



Code Enforcement Official
Town of Gouverneur
1227 US Highway 11
Gouverneur, NY 13642
Office: (315) 287-3102 Cell (315) 486-5926
E-Mail: Codeofficer@gouverneurny.com

Reference: Building Permits Required

The following texts are taken directly from the NYS Building Code Supplement Book and the 2015 IRC Residential Code Book. As the Building season begins, I have had several calls and several projects start prior to a Building Permit being issued in the Town or Village of Gouverneur. As well there are exemptions to this Code but if any resident needs to know these please have them contact me directly. My office is located at 1227 US Highway 11 Gouverneur NY 13642 also I can be reached at cell phone # 315-486-5926 or office phone 315-287-3102 at your convenience.

- Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. New roof coverings shall not be installed without first removing all existing layers of roof coverings down to the roof deck where any of the following conditions occur:
 1. Where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
 2. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.
 3. Where the existing roof has two or more applications of any type of roof covering.

This code is intended to provide minimum requirements to safeguard public safety, health and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment.

No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of the Existing Building Code of New York State.

Also, on or after January 1st 2016 there was a revision made to local Building Permit Fee schedule as an extra \$50.00 fee for individuals or contractors that begin their respected projects without a building permit. If you have any questions, please feel free to contact me.

If you have any questions pertaining to the requirements of a building permit, please feel free to contact my office.

INTRUCTIONS FOR BUILDING/USE PERMIT APPLICATION

All applicable sections of this packet must be completed.

The following examples are for filling out lines 1-20.

- 1.) Town of Gouverneur
- 2.) Exact property location must include road or highway name and 911 address.
- 3.) Name of applicant - name of owner - if owner is not the applicant or if the applicant is purchasing this property on a land contract the owner of record must be listed.
- 4.) Address of applicant and owner - same applies to address of owner as instructions in line three.
- 5.) Phone numbers including area code of applicant and owner
- 6.) NYS tax parcel ID number - this number can be obtained from your tax bill or by contacting the Town clerk or Code Officer.
- 7.) Existing use and occupancy - examples:
 - Detached single family dwelling
 - Detached double family dwelling
 - Multi family dwelling
 - Store
 - Garage etc.Intended use and occupancy - example:
 - Same as above
- 8.) Nature of work to be performed - check any that apply or list as other and explain.
- 9.) Estimated cost - Total cost of the project including materials and labor.
- 10.) If dwelling - number of units and number of units on each floor or if Garage number of cars.
- 11.) As per stated - example: Retail store with family dwelling.
- 12.) Dimensions (in feet) number of stories
- 13.) Lot size- This is also obtained from your tax bill either as dimensions or acreage.
- 14.) As per stated - example: not permitted in your district or setbacks cannot be met.
- 15.) Compensation Insurance carrier - if you are doing the work yourself, write in your homeowner's policy. If the work is to be done by a contractor their policy number and carrier is needed.
- 16.) Name of design professional - only required for commercial buildings, multi family dwellings or one and two family dwellings over 1500 sq. ft.
- 17.) Electrical inspection - all electrical inspections will be performed by a certified agency and a certificate of inspection shall be supplied to this office.
- 18.) Perk test - (if applicable) this work will be done by the Code Official to determine the amount of leach field required. If not applicable write in n/a
- 19.) Leach field - to be filled in by the Code Officer.

For lines 18 & 19, arrangements must be made with the Code Officer to perform the test before the building permit can be issued.

20.) Plot plan and description of project - as per instructions, (see example on page 3) a separate sheet may be used if necessary.

- The application must be signed and notarized.
- If the application is incomplete it will be returned to the applicant.
- The permit once approved will be good for one year from the date of issuance.
- Upon receipt of the application 10 working days to process will be adhered to.
- If a variance or planning board approval is needed, a minimum of 30 days will be required to process the permit.

The following procedures will be followed for Planning Board and/or Zoning Board referrals.

- The Code Officer will review the application to determine if any zoning laws or site plan approvals must be adhered to.
- If it requires site plan approval by the Planning Board, the application will be disapproved; however this does not mean the application is being denied.
- It is then turned over to the Planning Board for their approval or disapproval
- The Planning Board will schedule a public meeting; the applicant is required to attend.
- If the application is denied because of Zoning Law Requirements the applicant shall complete a variance application.
- The Code officer turns the application over to the Zoning Board.
- The Zoning Board will schedule a public meeting to approve, disapprove or make necessary changes to the application.

