

**Marisol Torrens**  
Code Enforcement Officer

**VILLAGE OF LIBERTY**  
**BUILDING DEPARTMENT**



**167 N. MAIN ST**  
**LIBERTY, NY 12754**  
**845-292-2250 ext.117**  
**FAX: 845-295-9216**  
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**Deck Application**

Permit #: \_\_\_\_\_ SBL#: \_\_\_\_\_  
Address where work will be performed: \_\_\_\_\_  
Application Name: \_\_\_\_\_ Phone#: \_\_\_\_\_  
Owners Name: \_\_\_\_\_ Phone#: \_\_\_\_\_  
Contractor's Name: \_\_\_\_\_ Phone#: \_\_\_\_\_  
Worker's Comp Policy # \_\_\_\_\_ Phone#: \_\_\_\_\_

**Deck Requirements:**

- Four Foot frost protection is the minimum depth requirements for support post.
- Spacing of support post shall not exceed 8'.
- Fasteners shall be of galvanized or ceramic coated design unless.
- Joist hangers are required unless otherwise approved by the Code Official.
- Lateral bracing is required for all support post 3' in height.
- 36" is the required minimum railing height.
- 4" is the maximum spacing between spindles

Description of work: \_\_\_\_\_

If applicable, unit #: \_\_\_\_\_

Dimensions: \_\_\_\_\_ X \_\_\_\_\_ X \_\_\_\_\_

DECKS UNDER 350 SQUARE FEET = \$100.00  
DECKS OVER 350 SQUARE FEET = \$ 200.00

**TOTAL FEE :** \_\_\_\_\_ **CHK:** \_\_\_\_\_

## Village of Liberty Building Permit Checklist

(Please READ and CHECK boxes prior to submission. We will not accept incomplete applications.)

1. I have read the instructions on page 2 of the permit application.
2. I have submitted a plot plan showing the lot and building on the premises.
3. I have submitted legible detailed plans as per the instructions on the permit.
4. I understand the work may not be started until a permit is issued.
5. I understand that all electrical work must be independently inspected.
6. I understand that not displaying the permit placard is a \$50.00 fine.
7. I understand that a Workman's Comp. exemption # or policy must be submitted.
8. I understand that construction debris must not be left outside during construction.
9. I understand that a minimum of 24 hours is required for inspections.
10. I understand that any change requires updating the permit.
11. I understand that it is illegal to occupy or use without a C/O.   
A fine of \$1,500 per day for occupying without a C/O
12. I understand that C/O must be issued prior to occupancy of use.
13. I understand that a 911 number must be installed at the property.
14. I have given a copy of this checklist to my contractor.

By signing below, I am stating that I have read and agree to the statements above and the dwelling, structure, fuel burning device, etc. will not be used or occupied until the issuance of a Certificate of Occupancy the building department.

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

**\*\*\*DON'T FORGET TO SUBMIT YOUR SITE PLAN. WE WILL NOT ACCEPT AN INCOMPLETE APPLICATION \*\*\***

### Office Use Only:

- |   |                          |
|---|--------------------------|
| Owners Proxy (if applicable)            | <input type="checkbox"/> |
| Home Owners Association (if applicable) | <input type="checkbox"/> |
| Electrical Verification (if applicable) | <input type="checkbox"/> |
| Insurance                               | <input type="checkbox"/> |
| Plot plan/ Site Plan                    | <input type="checkbox"/> |
| Permit Fee's \$_____                    | <input type="checkbox"/> |

# Owners Proxy

\_\_\_\_\_ deposits and states that he/she resides at:  
(Owner)

\_\_\_\_\_  
(Location where work is being done)

And that he/she is the owner of the premises described in the attached application for a building permit application and further states that he/she has authorized \_\_\_\_\_  
\_\_\_\_\_ to make said application, secure any necessary permits and approvals, call for inspections, and request a certificate of occupancy upon satisfactory completion of the work described in said application.

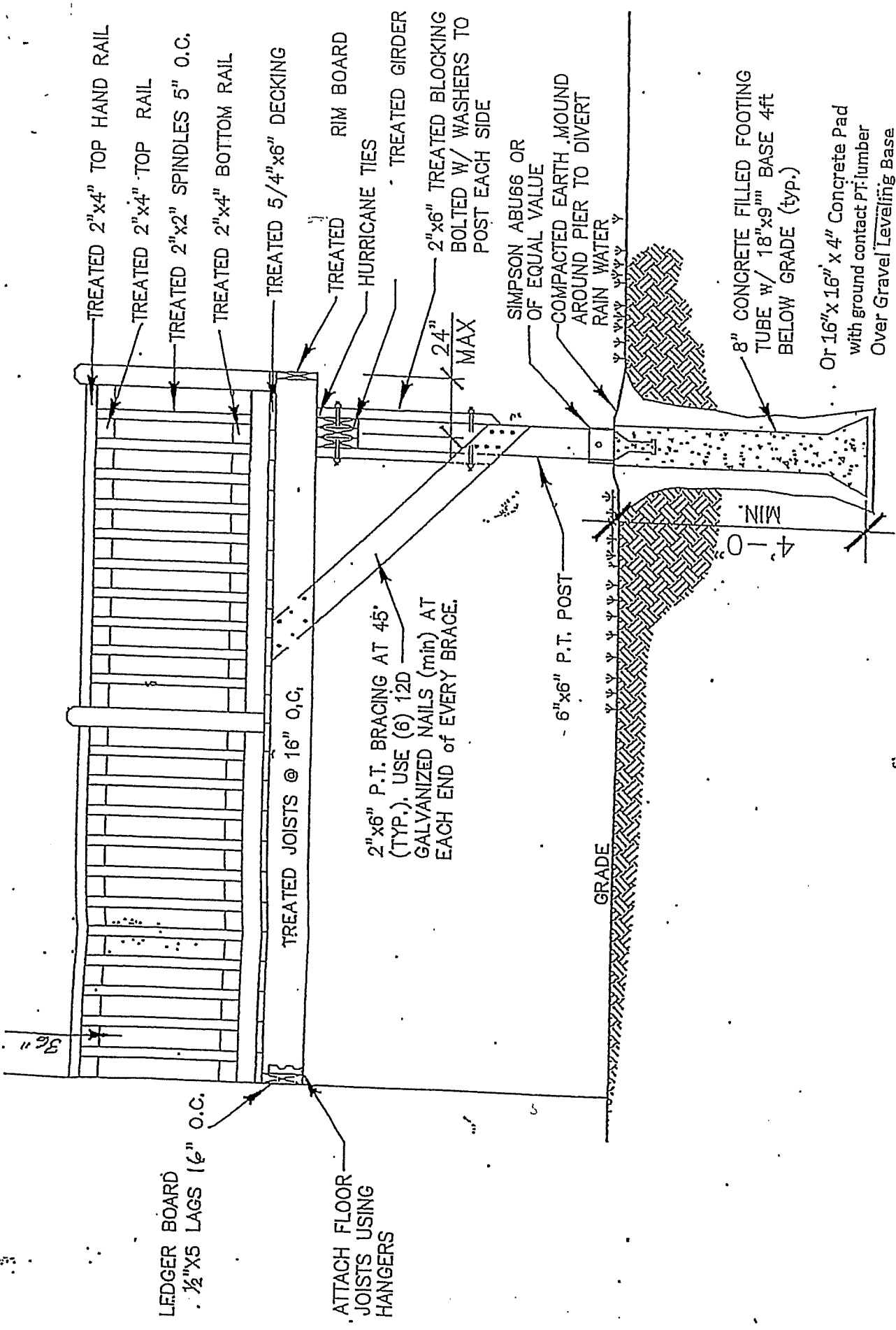
Owner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

Email Address: \_\_\_\_\_



**VILLAGE OF LIBERTY  
DECK GUIDELINESS  
ICC & NY STATE  
BUILDING CODES**





# TYPICAL DECK DETAIL

SCALE: N.T.S.

