

TOWN OF  
**FARMINGTON**



## Permit Application for Decks & Porches

- This Application must be filled out completely and submitted to the building department.
- The permit will be issued when all review notes are addressed, insurances are on file, and permit fees are paid

### Application Checklist

Incomplete applications will not be accepted

- |                                                |                                                          |                                    |
|------------------------------------------------|----------------------------------------------------------|------------------------------------|
| <input type="checkbox"/> Completed Application | <input type="checkbox"/> Plot plan showing proposed work | <input type="checkbox"/> Insurance |
| <input type="checkbox"/> Completed work sheet  | <input type="checkbox"/> Drawing of proposed work        |                                    |

Address of Job Site \_\_\_\_\_ Work Start Date \_\_\_\_\_

Estimated Value of Work \_\_\_\_\_ Estimated End Date \_\_\_\_\_

Size (in sq. ft.): \_\_\_\_\_ Deck/Porch Dimensions \_\_\_\_\_ X \_\_\_\_\_

Applicant's Name \_\_\_\_\_ Best phone # \_\_\_\_\_

Applicant's Address \_\_\_\_\_

Applicant's Email \_\_\_\_\_

Owner's Name \_\_\_\_\_ Best phone # \_\_\_\_\_

Owner's Address \_\_\_\_\_

Owner's Email \_\_\_\_\_

Contractor's Name \_\_\_\_\_ Best phone # \_\_\_\_\_

Contractor's Address \_\_\_\_\_

Contractor's Email \_\_\_\_\_

**PLEASE DOUBLE CHECK EMAIL ADDRESSES.**

The Applicant Shall, as part of this application, agree to:

- Notify the Building Department of any change in the information contained in the application or approved plans and specifications.
- Prominently display on the premises the building permit issued and authorize the inspector access for the purpose of inspections during construction.
- Not use any portion of the project, in whole or in part, until the structure meets all applicable codes, conditions, all inspections have been made, approvals granted and a certificate of compliance has been issued.
- Abide by Planning Board, Zoning Board of Appeals, Town Board approval resolutions, if required, and all plan amendments made by the Building Department.
- At the time of the issuance of a permit, a copy of approved plans will be kept at the work site, available for inspection throughout the progress of the work.
- Work may NOT Commence prior to the issuance of a building permit.
- Must Notify the Building Department 24 hours in advance for all required inspections and must receive approval before any building element, equipment, or system is covered or enclosed.

*Acceptance does not relieve the agent, applicant, architect, builder, engineer, or owner from complying with any of the provisions of the NYS Building Code, Energy Code, SEQR Act, Local Zoning, etc., whether stated, implied, or omitted in the plans and specifications submitted for the building permit. Incorrect information may result in revocation of permit.*

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

Date \_\_\_\_\_

Deck Address: \_\_\_\_\_ **Town of Farmington**  
**Deck Check Sheet**

Height of Deck from Grade  inches Spacing of Floor Joists:  16" On-Center  
Joist Size (2 X 8" min.)  Check One:  24" On-Center  
Actual Joist Span   Other \_\_\_\_\_  
(Longest Span from Ledger to Beam or Beam to Beam)  
Is the Joist going to cantilever?  If Yes How far is cantilever?  Cantilever shall be 2 feet or less

Beam Size  Beam is  Double  
Beam Span  Check one:  Triple  
(Longest Span from post to post)

Check one:  6 X 6" Post  Notched Post  
 6 X 4" Post  Post Cap connectors  
 Other: \_\_\_\_\_

Deck will be attached to the house / structure  Deck will NOT be attached to house / Structure  
Size of Ledger Board   
Lag Screw Size   
Lag Screw Spacing  On-Center  
If deck shall be attached to house, Footers must extend a minimum of 42" below grade. Footer Depth  inches