In some instances prior to the above actions the application will be referred to the St. Lawrence County Planning Board for their approval. The Code Officer will make this determination based on location and type of project.

Until the Planning board, Zoning Board or the County Board have made their determinations and the Building/Use Permit is issued by the Code Officer absolutely no work can be started on the project.

Please follow example on page three for the project plot plan and site plan.

For projects without complete structural drawings use page four and fill in the building systems completely making all entries legible.

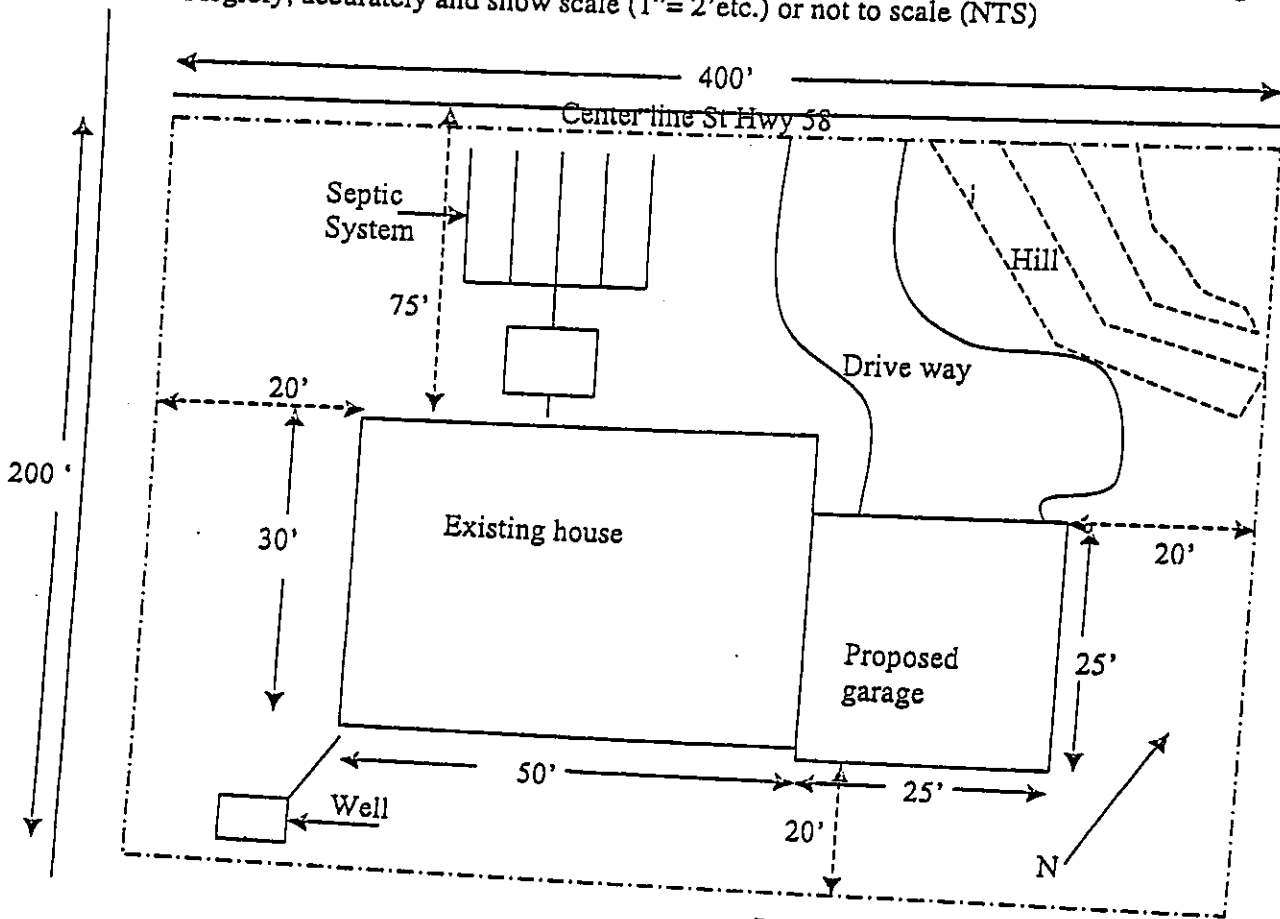
Follow instructions on page five pertaining to Workers Compensation/Disability Benefits insurance. Either form BP-1 or WC/DB 100 shall be completed. Should WC/DB 100 be used it must be sent (fax or mail) to the NYS Workers Compensation Board to be approved. If you are hiring a contractor they shall supply their policy.