### Joist Sizing

The span for a joist is measured from the centerline of the bearing at one end of the joist to the centerline at the other and does not include over hangs. Maximum joist span lengths are noted in the table below. R502.3.1 (2)

Residential Joist Spacing Assuming #2 Southern Pine	ASSUME: 40 psf live load using pressure treated lumber / 5 psf dead load
JOIST SPACING	MAX. CLEAR SPAN
2 x 6 @ 16" OC	9'-9"
2 x 6 @ 24" OC	8'-6"
2 x 8 @ 16" OC	12'-10"
2 x 8 @ 24" OC	11'-0"
2 x 10 @ 16" OC	16'-1"
2 X 10 @ 24" OC	13'-1"
2 X 12 @ 16" OC	18'-10"
2 X 12 @ 24" OC	15'-5"

### Girder Sizing

Girder sizing is based on one floor only. Girder sizing determines the maximum space measured at the centers of each support post supporting the girders. Assuming 20' width deck & # 2 Pressure Treated Southern Pine. R502.5(2)

Girder Size	Maximum Span	Girder Size	Maximum Span
2-2 x 6	4'-6"	3-2 x 10	8'-9"
2-2 x 8	5'-9"	3-2 x 12	10'-2"
2-2 x 10	7'-0"	4-2 x 8	9'-0"
2-2 x 12	8'-1"	4-2 x 10	10'-1"
3-2 x 8	7'-2"	4-2 x 12	11'-9"

**Cantilever:** Only up to 2 feet cantilever allowed. All cantilevers are subject to uplift protection by use of hurricane ties at floor joist to girder connection. All manufacturers provided fastener holes shall be filled with minimum 1.5" galvanized fasteners.

**Footer:** All pre-cast footer pads or concrete forms shall set upon virgin ground or a compacted stone bed of at least 8" with the bottom of either at a minimum 48" depth. When a solid ledge is verified by Code Enforcement the use of drilling and pinning with a minimum of [2] #4 rebars per footing may be utilized. Minimum depth of drilling & pinning shall be 4" into ledge. An inspection of the drilling & pinning must be performed by Code Enforcement after rebar is installed into ledge prior to back filling.



**PROHIBITED LEDGER ATTACHMENTS**

Attachments to the ends of pre-manufactured open web joists, to brick veneers, and to house overhangs/bay windows are strictly prohibited; see Figure 1: through Figure 3: . In such cases the deck shall be free-standing.

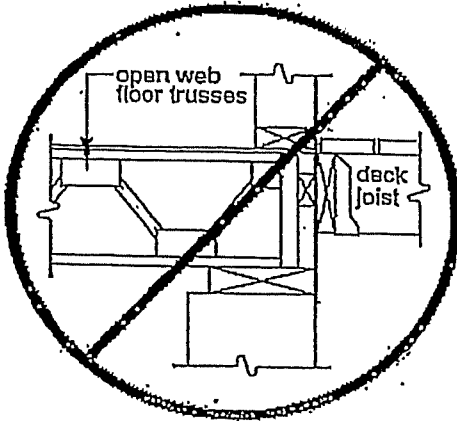


Figure 1: NO ATTACHMENT TO OPEN WEB TRUSSES

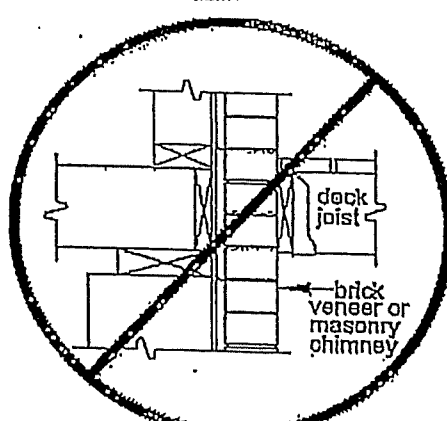


Figure 2: NO ATTACHMENT TO BRICK VENEER

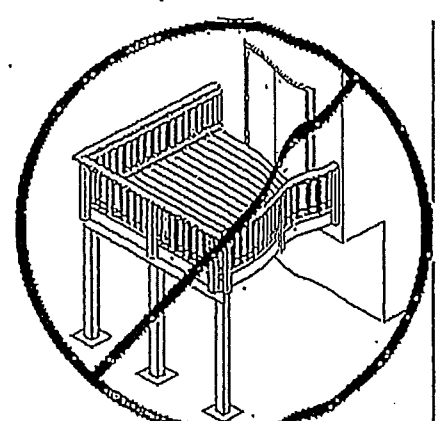


Figure 3: NO ATTACHMENT TO HOUSE OVERHANG

**LEDGER BOARD FASTENERS**

All fastener types shall be spaced per TABLE 4 and installed per Figure 4: . All fasteners shall be installed with washers and must be thoroughly tightened. Adequacy of connections will be verified by inspectors. If a ladder is required to access the ledger board, one must be provided by the property owner, permit holder, or their representative.

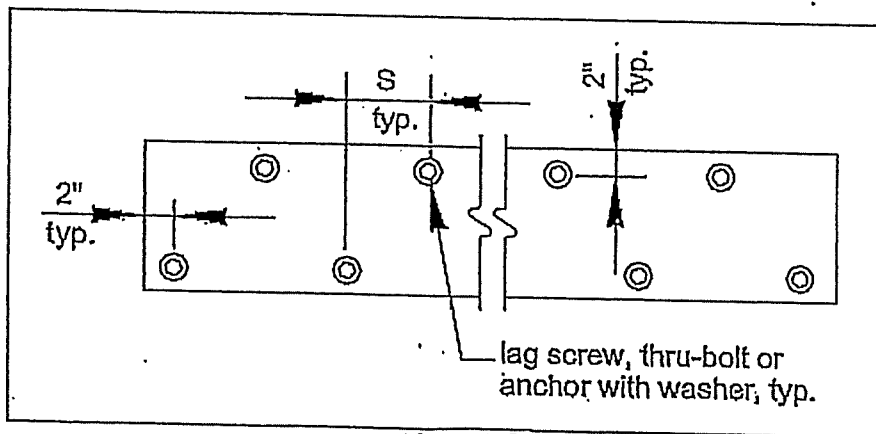
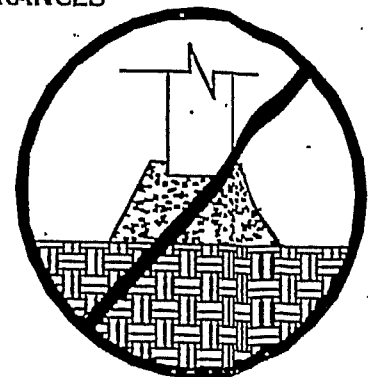


Figure 4: LEDGER BOARD FASTENER SPACING AND CLEARANCES

**TABLE 4: LEDGER BOARD FASTENER SCHEDULE**

Joist Span	S (spacing), on center
0 - 8'	10"
8' - 10'	8"
10' - 14'	6"
14' - 18'	5"
greater than 18'	4"