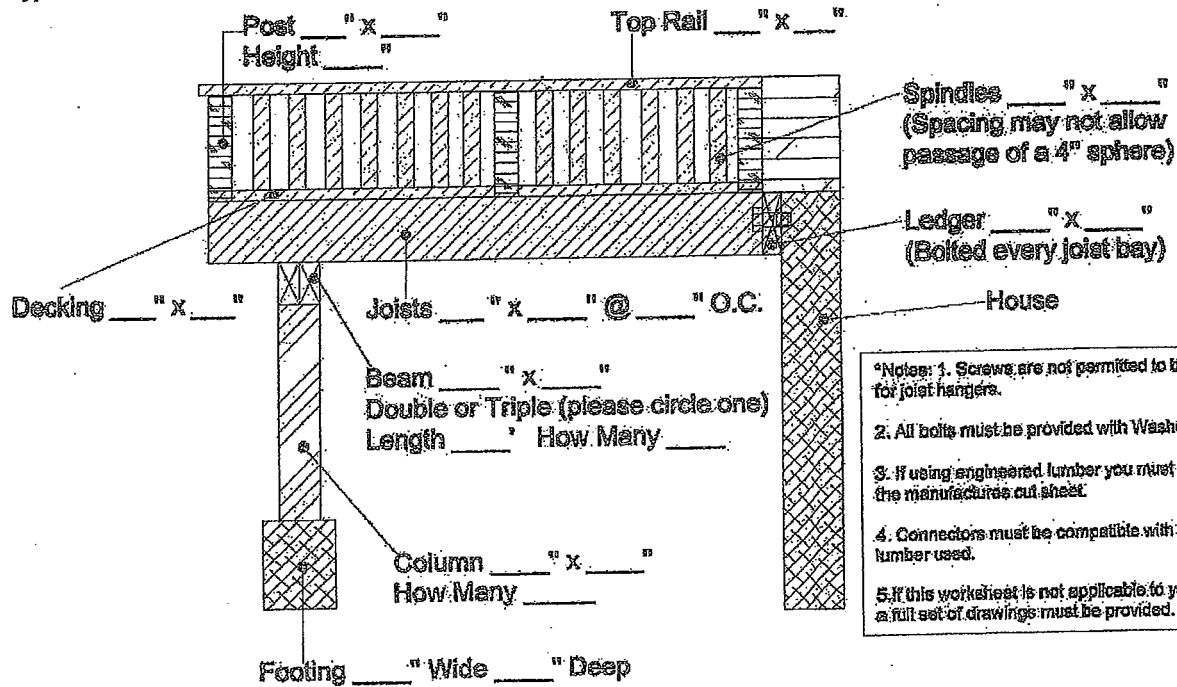
Decking Board to be used (check one)  5/4 P.T. Decking Board  
 2 X 6 P.T. Decking Board  
 Composite Decking (All Types)  
 Other \_\_\_\_\_  
If 30" or more above adjacent grade/surface, the deck shall have Guardrails  
Height of Deck Guardrails  inches  
(Min. height of guardrail is 36 inches from deck surfaces)

Will there be Stairs on deck?  If YES: Stairway Width   
Tread Depth   
(9" Min)  
Graspable Handrail is required for all stairs that have a rise on more than 30" Riser Height   
(8 1/4" Max.)  
Graspable Handrail Height   
(34" to 38" from tread nosing)  
\*\*Closed risers required on all stairs\*\*

Graspable Handrail and Stair Detail on Back for your information

Check here to Email the Building Department

**Typical Deck Worksheet**



- Notes:**
1. Screws are not permitted to be used for joist hangers.
  2. All bolts must be provided with Washers.
  3. If using engineered lumber you must provide the manufacturer's cut sheet.
  4. Connectors must be compatible with type of lumber used.
  5. If this worksheet is not applicable to your deck a full set of drawings must be provided.

Size of Deck: Width \_\_\_\_\_' Length from house \_\_\_\_\_' Height \_\_\_\_\_'

Steps \_\_\_\_\_ Tread Depth \_\_\_\_\_" Width \_\_\_\_\_" Risers \_\_\_\_\_" Stringers \_\_\_\_\_"x\_\_\_\_\_"

Will you need to create or enlarge any openings for a door? Yes or No  
 If yes, you will need to provide a sectional drawing showing new lintel/header.