If all directions are followed and all items returned completed, your permit can be issued within the 10 day period or sooner.

Please include the following on the plot plan for your project and any other information that may aid in the permit issuing process.

- 1.) Location map showing the site within the town.
- 2.) Site plan showing existing and proposed features of the property, including but not limited to:
 - Lot dimensions
 - Arrow showing approx. north
 - Location and dimensions of buildings with setback distances noted
 - Layout of any parking, access or signs
 - Physical features of terrain (slopes, water courses, drainage, vegetation)
 - Location of water and sewage systems, whether municipal or private
 - Public rights-of-way or any easements
 - Adjacent owners

The following example may be of help in showing your site plan. Please use a straight edge, label legibly, accurately and show scale (1" = 2' etc.) or not to scale (NTS)



Legend: NTS
Dashed lines = setbacks
Dash-dot lines = property lines

- ... OBTAINING FROM THE PERMIT APPLICANT EITHER:
1. PROOF DULY SUBSCRIBED THAT WORKERS' COMPENSATION INSURANCE AND DISABILITY BENEFITS COVERAGE ISSUED BY AN INSURANCE CARRIER IN A FORM SATISFACTORY TO THE CHAIR OF THE WORKERS' COMPENSATION BOARD AS PROVIDED FOR IN SECTION FIFTY-SEVEN OF THE WORKERS' COMPENSATION LAW IS EFFECTIVE; OR
 2. AN AFFIDAVIT THAT SUCH PERMIT APPLICANT HAS NOT ENGAGED AN EMPLOYER OR ANY EMPLOYEES AS THOSE TERMS ARE DEFINED IN SECTION TWO OF THE WORKERS' COMPENSATION LAW TO PERFORM WORK RELATING TO SUCH BUILDING PERMIT.

Implementing Section 125 of the General Municipal Law

1. General Contractors and Business Owners

For businesses listed as the general contractors on building permits, proof that they are in compliance with Section 57 of the Workers' Compensation Law (WCL) is ONE of the following forms that indicate that they are:

- + insured (C-105.2 or U-26.3),
- + self-insured (SI-12), or
- + are exempt (C-105.21),

under the mandatory coverage provisions of the WCL. Any residence that is not a 1, 2, 3 or 4 Family, Owner-occupied Residence is considered a business (income or potential income property) and must prove compliance by filing one of the above forms.

2. Owner-occupied Residences

For homeowners of a 1, 2, 3 or 4 Family, Owner-occupied Residence, proof of their exemption from the mandatory coverage provisions of the Workers' Compensation Law when applying for a building permit is to file form BP-1(3/99).

- + Form BP-1(3/99) shall be filed if the homeowner of a 1, 2, 3 or 4 Family, Owner-occupied Residence is listed as the general contractor on the building permit, and the homeowner:
 - ◇ is performing all the work for which the building permit was issued him/herself,
 - ◇ is not hiring, paying or compensating in any way, the individual(s) that is(are) performing all the work for which the building permit was issued or helping the homeowner perform such work, or
 - ◇ has a homeowner's insurance policy that is currently in effect and covers the property for which the building permit was issued AND the homeowner is hiring or paying individuals a total of less than 40 hours per week (aggregate hours for all paid individuals on the jobsite) for the work for which the building permit was issued.

+ If the homeowner of a 1, 2, 3 or 4 Family, Owner-occupied Residence is hiring or paying individuals a total of 40 hours or MORE in any week (aggregate hours for all paid individuals on the jobsite) for the work for which the building permit was issued, then the homeowner may not file the "Affidavit of Exemption" form, BP-1(3/99), but shall either:

- ◇ acquire appropriate workers' compensation coverage and provide appropriate proof of that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit (the C-105.2 or U-26.3 form), OR
- ◇ have the general contractor, (performing the work on the 1, 2, 3 or 4 family, owner-occupied residence (including condominiums) listed on the building permit) provide appropriate proof of workers' compensation coverage, or proof of exemption from that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit.