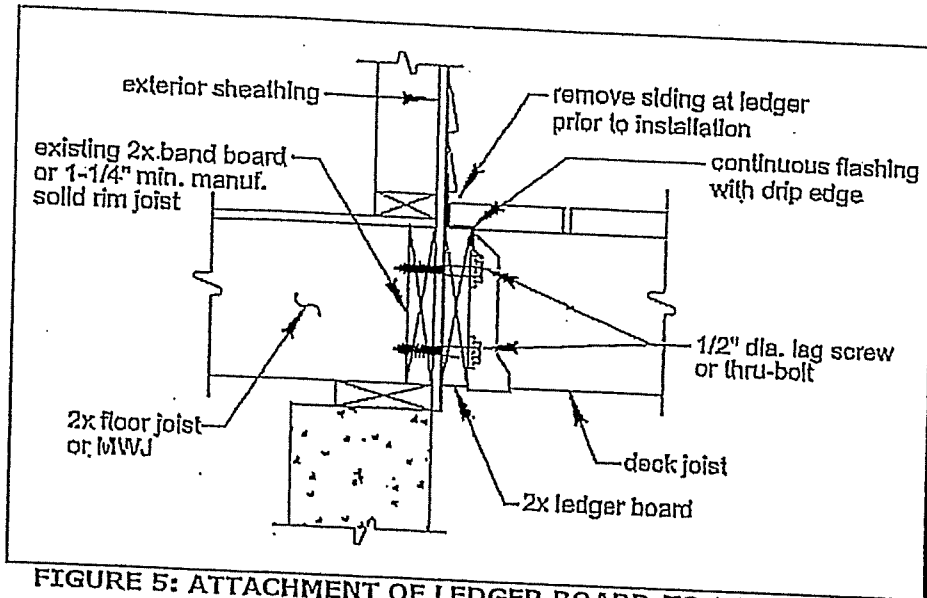


FIGURE 5: ATTACHMENT OF LEDGER BOARD-TO-BAND BOARD

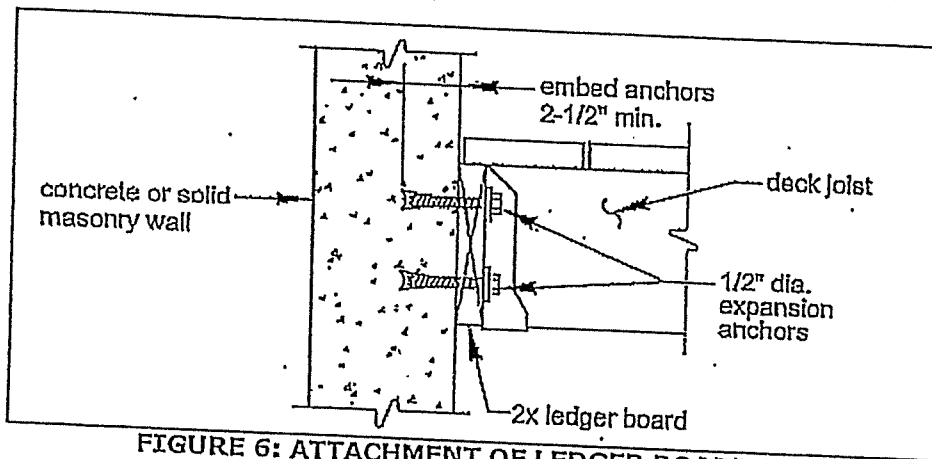


FIGURE 6: ATTACHMENT OF LEDGER BOARD-TO-FOUNDATION WALL (CONCRETE OR SOLID MASONRY)

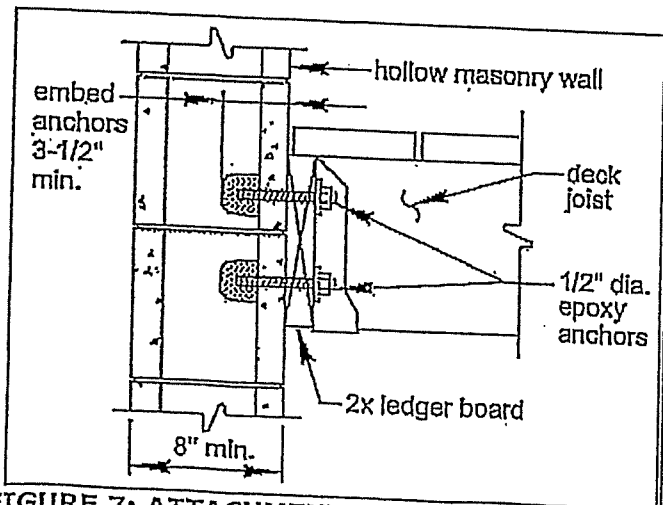


FIGURE 7: ATTACHMENT OF LEDGER BOARD-TO-FOUNDATION WALL (HOLLOW MASONRY)

LEDGER ATTACHMENT REQUIREMENTS

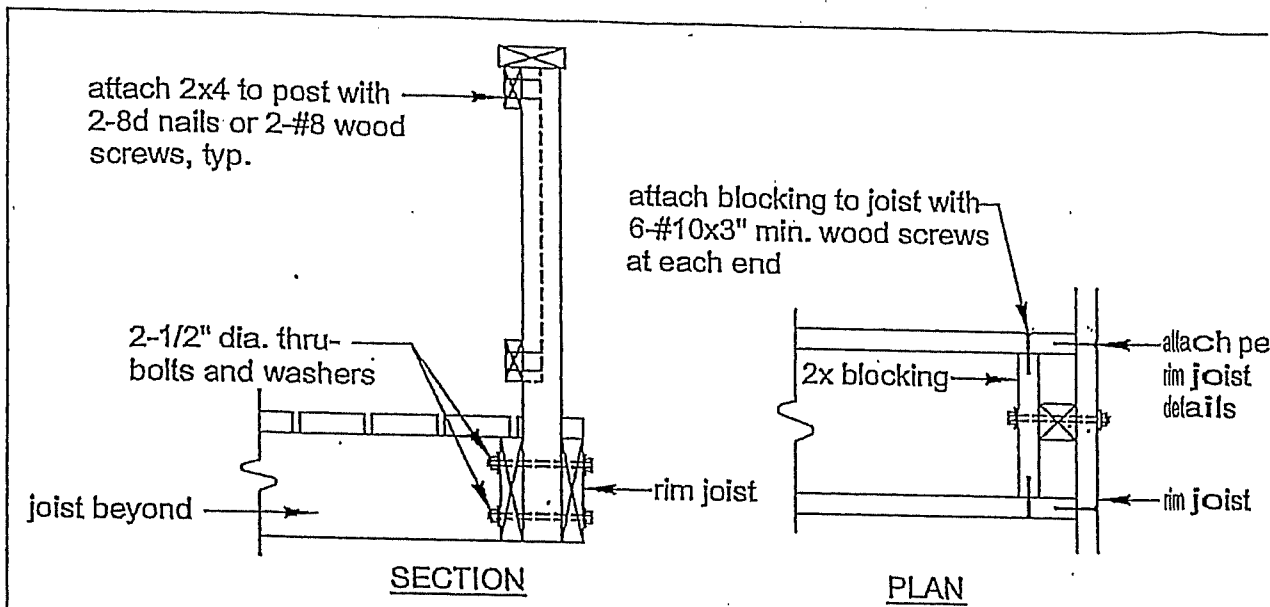


Figure 8: GUARD POST TO RIM JOIST DETAIL, OPTION 1

As shown in Figure 9, guard posts may be attached to the outside face of the rim joist. However, in this condition,

the rim joist must be fastened to the next adjacent joists with 20 gage *stud tie plates* attached per the manufacturer's instructions with hot-dipped galvanized or stainless steel fasteners. Stud tie plates must be galvanized with 1.85 oz/sf of zinc (G-185 coating) or shall be stainless steel. Look for model number SP1 in a Zmax coating from Simpson Strong-Tie or model number SPT22 in a Triple Zinc coating from USP. If you are unable to use *stud tie plates* in this condition, you must follow the requirements of Figure 8:

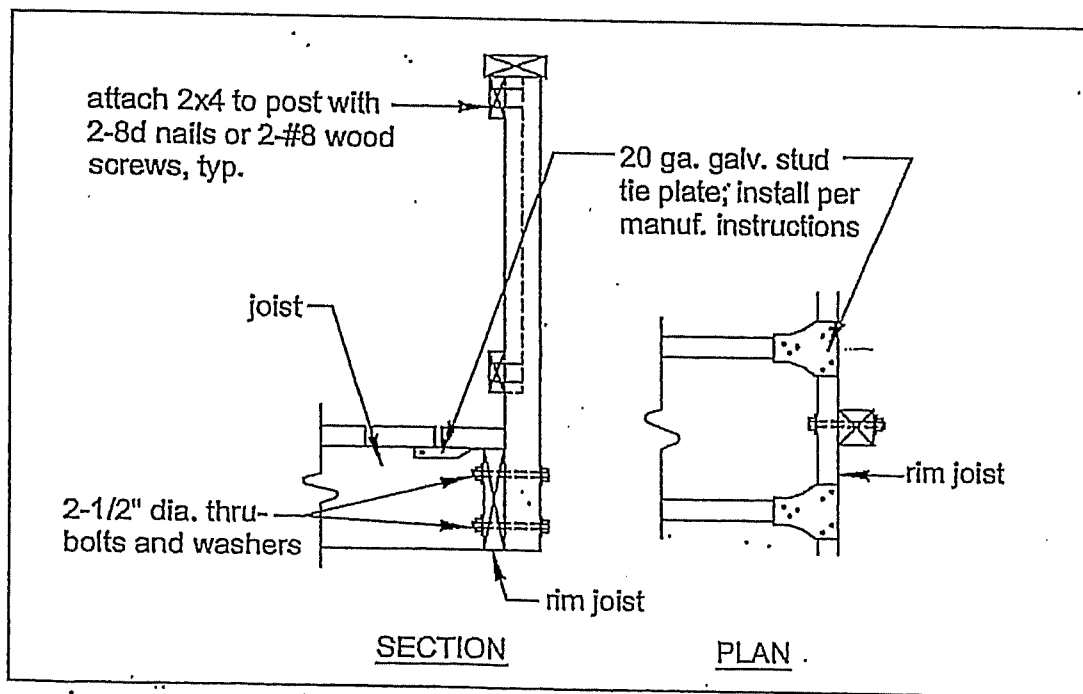


Figure 9: GUARD POST TO RIM JOIST DETAIL, OPTION 2

**GUARD REQUIREMENTS**

Decks less than 30" above grade are not required to have a guard; however, if one is installed, it must meet these requirements. All guards shall be constructed in strict conformance with figures herein; any deviations require a plan submission.