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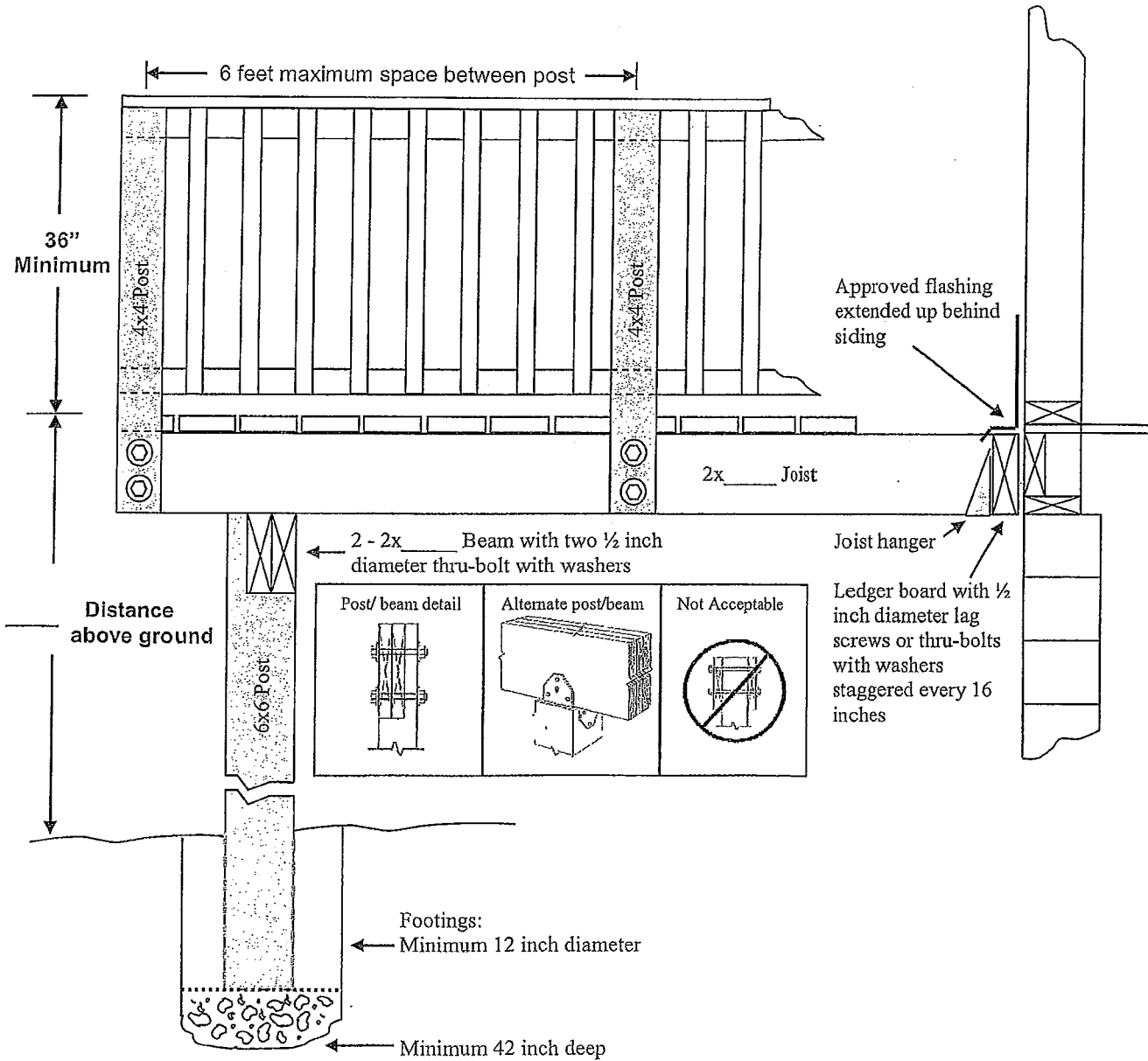


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## Example Deck Cross Section



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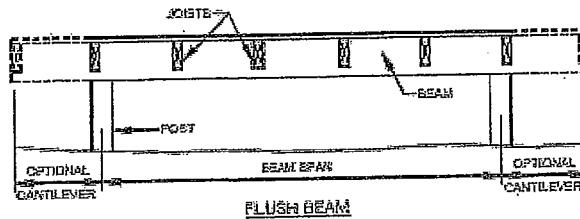
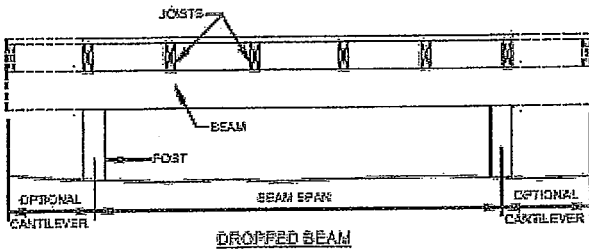
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## DECK BEAM SPAN LENGTHS

