

Instructions – Deck/Patio

1. According to New Jersey state law, N.J.A.C. 5:23-4.20(c)2.i.(2), please submit to this township a copy of your contract with your deck contractor to determine fee for construction costs for building portion only excluding plumbing and electrical.
2. According to New Jersey state law, N.J.A.C. 5:23-2.15(a) 4., when homeowners are estimating cost of their project, where proposed material or labor for project is furnished or provided at zero cost, its normal or usual cost shall be included in estimated amount. What is really required is an estimate that has both material and labor costs.
3. Please indicate which lumber will be used for this project and provide specifications. Indicate that all fasteners, (such as nails, bolts, screws, etc.) shall comply with ASTM A153 and connectors, (such as joist hangers, post bases, post caps, hurricane ties, etc.) shall comply with ASTM A653 class G-185. Provide specifications for both.
4. Indicate size of all footings. [R403.1.1]
5. Indicate size of ledger board and how it will be attached to house. Such attachment shall not be accomplished by use of nails subject to withdrawal. [R502.2.2]
6. Indicate that footing depth will be a minimum of 36 inches below grade. Table [R301.2(1)]
7. Aluminum flashing at ledger boards is prohibited for new pressure treated lumber. Please indicate what flashing material will be used over ledger board which is compatible for that lumber. [R703.8 #5]
8. Indicate stairs to be a minimum of 36 inches wide. [R311.5.1]
9. Indicate that riser height of stairs will not exceed 8-1/4 inches and stair tread depth will be a minimum of 10 inches with a 1 inch nosing. A nosing is not required where tread depth is a minimum of 11 inches. [R311.5.3.1 / R311.5.3.2 / R311.5.3.3]
10. Indicate solid risers at stairs or opening between stair treads does not allow passage of a 4 inch diameter sphere. [R312.2]
11. Indicate that triangular opening formed by riser, tread, and bottom of guardrail at stair, will not allow passage of a 6 inch diameter sphere. [R312.2 Exception #1]

12. Indicate how stairs will be positively anchored to structure to resist both vertical and lateral forces. Such attachment shall not be accomplished by use of nails subject to withdrawal. Indicate what mechanical connectors are to be used, such as "Simpson" or others. [R311.2.1]
13. Indicate a graspable handrail at stairs with ends returned to wall or posts and a minimum cross section of 1-1/4 inches to a maximum 2-5/8 inches or if handrail has a perimeter measuring greater than 6-1/4" it will be provided with a graspable finger recess on both sides of profile with a minimum clearance of 1-1/2 inches between wall and handrail. [R311.5.6.2 and R311.5.6.3]
14. Indicate that stair landings will be a minimum of 36 inches in width by 36 inches in length. [R311.4.3]
15. If deck has a cantilever, indicate hurricane ties at connection of floor beams to girder at cantilevered end to resist wind uplift. [R502.2.2 and R502.9]
16. Indicate that guardrail height at stairs will be a minimum of 34 inches high measured vertically from leading edge of stair nosing. [R312.1]
17. Indicate that guardrail height at deck will be a minimum of 36 inches high. [R312.1]
18. Indicate that openings in guardrails will not allow passage of a 4 inch diameter sphere. [R312.2]
19. Provide mechanical fastener to connect post to footing and post to girder to resist wind uplift and lateral displacement. [R502.9]
20. Indicate that level of deck will be no lower than 8-1/4" inches from top of door threshold. If door swings outward, indicate that deck will not be more than 1-1/2" lower than top of threshold. [R311.4.3]
21. Indicate how posts for guardrail will be anchored to deck to resist a required 200 psf. live load. [Table R301.5]
22. Due to excessive live and dead loads imposed on a small area of deck from a hot tub, this township will require "sealed" drawings from a licensed New Jersey Architect or Engineer for a designed system. N.J.A.C. 5:23-2.19(a)3.
23. Decks that are accessible from inside the home shall have at least one receptacle outlet installed within the perimeter of the deck. The receptacle shall not be located more than 2.0 m (6 ½ ft) above the deck surface. Exception: Decks with usable area of less than 1.86 m² (20 ft²). N.J.A.C. 5:23-3.16(a) 2008 National Elec. Code. – 111.210.50 E(3).
24. If drawn by homeowner, please sign plans "personally prepared by" with your signature.

The above is all the basic structural and code information that needs to be on plans to ensure that structure is built correctly and is code compliant. As per N.J.A.C 5:23-2.19(a) and 2.15(e)1.vii., this township will require "sealed" drawings from a licensed N.J. architect or engineer if we feel that plans do not have required information. It would be in your best interest to seek advice of a design professional to assist you in preparation of your plans.

NOTE: When answering questions, please answer per line item in this review.

Also, when revised plans are submitted and there are changes, we need these changes to be clouded-in and sealed for clarification to help expedite plan review. Please re-submit a minimum of three sets of plans

Code sections [numbers in parenthesis] referenced above are from the *2009 International Residential Code New Jersey Edition*. This entire code book is available as a "Read Only" document at New Jersey Department of Community Affairs, Division of Codes and Standards (<http://www.state.nj.us/dca/divisions/codes/>) under **Codes & Regulations as International Residential Code – NJ ed., 2009**.

For the successful completion of your project, in addition to general guidance and information in this section, The Construction Department reserves the right to ask for any specific information or clarification unique to your project.