

# Guidelines for a Deck

## Submittal for a permit:

- A plat of survey showing location and size of deck with respect to all lot lines. Survey must show all current conditions of lot including all structures and flat work.
- A 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 and stair detail. Submit 2 sets if plans are larger than 11 x 17.
- A completed application (page 3 of this packet).
- A completed deck planner (page 2 of this packet).
- A copy of a City of Lockport Certificate of Registration for the contractor.

## 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. A copy of a City of Lockport Certificate of Registration is required to be submitted with all applications.

**\*\*If you are doing the work as the homeowner, registration is not required.**

Note: The following is a deck planner to help you with your design. The joist span tables show maximum allowable joist spans and are based on current span tables.

This planner is only advisory. Additional requirements may apply.

The following page expresses some of the minimum illustrations required when applying for a permit. It is the builder's responsibility to provide adequate drawings the minimum of which is a framing plan and cross section.

\*Do not use graph/lined paper.

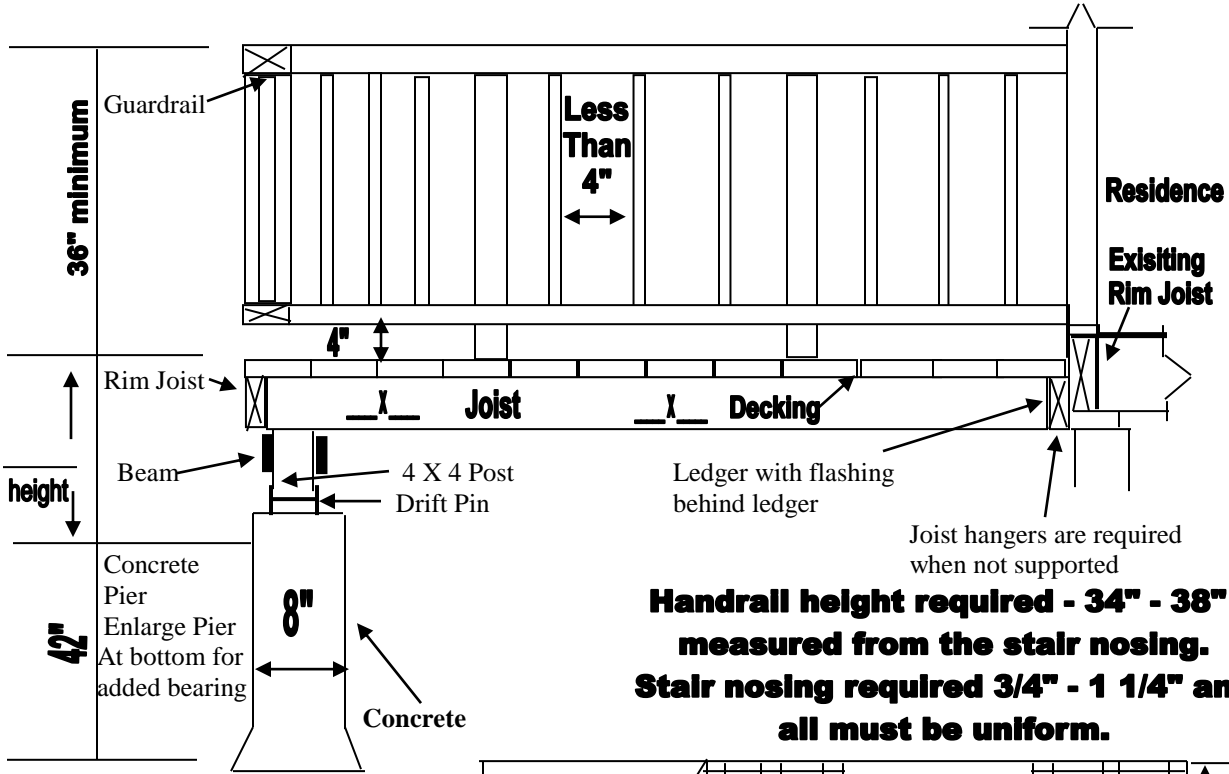
## Location:

\*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.

# DECK PLANNER

Cross Section of Deck



Joist Size \_\_\_\_\_, Spacing \_\_\_\_\_

Rim Joist Size \_\_\_\_\_

Beam Size (2) \_\_\_\_\_ x \_\_\_\_\_

Post Sizing \_\_\_\_\_

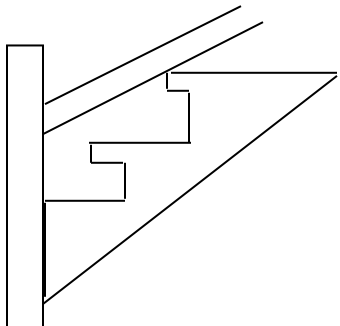
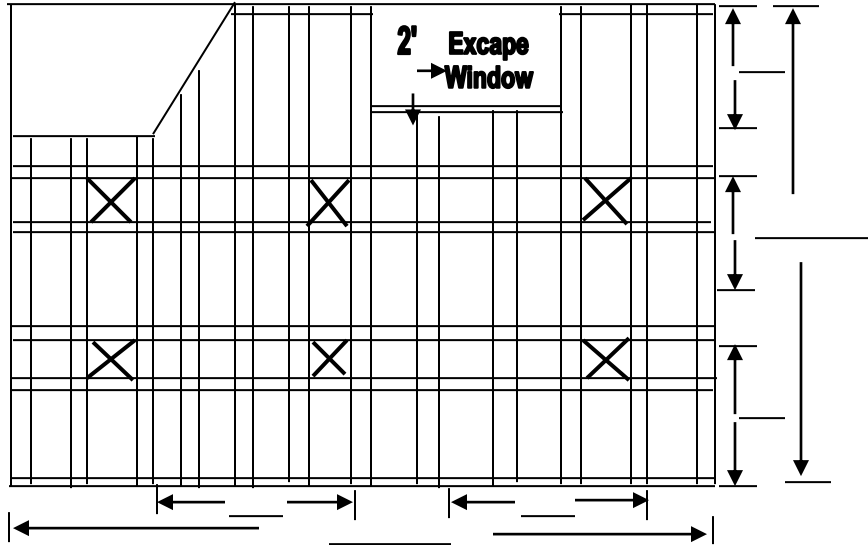
Floor height from ground \_\_\_\_\_

Stair Width \_\_\_\_\_

Riser height \_\_\_\_\_

Tread Depth \_\_\_\_\_

Handrail height \_\_\_\_\_



No. 2 Treated Wood	Maximum Joist Spans			Maximum Cantilever	
	12" O.C.	16" O.C.	24" O.C.	16" O.C.	24" O.C.
2 x 10	17'-5"	15'-10"	13'-2"	2'-4"	2'-0"
2 x 8	13'-8"	12'-5"	10'-1"	2'-0"	1'-9"
2 x 6	10'-4"	9'-5"	7'-9"	1'-8"	1'-4"
Beams should not overhang posts by more than 18"					
Beams should not span more than 8 ft. between posts					
Beams should be the same size or larger than floor joists					



# CITY OF LOCKPORT

## DECK PERMIT APPLICATION

**Please Print Legibly**

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

Address of Deck: \_\_\_\_\_

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

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

Contractor Registration #: \_\_\_\_\_

**\*Please attach a copy of a City of Lockport Certificate of Registration**

**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: \$ \_\_\_\_\_

Height of Deck (from grade to floor boards): \_\_\_\_\_

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

- A 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.
- A 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 and stair detail. (Submit 2 sets if larger than 11 x 17)
- A completed deck planner (page 2 of this packet).

**I herby 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: \_\_\_\_\_