SPECIES	SIZE	DECK JOIST SPAN LESS THAN OR EQUAL TO: (feet)						
		6'	8'	10'	12'	14'	16'	18'
Southern pine	2-2x6	6'-11"	5'-11"	5'-4"	4'-10"	4'-6"	4'-3"	4'-0"
	2-2x8	8'-9"	7'-7"	6'-9"	6'-2"	5'-9"	5'-4"	5'-0"
	2-2x10	10'-4"	9'-0"	8'-0"	7'-4"	6'-9"	6'-4"	6'-0"
	2-2x12	12'-2"	10'-7"	9'-5"	8'-7"	8'-0"	7'-6"	7'-0"
	3-2x6	8'-2"	7'-5"	6'-8"	6'-1"	5'-8"	5'-3"	5'-0"
	3-2x8	10'-10"	9'-6"	8'-6"	7'-9"	7'-2"	6'-8"	6'-4"
	3-2x10	13'-0"	11'-3"	10'-0"	9'-2"	8'-6"	7'-11"	7'-6"
	3-2x12	15'-3"	13'-3"	11'-10"	10'-9"	10'-0"	9'-4"	8'-10"



## Deck joist and deck beam bearing

The ends of each joist and beam shall have not less than 1½ inches of bearing on wood or metal and not less than 3 inches on concrete or masonry for the entire width of the beam. Joist framing into the side of a ledger board or beam shall be supported by approved joist hangers. Joists bearing on a beam shall be connected to the beam to resist lateral displacement.

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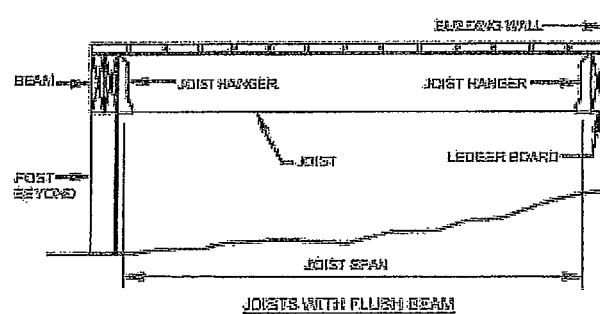
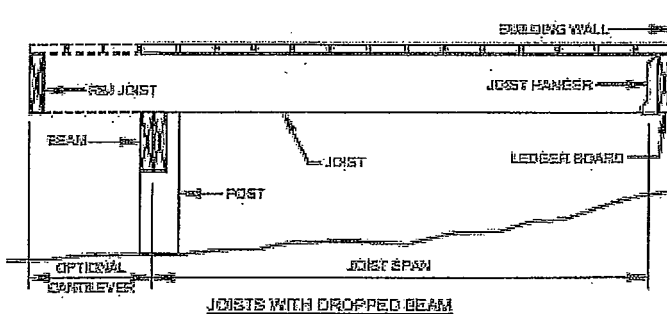
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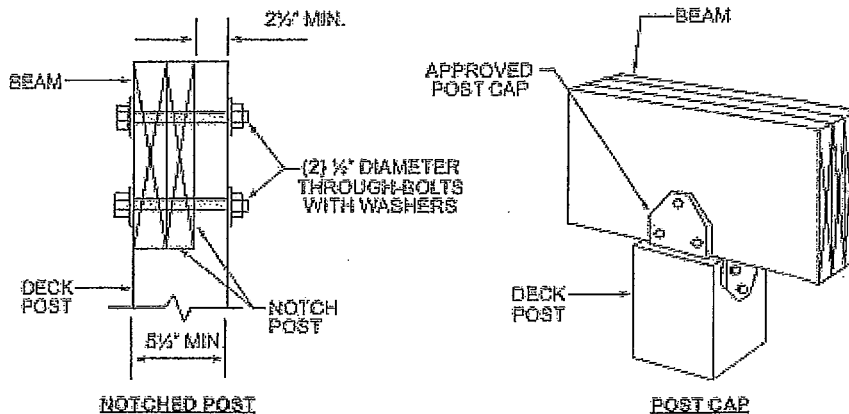
## DECK JOIST SPANS FOR COMMON LUMBER SPECIES