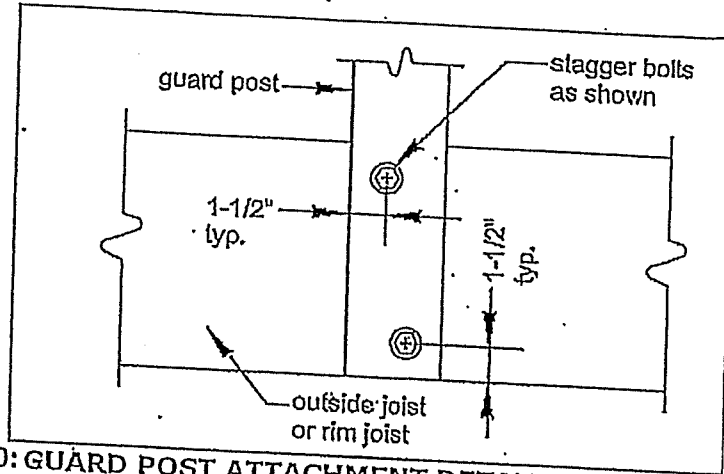


Figure 10: GUARD POST ATTACHMENT DETAIL

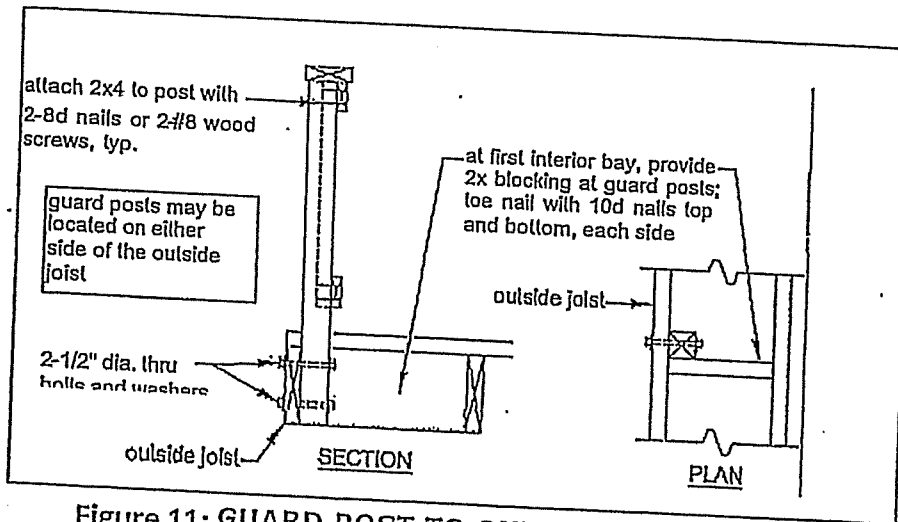


Figure 11: GUARD POST TO OUTSIDE JOIST DETAIL

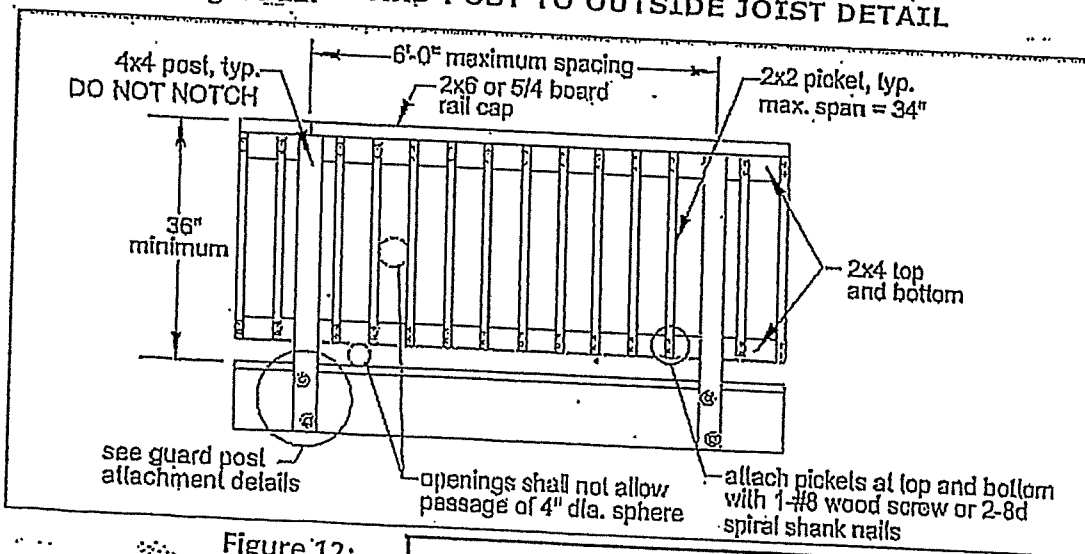


Figure 12:

**GUARD REQUIREMENTS**

**RIM JOIST REQUIREMENTS**

Attach a continuous rim joist to the ends of joists as shown in Figure 13. Please note: rim joists are required at both ends of joists associated with free-standing decks. Minimum rim joist dimensions shall be equal to the dimensions of the joist.

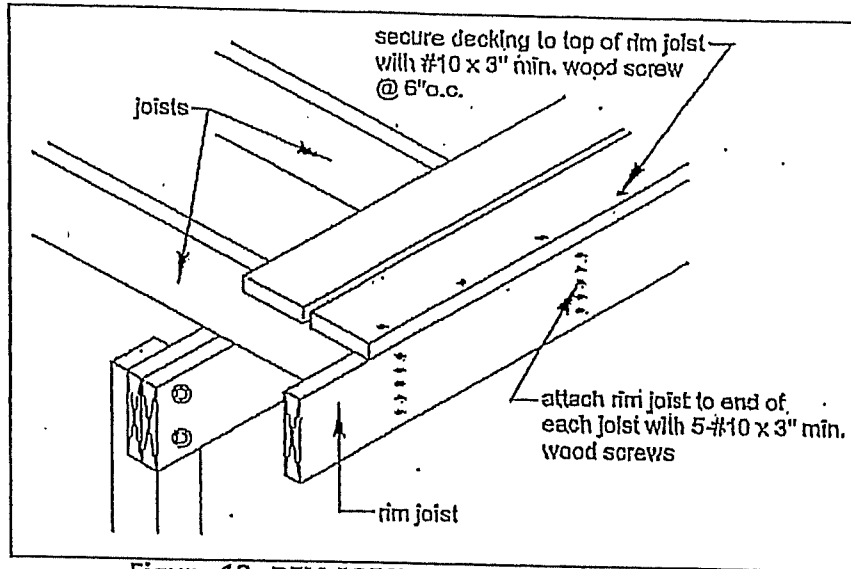


Figure 13: RIM JOIST CONNECTION DETAILS

**BUILT-UP BEAM REQUIREMENTS**

Built-up beams shall be assembled in accordance with Figure 14. The nailing pattern shall be staggered as shown.