NOTICE TO BUILDING PERMIT APPLICANTS

New York State Labor Law (Article 10, Section 241section 241.10) and Industrial Code Rule 56 require a survey of the impacted portion of the building to identify the presence of asbestos prior to commencing work on any demolition, renovation, remodeling or repair work on a building.

The Code requires that this survey be sent to the local government unit responsible for issuing the demolition or building permit.

A demolition or pre-demolition survey must also be sent to the Department of Labor, Asbestos Control Bureau.

Prior to the commencement of demolition, renovation, remodeling or repair work, the impacted asbestos identified in the survey must be removed by licensed contractors utilizing certified asbestos handlers.

In an owner-occupied single family home, the owner may remove the asbestos him/herself. However, it is not recommended that the owner remove asbestos. The owner could potentially expose themselves, their family and neighbors to asbestos fibers if correct engineering controls and work methods are not utilized during the abatement.

This exemption does not apply to demolitions.

ASBESTOS CONTROL BUREAU DISTRICT OFFICE

Syracuse

450 South Salina St.

Room 202

Syracuse, NY 13202

Tel: (315) 479-3215



Safety and Health



ASBESTOS
CANCER AND LUNG DISEASE HAZARD
AUTHORIZED PERSONNEL ONLY



A Division of the New York State Department of Labor

How does asbestos enter the body?

The most common way for asbestos to enter the body is through the air. Asbestos can also enter the digestive tract when you eat, drink or smoke in a contaminated area. Asbestos does not pass through the skin. Once they are inhaled, the fibers can remain and accumulate in the lungs.

How soon will asbestos-related symptoms or illnesses develop?

Though any asbestos exposure can cause illness, many people who are exposed will never develop an asbestos-related illness. Asbestos does not cause any immediate effects, such as coughing or illness. The diseases caused by asbestos appear 15 to 40 years after first exposure. This time lag is called the latency period. Even if you feel healthy while you are working with asbestos, you may get sick years later.

What should be done?

Usually, it is best to leave asbestos material that is in good condition alone. Generally, material in good condition will not release asbestos fibers. Try to prevent the material from being damaged, disturbed or touched. Asbestos in poor repair must be removed by specially trained and equipped workers following strict procedures to ensure that airborne asbestos does not spread to nearby areas (see next section for specific regulations and requirements).

Who can do asbestos work?

Workers or contractors who disturb ACM in any way must be certified and licensed according to New York State law, as regulated by the Department of Labor. There are 9 types of certifications:

- Asbestos Handler
- Restricted Asbestos Handler
- Air Sampling Technician
- Inspector
- Management Planner
- Operations and Maintenance
- Supervisor/Contractor
- Project Monitor
- Project Designer

To be certified by the Department of Labor, asbestos workers or supervisors must complete training courses approved by the New York State Department of Health. In these courses, they learn to follow the required safety procedures to ensure that asbestos fibers are not released into the air. Employers must also comply with notice and record keeping requirements.

Questions about asbestos abatement training and health-related issues should be directed to the New York State Department of Health, Center for Environmental Health, Bureau of Occupation Health and Injury Prevention at (518) 402-7900.



Asbestos Abatement in New York City

NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION

Most asbestos handling in New York City, including abatement and transportation, is governed by New York City rules and regulations. Direct questions about asbestos issues in New York City to the New York City Department of Environmental Protection, Asbestos Technical Review Unit at (718) 595-3682.

In New York City, the New York State Department of Labor licenses and certifies companies and workers who do asbestos work, and must also be notified about all New York City asbestos projects. The New York State Department of Labor has jurisdiction on work practices for projects conducted by or on the behalf of state agencies or public authorities, or on land owned or leased by state agencies or public authorities.

Federal Rules

THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA):

The USEPA regulates the list of National Emission Standards for Hazardous Air Pollutants (NESHAP). The NESHAP regulations include the emission of asbestos-containing material. Direct questions about the federal regulations for asbestos materials to the USEPA Region II asbestos coordinator at (212) 637-3476.

THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA):

OSHA has three standards to protect workers from the hazards of asbestos depending on the type of workplace. The three standards cover general industry, shipyards and construction. For complete information on all of the requirements, see the standard specific to the type of workplace on their website (see below).