SPECIES	SIZE	SPACING OF DECK JOIST WITH NO CANTILEVER (inches)			SPACING OF DECK JOIST WITH CANTILEVER (inches)		
		12"	16"	24"	12"	16"	24"
Spans for Southern Pine	2 x 6	9' - 11"	9' - 0"	7' - 7"	6' - 8"	6' - 8"	6' - 8"
	2 x 8	13' - 1"	11' - 10"	9' - 8"	10' - 1"	10' - 1"	9' - 8"
	2 x 10	16' - 2"	14' - 0"	11' - 5"	14' - 6"	14' - 0"	11' - 5"
	2 x 12	18' - 0"	16' - 6"	13' - 6"	18' - 0"	16' - 6"	13' - 6"



## DECK POST TO DECK BEAM CONNECTION

Deck beams shall be attached to deck posts in accordance with the following figure or by other equivalent means capable to resist lateral displacement. Manufactured post-to-beam connectors shall be sized for the post and beam sizes. All bolts shall have washers under the head and nut.



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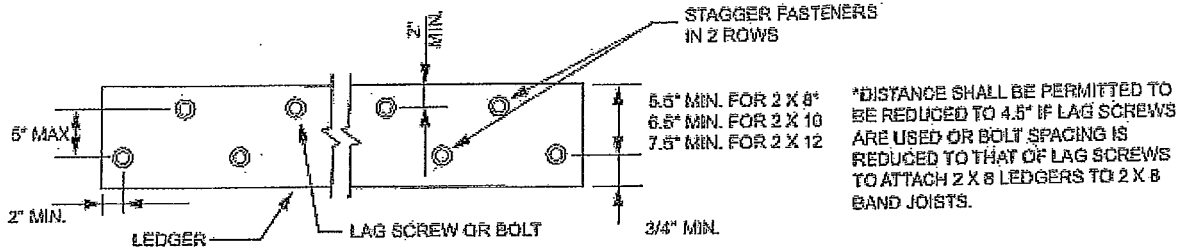


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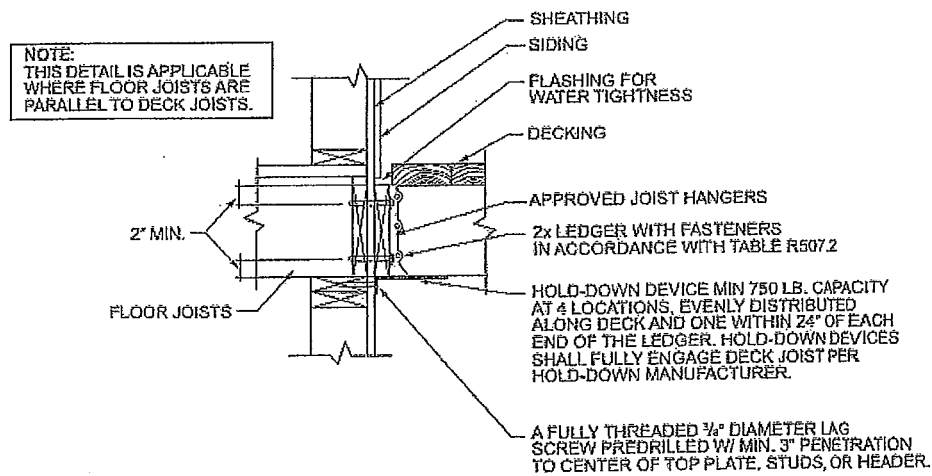
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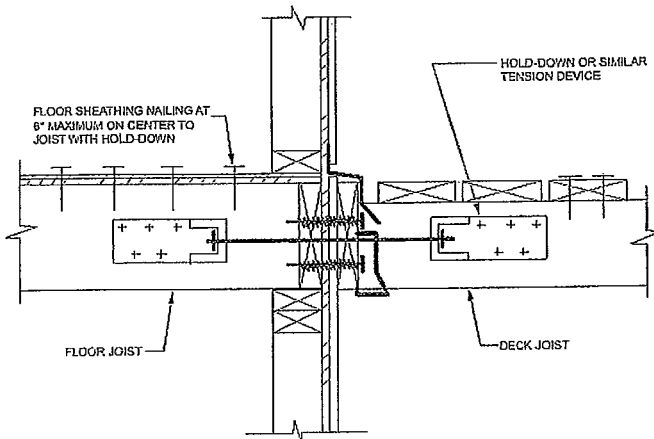
## PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS;