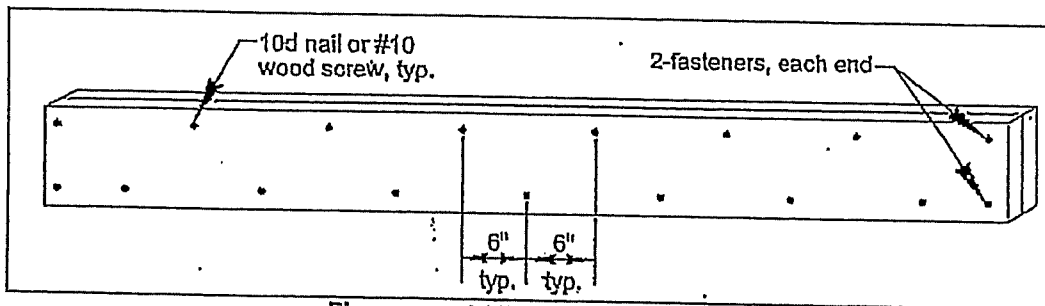
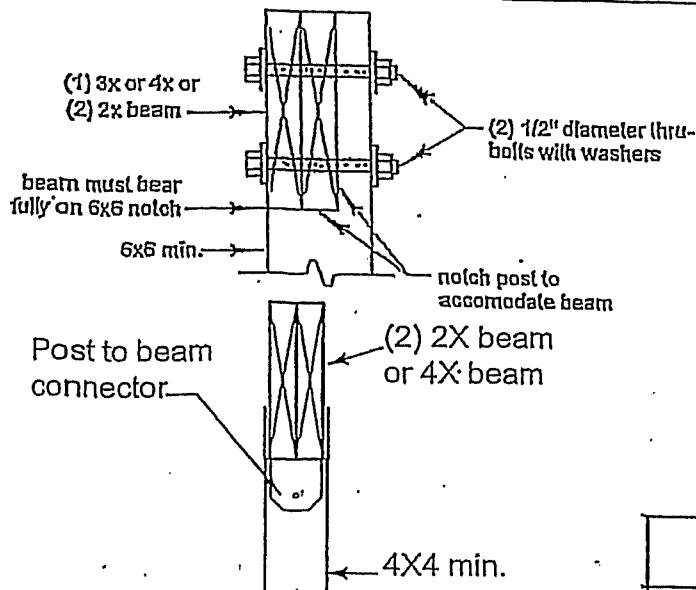
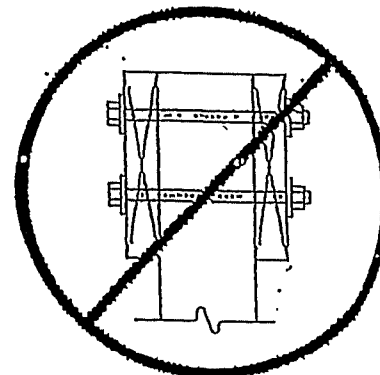


Figure 14: BUILT-UP BEAM DETAIL

**Figure 15: Post-to-Beam Attachment Requirements**



**Figure 16: Prohibited Post-to-Beam Attachment Condition**



**JOIST-TO-BEAM CONNECTION**

## JOIST HANGERS

Joist hangers, as shown in FIGURE 16, shall have a Minimum capacity of 1000 lbs. Joist hangers used Shall be manufactured for their intended lumber size. Joist hangers shall be galvanized with 1.85 oz/sf of Zinc (G-185 coating) or shall be stainless steel.

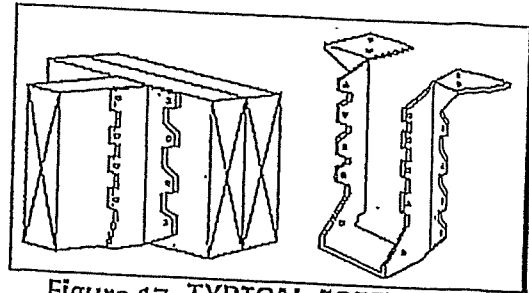


Figure 17: TYPICAL JOIST HANGERS

## JOIST-TO-BEAM CONNECTION

Each joist shall be attached to the beam as shown in Figure 18: . Mechanical fasteners shall be galvanized with 1.85 oz/sf of zinc (G-185 coating) or shall be stainless steel.

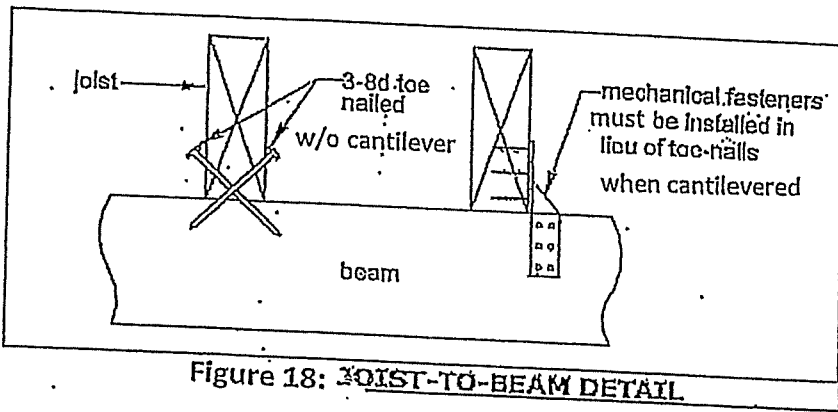


Figure 18: JOIST-TO-BEAM DETAIL

## Lag Screws

Lag screws shall have a minimum diameter of  $\frac{1}{2}$ " and shall be hot-dipped galvanized or stainless steel. Lag screws may be used only when the field conditions match those shown in FIGURE 5. **You must verify the existing conditions in the field prior to applying for a building permit and installing lag screws. Compliance with all the requirements herein is critical to ensure the structural stability of your deck.** See Figure 19: for lag screw length and shank requirements. All lag screws shall be installed with washers.

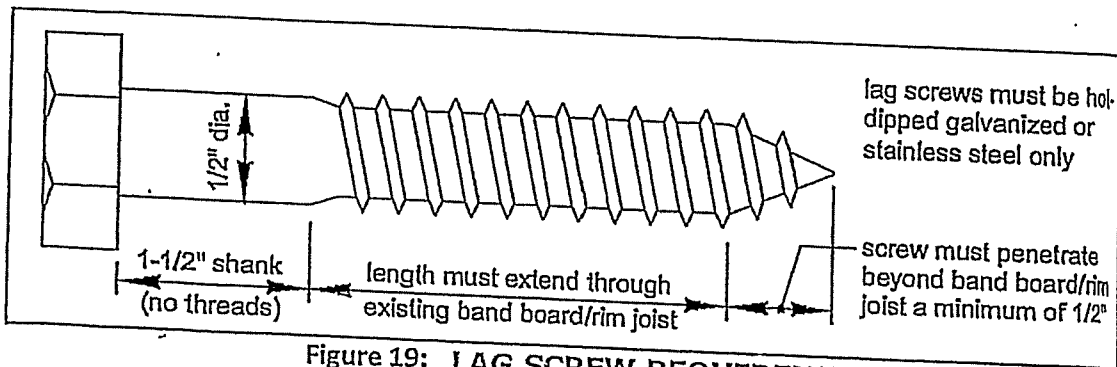


Figure 19: LAG SCREW REQUIREMENTS

**Lag screw installation requirements:** each lag screw shall have lead (pilot) holes drilled as follows: 1) drill a  $\frac{1}{2}$ " diameter hole in the ledger board; 2) drill a  $\frac{5}{16}$ " diameter hole into the solid connection material of the existing house. **DO NOT DRILL A  $\frac{1}{2}$ " DIAMETER HOLE INTO THE SOLID CONNECTION MATERIAL.**

Stairs, stair stringers, and stair guard shall meet the requirements shown in FIGURE 27 through FIGURE 33. All stringers shall be 2x12.