Additional Information Sources

USEPA: www2.epa.gov/asbestos

OSHA: www.osha.gov/SLTC/asbestos/index.html

NYSDOL: www.labor.ny.gov/asbestos

NYSDOH: www.health.ny.gov/environmental/indoors/asbestos/index.htm

NYSDEC: www.dec.ny.gov/chemical/8791.html

NYCDEP: www.nyc.gov/html/dep/html/air_and_noise/asbestos.shtml



Guide for Property Owners

I am a property owner* and I want to do renovations in or demolish a property. What must I do?

Hire a certified Asbestos Inspector to do an Asbestos Survey. Does the Asbestos Survey say that the work will disturb any Asbestos Containing Material (ACM)?

YES

Proceed with planned construction work as usual.

Hire a certified Asbestos Abatement Contractor to abate the ACM before you have the renovation or demolition work done.

Submit a copy of the survey to the local government agency responsible for issuing permits for the planned work (all projects) and to the appropriate Department of Labor (DOL) Asbestos Control Bureau office (controlled demolitions only).

Does the Asbestos Abatement Contractor say the asbestos can be abated in accordance with Industrial Code Rule 56?

YES

Hire a certified Project Designer to prepare a Site Specific Variance. The variance must be reviewed and approved by DOL before the abatement work is done.

The licensed Asbestos Abatement Contractor must submit a notification to the Department of Labor and the United States Environmental Protection Agency 10 days or more before the work starts.

Notify any residential or business occupants of the building on the floor(s) on which the work is being done and the floors above and below about the asbestos abatement. Notification must be in writing or verbally. Post a notice on all means of access to the floor(s), including doors, stairways, elevators, etc. Leave these postings in place until the work is complete.

Hire an approved air monitoring contractor to perform required air sampling during the course of the asbestos abatement work.

Once the asbestos abatement is done:

The certified Asbestos Abatement Contractor must provide a copy of the Project Record to you. Keep this record on site in accordance with federal regulations (typically for the life of the building).

*This guide does not apply to property owners of single family, owner-occupied properties where the owners do the asbestos abatement work themselves.

IMPORTANT NOTICES: READ BEFORE SIGNING

1. Work conducted pursuant to a building permit must be visually inspected by the Code Enforcement Officer and must conform to the New York State Uniform Fire and Building Code, the Town of Gouverneur Land Use Regulations (Book One), Subdivision regulations (Book Two), and all the applicable codes, rules or regulations.
2. It is the owner's responsibility to contact the Code Enforcement Officer at least 24 hours before the inspection should be conducted. More than one inspection will be necessary. This is especially true for work that will be covered (i.e. plumbing that will be covered in a wall or concrete reinforcement prior to pouring) **Do not proceed to the next step of construction if such "internal work" has not been inspected.** Otherwise, work may need to be removed at the owner or contractor's expense in order that the inspection can be conducted. Close coordination with the Code Officer will greatly reduce this possibility.
3. Owner hereby agrees to allow the Code Office to inspect the work being done pursuant to this permit, provided however, that such inspection(s) is (are) limited to the work being conducted pursuant to this permit **and any other non work-related violations which are readily discernable from such inspection(s).**
4. New York State requires that ALL contractors maintain Workers' Compensation and Disability Insurance for their employees. No Permit will be issued unless current valid certificates are attached to this application or proof that the contractor is exempt from the requirements. If this is the case, form WC/DB 100 will need to be stamped by the New York State Workers' Compensation Board and attached to this application. If the permit is for work on an owner occupied structure form BP-1 shall be attached (follow instructions on page five of the application packet)
5. Certificates of occupancy and/or compliance are required, the structure cannot be occupied until said certificate is issued. These certificates require that any electrical inspections, septic system inspections, water tests, engineered building components specifications, etc. all have the proper paper work on file with the Code Officer, again close coordination with this office as to all requirements will help clear up any confusion that may result. Temporary certificates can be obtained under certain conditions.
6. Work undertaken pursuant to this permit is conditioned upon and subject to any state and federal regulations relating to asbestos material.
7. This permit does not include any privilege of encroachment in, over, or under any street, road or right of way.
8. The permit must be displayed so as to be visible from the street nearest to the site of the work being conducted.

I, _____, the above named applicant, hereby attest that I am the lawful owner of the property described within or am the lawful agent of said owner and affirm under the penalty of perjury that all statements made by me on this application are true.