## PLACEMENT OF LAG SCREWS AND BOLTS IN BAND JOISTS PARALLEL TO HOUSE FLOOR JOIST;



## DECK ATTACHMENT FOR LATERAL LOADS;





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## **Guide Lines 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.
  - a. **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.
  - b. **Type II:** Handrails with a perimeter greater than 6-1/4 inches shall provide a graspable finger recess area on both sides of the rail. The finger recess shall begin within a distance of 3/4 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 shall continue for at least 3/8 inch to a level that is not less than 1-3/4 inches below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1-1/4 inches to a maximum of 2-3/4 inches. Edges shall have a minimum radius of 0.01 inch.

### **Guards:**

1. Decks, porches, balconies, ramps or raised floor surfaces located 30 inches or more above the floor or grade below shall have guards not less than 36 inches in height.
2. Porches and decks which are enclosed with insect screening shall be equipped with guards where the walking surface is located more than 30 inches above the floor or grade below.
3. 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 34 inches in height measured vertically from the nosing of the treads.
4. 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.
5. 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.
6. When designed properly, the top rail of a guard can also serve as the required handrail.

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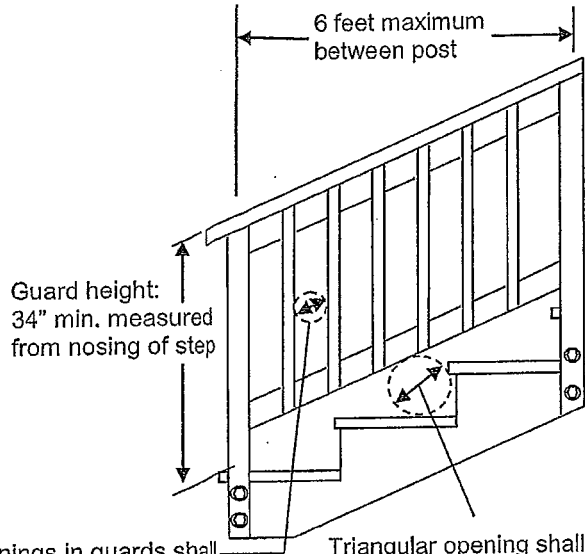
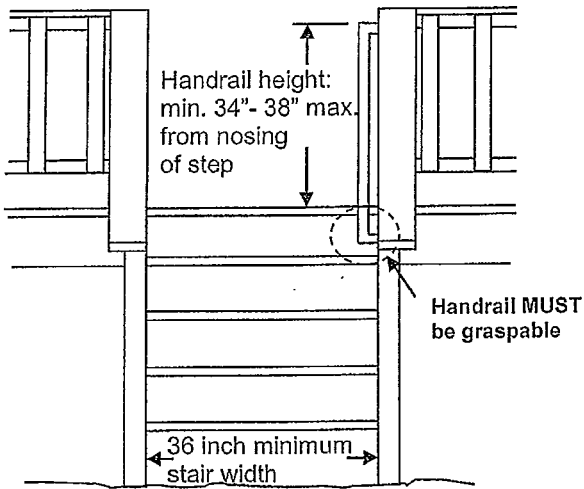
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## HANDRAIL AND GUARD for STAIRS DETAIL, TYPICAL

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.



Openings in guards shall  
not allow the passage of  
a 4 inch diameter sphere

Triangular opening shall  
not allow the passage of  
a 6 inch diameter sphere

### Acceptable Handrail Profiles, typical