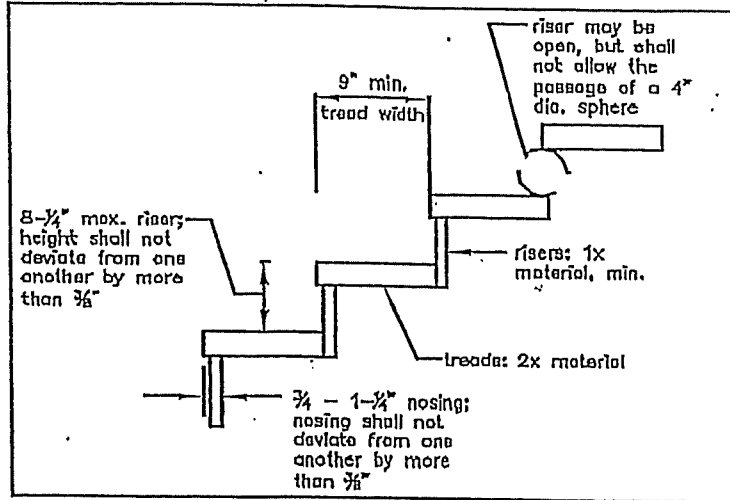


Figure 20: TREAD AND RISER DETAIL

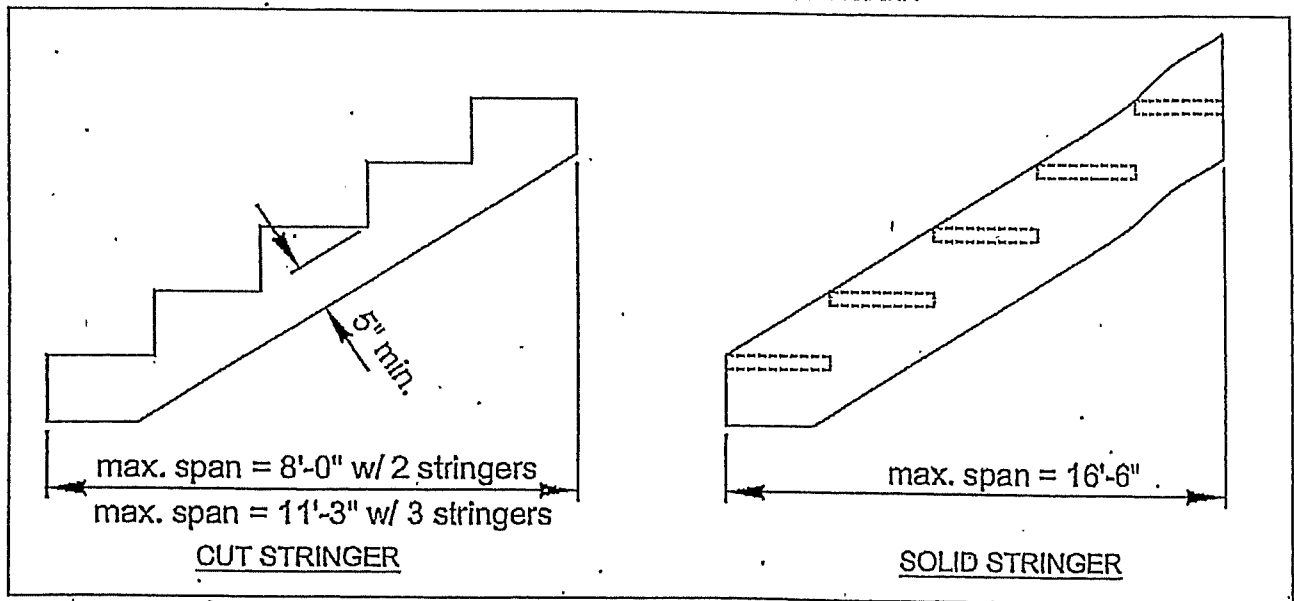


Figure 21: STAIR STRINGER REQUIREMENTS

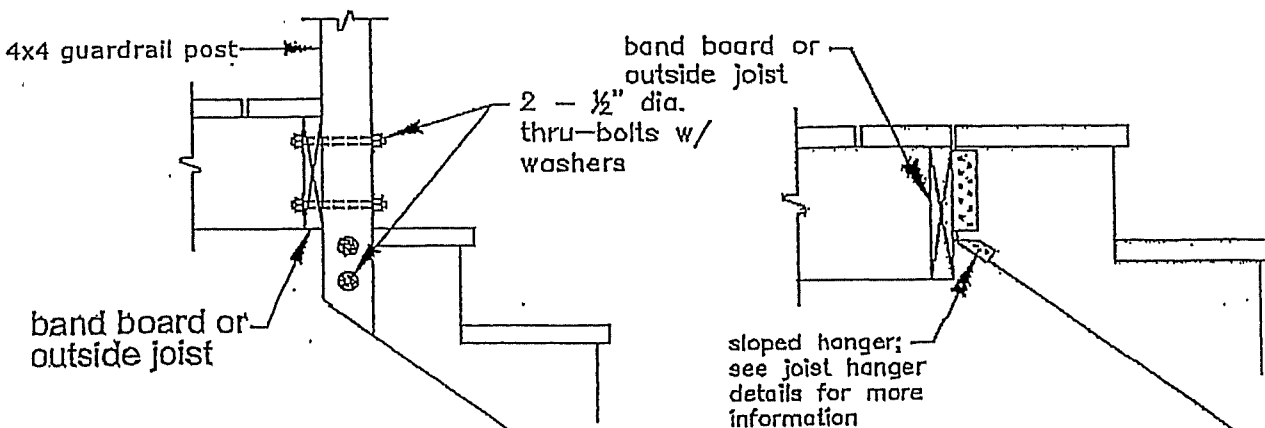
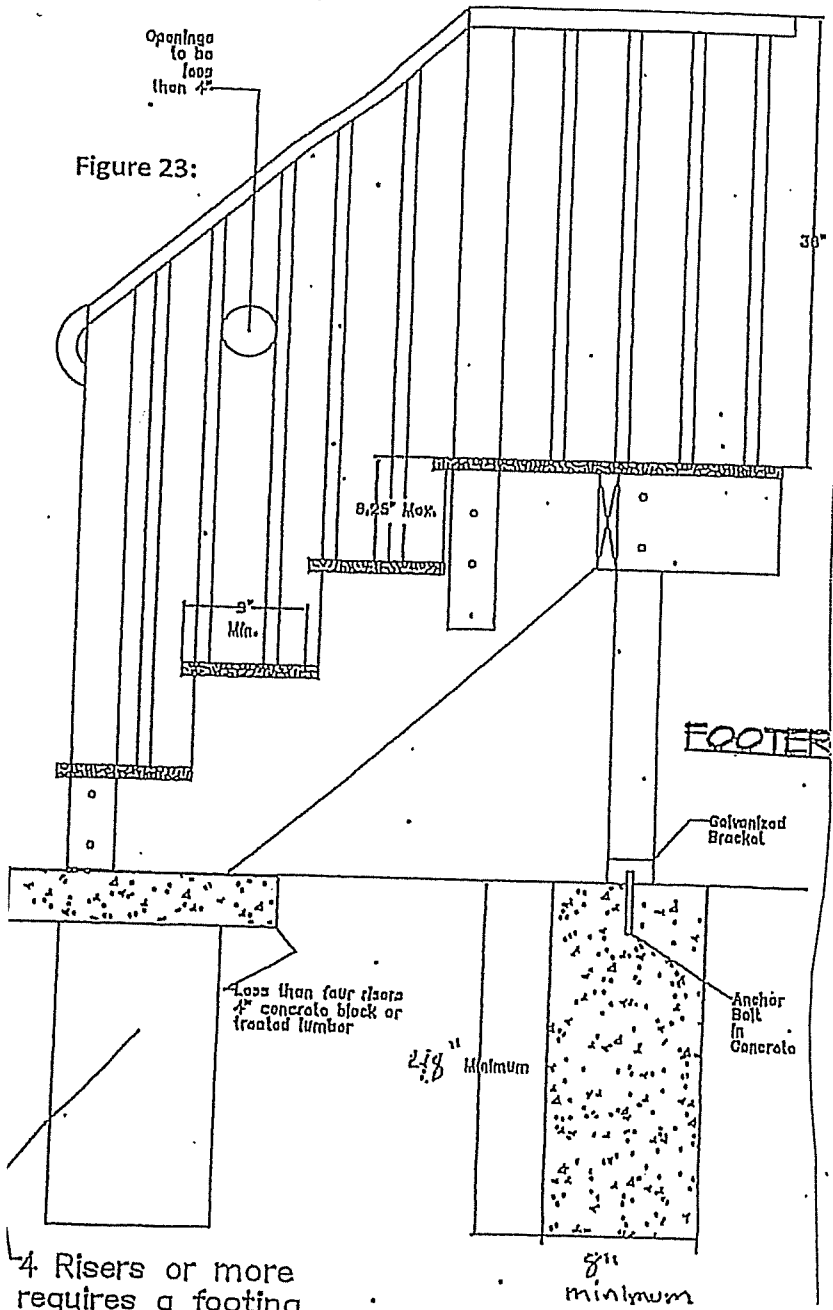


Figure 22: STAIR STRINGER CONNECTION DETAIL



**Incidental Requirements.**

**Setbacks:**

Unless more stringent local zoning codes apply, all open decks and parts thereof shall be maintained a minimum of 3 feet from property lines and a minimum of 6 feet from another deck or structure whether on the same lot or an adjoining property. Decks with roofs must comply with local zoning setbacks and lot coverage restrictions.

