

# **Guidelines for a Deck**

## **Submittal for a permit:**

- Plat of survey showing location and size of deck with respect to all lot lines. Survey must show current conditions of lot including all structures and flat work.
- 2 set of framing plans showing the deck and how it is to be built. These plans will need to include the floor of the deck, post location and stair detail.
- Completed application, page 3 of this packet.
- Completed deck planner, page 2 of this packet.

## **Contractor Registration:**

All contractors doing work within the City of Lockport must be registered. No permits will be issued if the contractor is not registered. If you are doing the work as the homeowner, registration is not required.

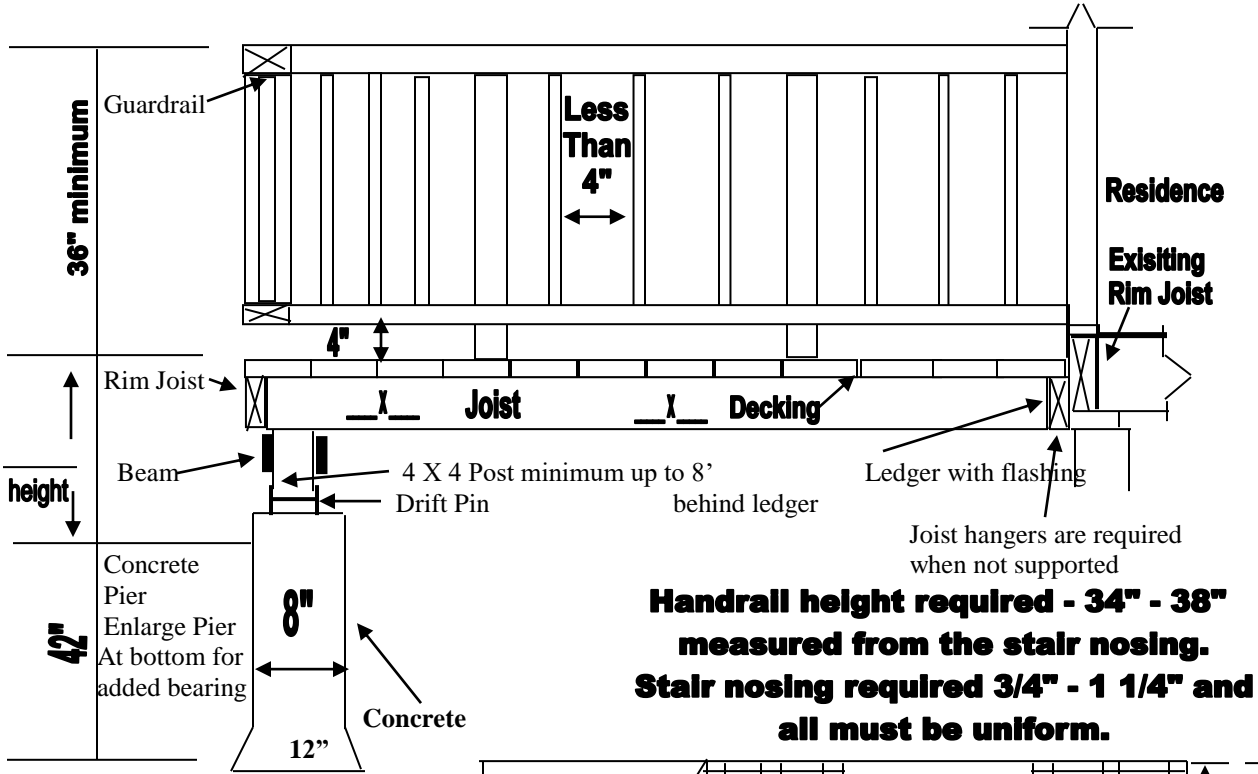
## **Location:**

- Cannot be located in any easement.
- Ground level porches and unroofed decks not more than 4 feet from above the average level of adjoining ground are permitted encroachments in required yards provided they are at least 5 feet from lot lines.