Signature

Date

ACKNOWLEDGEMENT RECEIPT
OF ASBESTOS DOCUMENTS

By signing this form, you are acknowledging that you have received the Asbestos Documents provided explaining your obligations in regard to handle and disposing of Materials and Products containing Asbestos fibers and particles.

I Acknowledge receipt of the documents provided by the Code Enforcement Department.

Signature _____ Date _____

Witness _____ Date _____

APPLICATION FOR BUILDING/USE PERMIT

Application No.	_____
Date Received:	_____
Date Approved	_____
Disapproved	_____
For Official Use Only	

Part 1

1) Village of _____
Town of _____ St. Lawrence County, New York

APPLICATION IS HEREBY MADE for the issuance of a Building Permit pursuant to the New York State Uniform Fire Prevention and Building Code for the construction of buildings, additions or alterations, or for removal or demolition as herein

2) described, located at _____
The applicant agrees to comply with all application laws, ordinances and regulations.

3) _____
(Name of Applicant) _____ (Name of Owner)

4) _____
(Address of Applicant) _____ (Address of Owner)

5) _____
(Phone Number of Applicant) _____ (Phone Number of Owner)

State whether applicant is owner, lessee, agent, architect, engineer or builder: _____

If owner or applicant is a corporation, give names and titles of two officers and signature of duly authorized officer.

6) Tax Parcel I.D. # _____ Email: _____

7) State existing use and occupancy of premises and intended use and/or occupancy of proposed construction:

a) Existing use and occupancy _____

b) Intended use and occupancy: _____

8) Nature of work (check one or more): New Building _____ Addition _____ Alteration _____ Repair _____ Removal _____
Demolition _____ Sign _____ Other _____

9) Estimated Cost * _____ Fee _____

10) If dwelling, number of dwelling units _____ Number of dwelling units on each floor _____ If garage, number of cars _____

11) If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

2) Dimensions of entire new construction: Front _____ Rear _____ Depth _____ Height _____ Number of Stories _____

3) Size of lot: Front _____ Rear _____ Depth _____

4) Does proposed construction violate any zoning law, ordinance or regulation? _____

5) Name of Compensation Insurance Carrier _____

Number of Policy _____ Date of Expiration _____

6) Name of Architect _____ Address _____ Phone No. _____

7) Will electrical work be inspected by, and a Certificate of Approval obtain from the New York Board of Fire Underwriters or other agency or organization? If so, specify: _____

Costs for the work described in the Application for Building Permit include the cost of all of the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required fore issuance of Certificate of Occupancy.

Part 1 Continued

18) PERK Test Required _____
Additional Comments:

19) Amount of Leach Field required _____
Additional Comments:

20) Plot Plan & Description of Project – Locate clearly and distinctly all buildings, whether existing or proposed, and indicate all setbacks dimensions from property lines. Give lot and block numbers or description according to deed, and show street names and indicate whether interior or corner lot.

Provide a description of the project construction to include but not limited to: nature of the work to be performed, materials and equipment to be used, and details of structural mechanical, electrical and plumbing installations.

More complicated projects will require three complete sets of plans and specifications certified by a New York State Licensed Architect or Professional Engineer.

STATE OF NEW YORK,
COUNTY OF ST. LAWRENCE

ss.:

Sworn to before me

..... Being duly sworn deposes and says that he is the applicant above
(Name of individual signing application)
named. He is the

This day of

(Contractor, Agent, Corporate Officer, etc.)

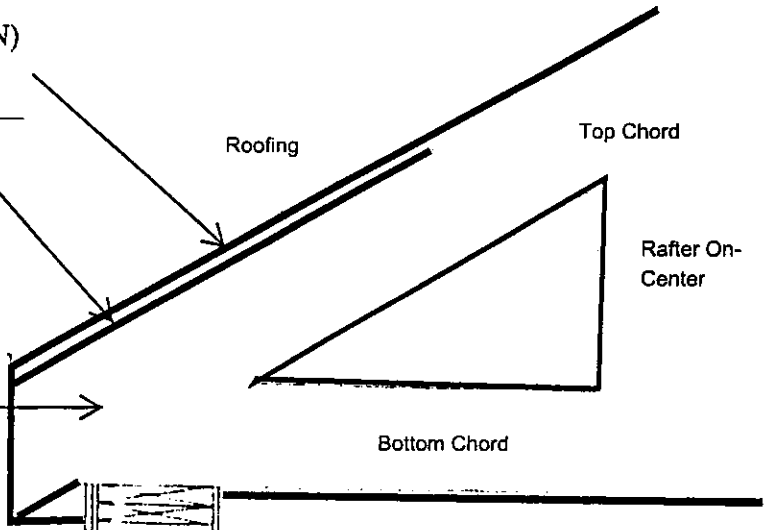
Notary Public, County

of said owner or owners, and is duly authorized to perform or have performed the said work and to make and file this application; that all statements contained in this application are true to the best of his knowledge and belief, and that the work will be performed in the manner set forth in the application and in the plans and specifications filed therewith.