**R303.6 Stair Lighting Requirements:**

Stairways shall have a light source located at the top landing such that all stairs and landings are illuminated. The light switch shall be operated from inside the house. However, motion detected or timed switches are acceptable.

**E3801.7 Outdoor Outlets:**

At least one Balconies, decks and porches that are accessible from inside of the dwelling unit and have a usable area of 20 sq. ft. of floor area or greater shall have at least one receptacle outlet installed within the perimeter of the balcony, deck or porch. The receptacle shall be located not more than 6 feet, 6 inches above the balcony, deck or porch surface.

4 Risers or more requires a footing to support stairs

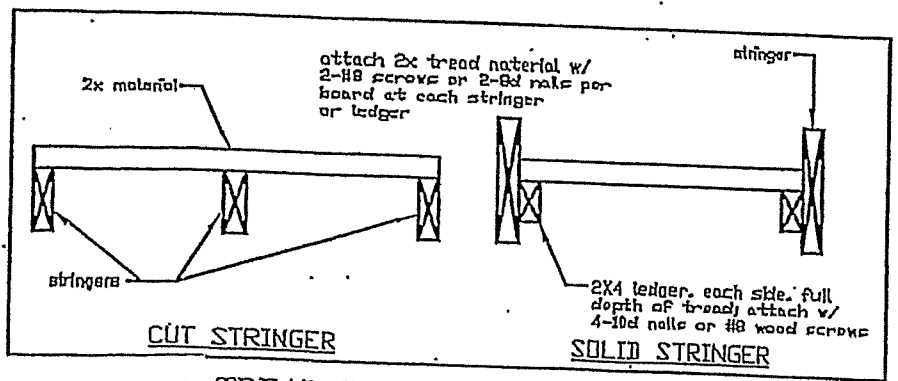


Figure 24: TREAD CONNECTION REQUIREMENTS

**STAIR REQUIREMENTS.**



# STAIR HANDRAIL REQUIREMENTS

All stairs with 2 or more risers shall have a handrail on one side. Handrails shall be graspable and shall be composed of decay-resistant and/or corrosion resistant material. The hand grip portion, if circular, shall be between 1-1/4" and 2-1/4" in cross section. Shapes other than circular shall have a perimeter dimension between 4" and 6-1/4" with a maximum cross sectional dimension of 2-1/4". All shapes shall have a smooth surface with no sharp corners. Handrails shall run continuously from a point directly over the lowest riser to a point directly over the highest riser and shall return to the guard at each end; see Figure 27. Handrails may be interrupted at guard posts only at a turn in the stair.

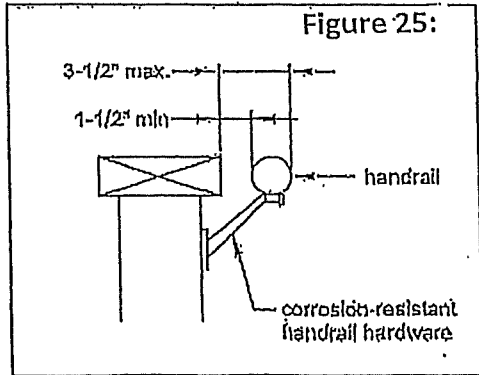


Figure 25:

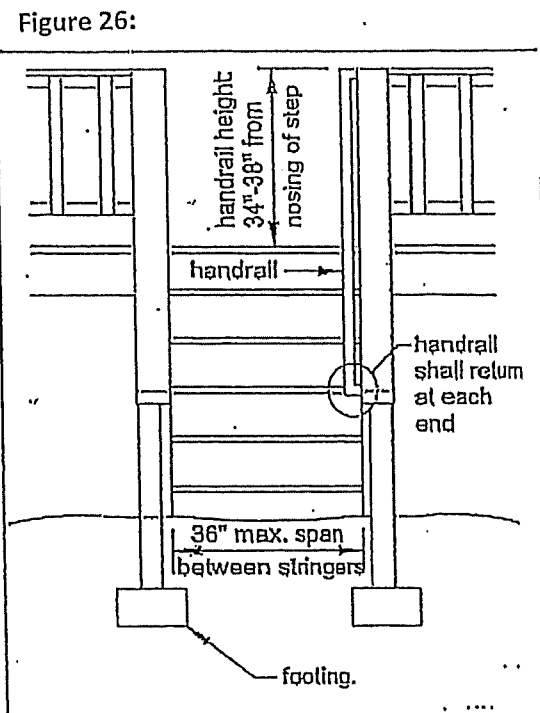


Figure 26:

Figure 27: Handrail Mounting Examples

Fasten handrails per manufacturer recommendations

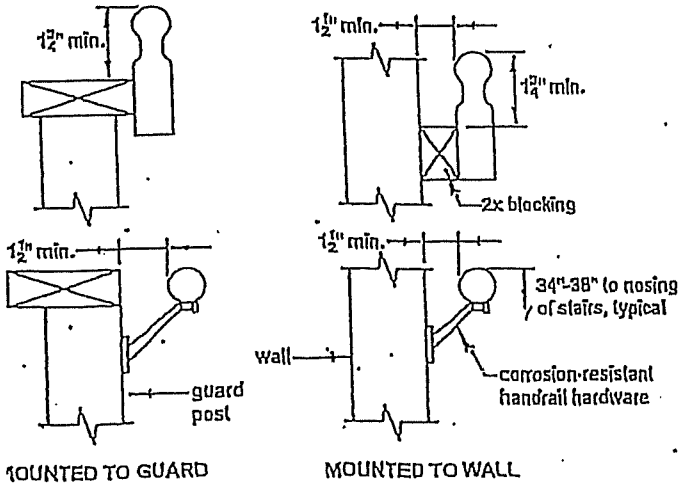


Figure 28: Handrail Grip Size

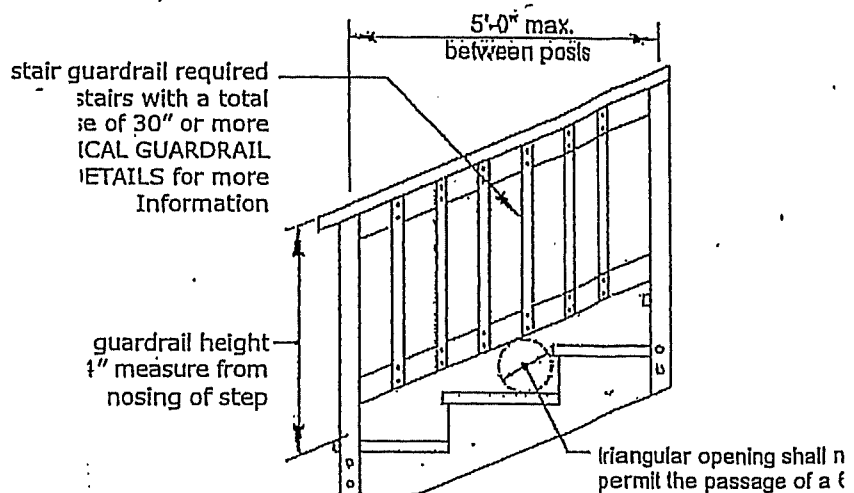
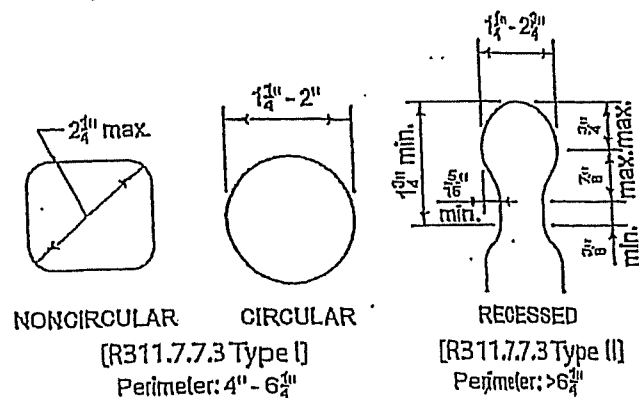