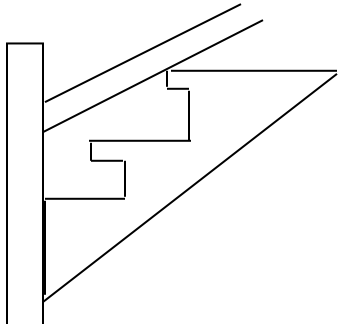
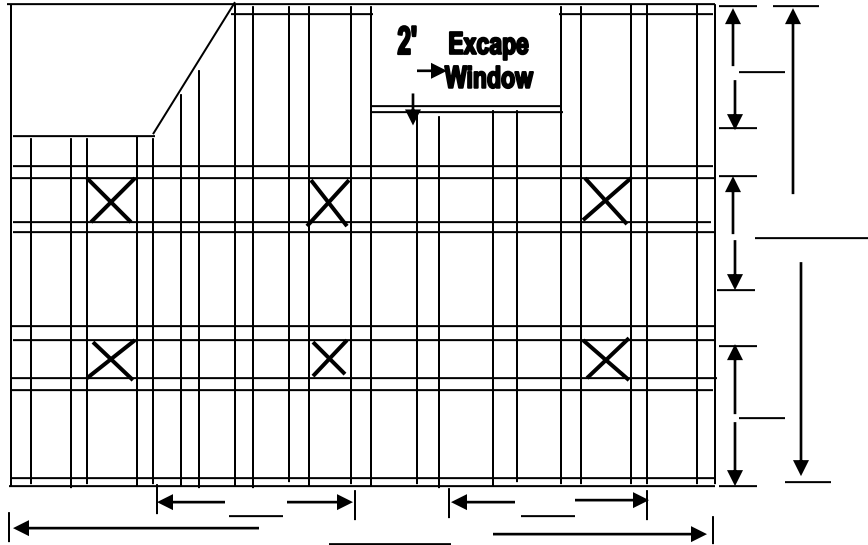
Attached is a deck planner to help with your design and illustrates some of the minimum requirements. This planner is only advisory and additional requirements may apply. It is the contractor / builder's responsibility to provide adequate drawings, the minimum being a framing plan, stair detail and cross section. Do not use graph / lined paper.

## DECK PLANNER MINIMUM REQUIRMENTS

Cross Section of Deck



- Joist Size \_\_\_\_\_, Spacing \_\_\_\_\_
- Rim Joist Size \_\_\_\_\_
- Beam Size (2) \_\_\_\_\_ x \_\_\_\_\_
- Post Sizing \_\_\_\_\_
- Floor height from ground \_\_\_\_\_
- Stair Width \_\_\_\_\_
- Riser height \_\_\_\_\_
- Tread Depth \_\_\_\_\_
- Handrail height \_\_\_\_\_



SPF No. 2 Treated Wood	Maximum Joist Spans			Maximum with Cantilever	
	12" O.C.	16" O.C.	24" O.C.	16" O.C.	24" O.C.
2 x 10	15'-8"	13'-7"	11'-1"	13'-7"	11'-1"
2 x 8	12'-6"	11'-1"	9'-1"	9'-5"	9'-1"
2 x 6	9'-6"	8'-8"	7'-2"	6'-3"	6'-3"
Beams should not overhang posts by more than one-fourth the beam					
Beams shall be sized by table R507.6					
Deck joist and deck beam bearing on wood or metal shall be 1.5" minimum					



# CITY OF LOCKPORT DECK PERMIT APPLICATION

Applicant Name: \_\_\_\_\_ Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Project Address: \_\_\_\_\_

Homeowner Name: \_\_\_\_\_

Contractor: \_\_\_\_\_

**Will this deck be used for access to a pool? Yes ( ) No ( )**

Does your subdivision have covenants regarding decks?: Yes ( ) No ( )

If so, have you received & attached approval from your Homeowner's Association? Yes ( ) N/A ( )

Estimated Construction Value: \$ \_\_\_\_\_

Total square footage of deck: \_\_\_\_\_ Height of Deck (from grade to floor boards): \_\_\_\_\_

**Verify the following required items have been submitted with this application:**

- Plat of survey showing location and size of deck with respect to all lot lines. Survey must also include all current conditions of property including any structures (decks, sheds, etc.) and flat work (patios, walks, etc.) with dimensions.
- 2 set of framing plans showing the deck and how it is to be built. These plans will need to include the floor of the deck, post location and stair detail.
- Completed application, page 3 of this packet.
- Completed deck planner, page 2 of this packet.

**I hereby certify that I have read, understand and agree to conform to all governing information and regulations set forth by the City Council of Lockport.**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ **FOR OFFICE USE ONLY** \_\_\_\_\_

Permit #: \_\_\_\_\_ Permit Fee: \_\_\_\_\_

Building Dept. Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Zoning Dept. Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Historic District: (Yes / No)

Comments: \_\_\_\_\_

\_\_\_\_\_