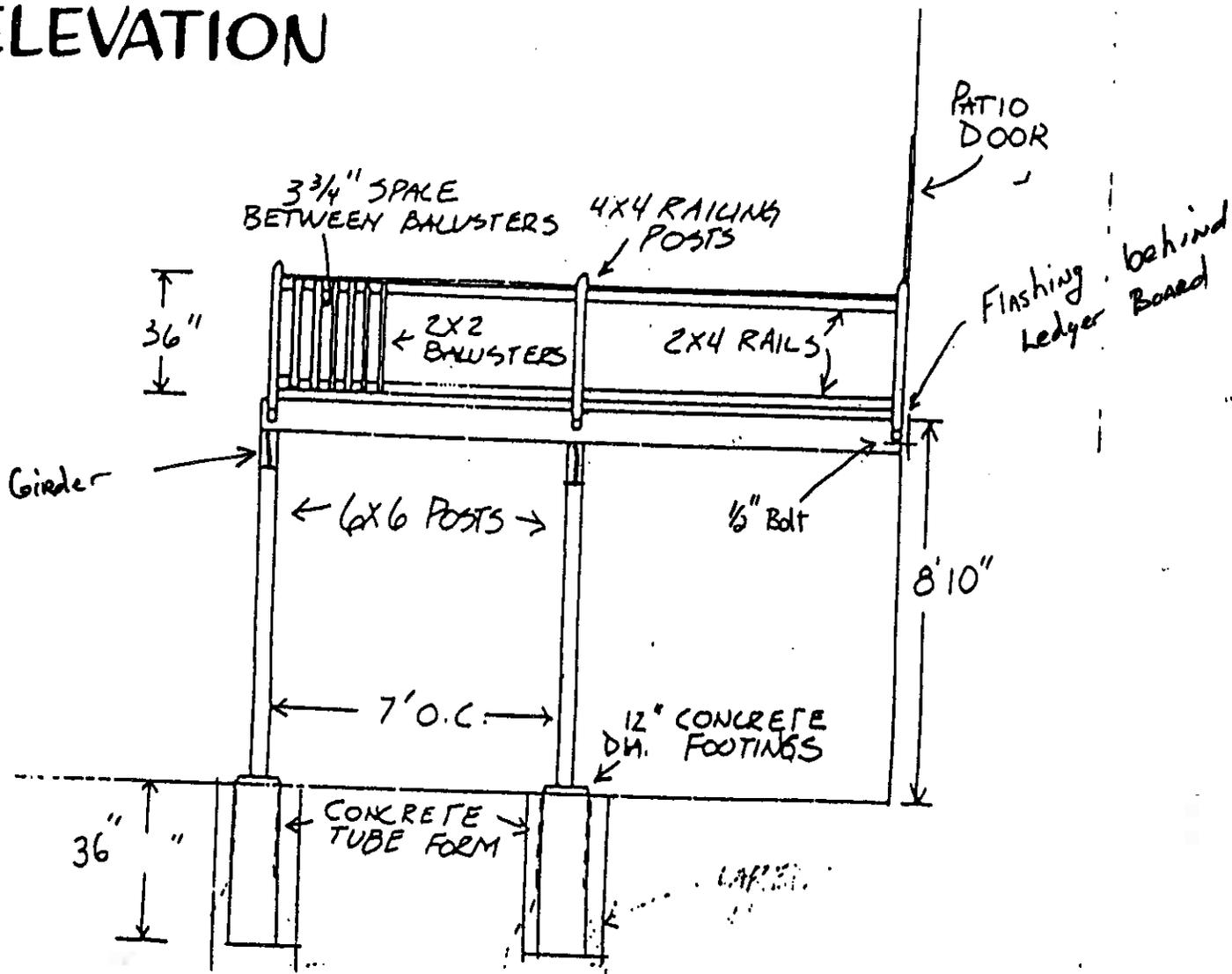
12x36 FOOTING

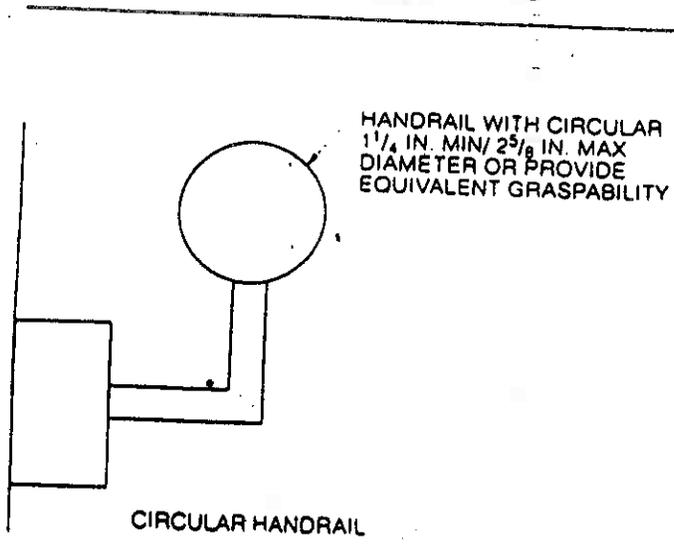




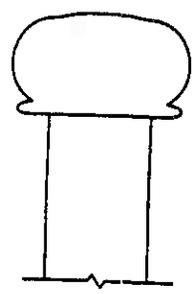
Hand

ELEVATION





HANDRAIL THAT IS NOT CIRCULAR MUST PROVIDE "EQUIVALENT GRASPING SURFACE" TO THE SPECIFIED CIRCULAR CROSS SECTIONS



IF STAIR IS MORE THAN 30 IN. ABOVE THE FLOOR BELOW AT ANY POINT OF THE STAIR'S FLIGHT, A GUARD IS REQUIRED ALONG THE OPEN SIDE