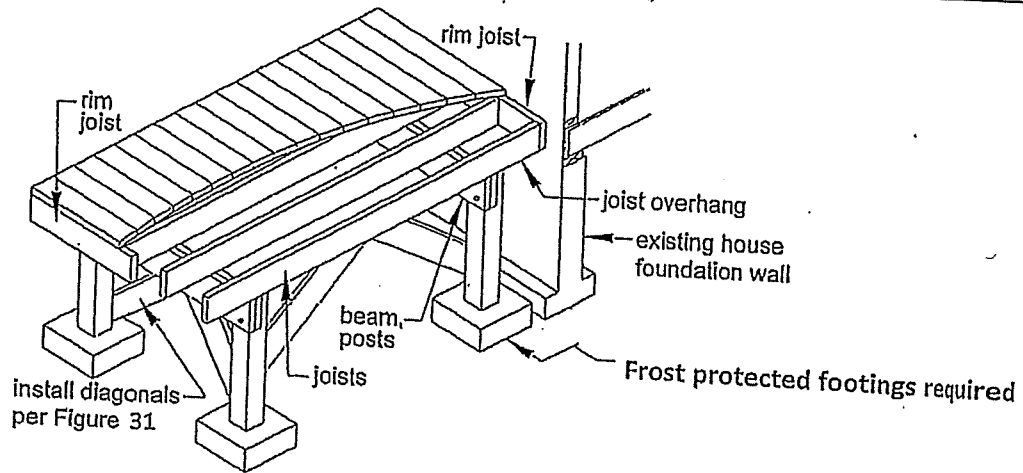
Figure 29: STAIR GUARD REQUIREMENTS

For Pools, Manufactured Homes & Prohibited Ledger Connections As Per Figures 1,2&3.

**FREE-STANDING DECKS**

Decks which are free-standing do not utilize the exterior wall of the existing house to support vertical loads (see Figure 30); instead, an additional beam with posts is provided with a maximum 24" cantilever

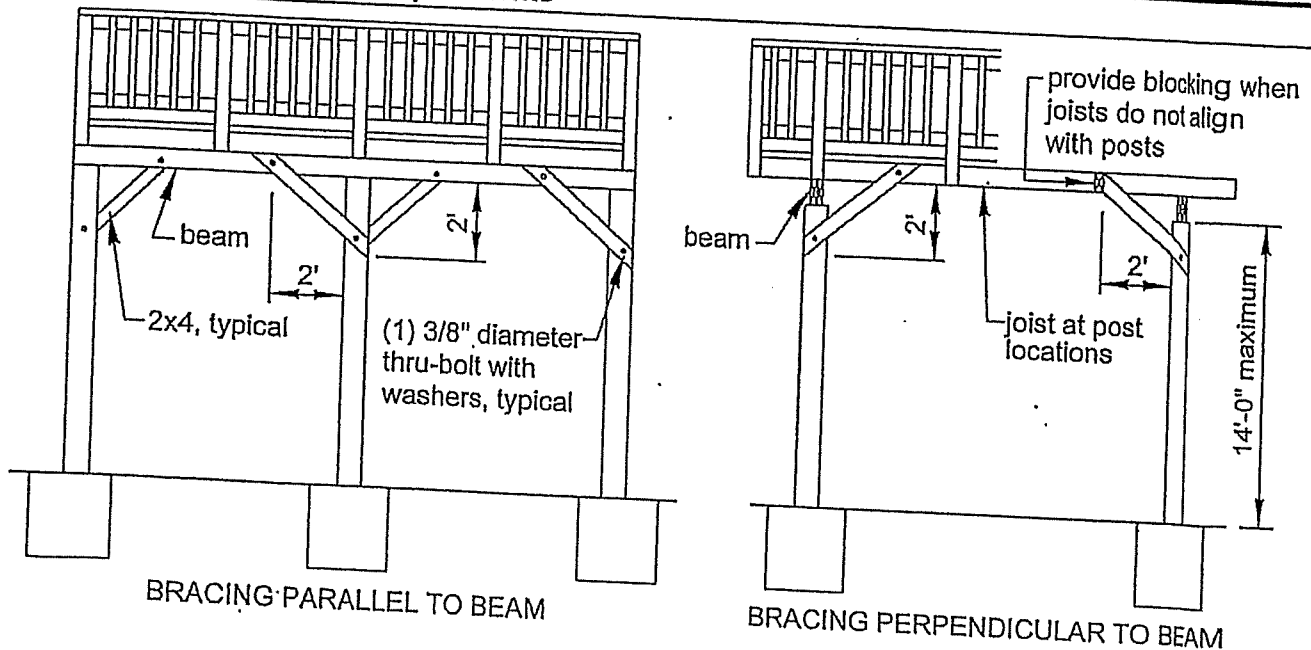
**Figure 30: Free-Standing Deck**



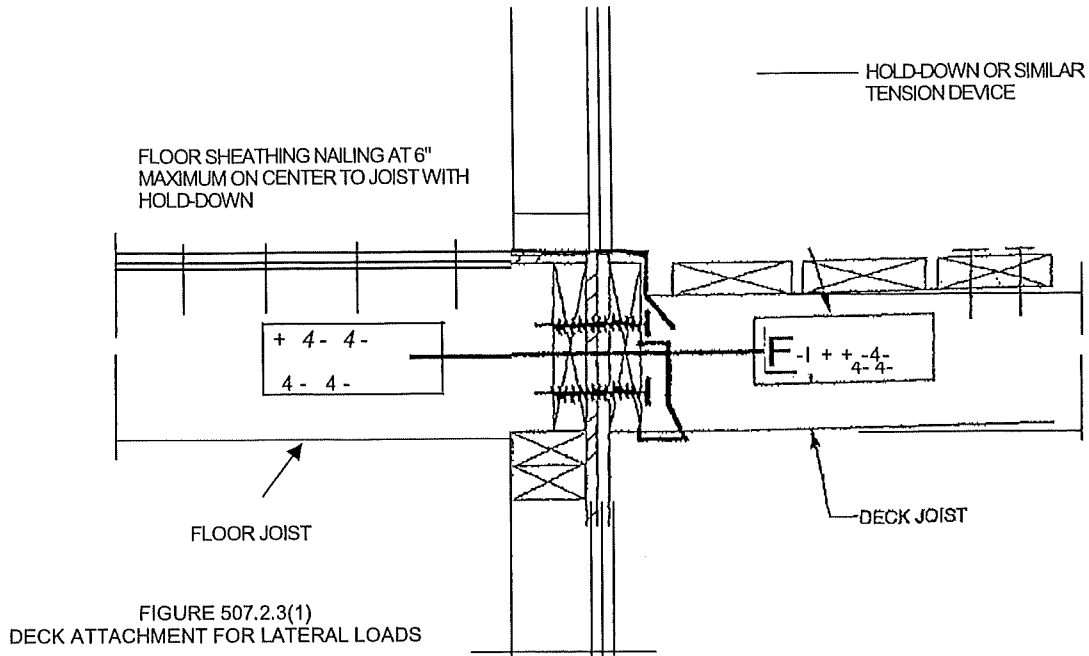
**DECK STABILITY**

Decks greater than 2 feet above grade shall be provided with diagonal bracing.

**Figure 31: Diagonal Bracing Requirements**



# ICC PRESCRIPTIVE LATERAL LOAD ATTACHMENT OPTIONS



Deck lateral load connection details.

The lateral load connection options shall be as follows. Where Figure 507.2.3 (1) is provided, hold down tension devices shall be installed in not less than two locations per deck, within 24 inches of the end of the deck. Where Figure 507.2.3 (2) is provided, the hold down tension devices shall be evenly distributed and installed in not less than four locations per deck and within 24 inches of the end of the ledger.