(Signature of Applicant)

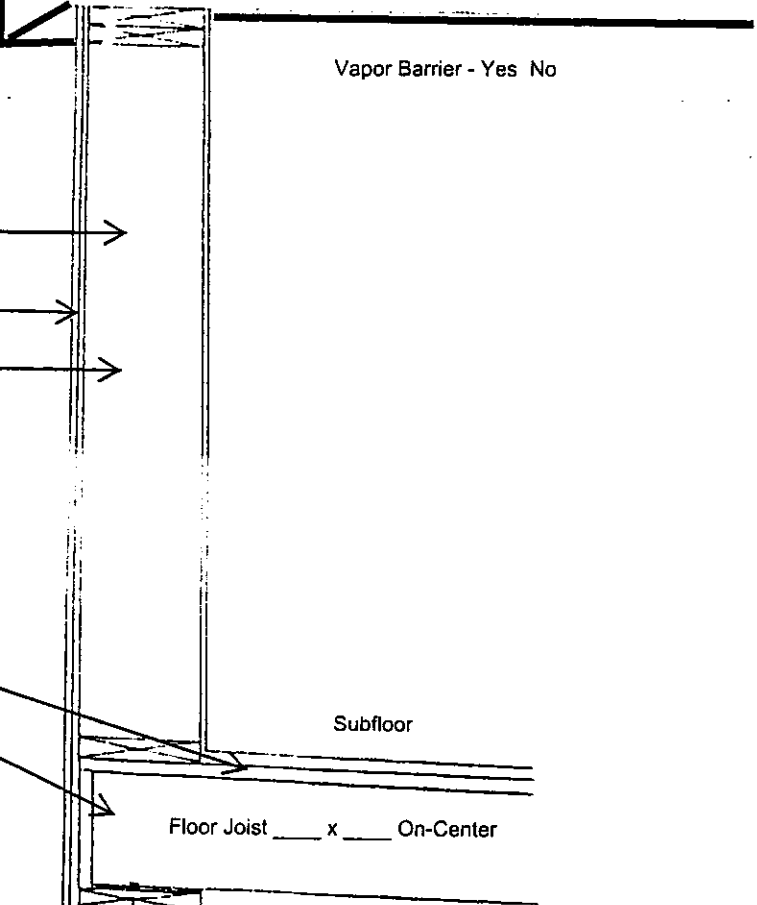
Pitch: ___ on 12
 Cover: Metal: ___ x ___ Panels; Grounded: (Y) (N)
 Shingles: ___ Type: ___ Flame Class: ___
 Felt Paper: # ___ Sheathing: ___

Attic Insul.: R- ___ Type: ___
 Vapor Barrier: (Y) (N) Mils: ___
 Ceiling Finish: ___
 Rafters: (Y) (N)
 Top Chord: ___ x ___; ___ o.c.
 Span: ___
 Btm. Chord: ___ x ___; ___ o.c.
 Preengineered Trusses: (Y) (N)
 Span: ___
 Certified by: ___
 Soffit Vents: ___ x ___
 End Vents: ___ x ___



WALL SYSTEM

Top Plate: 2 @ ___ x ___
 Studs: ___ x ___; ___ o.c.
 Ext. Cover: ___
 Ext. Sheathing: ___
 V.B.: ___ Mils Type: ___
 Insul. R- ___ Type: ___
 Int. Wall: ___
 Wall Shoe: ___ x ___



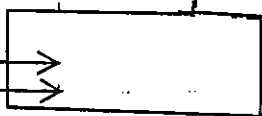
FLOOR SYSTEM, WOOD

Finish: ___
 Sub Floor: ___
 Joists: ___ x ___; ___ o.c.
 Center Beam: ___ x ___
 with: ___; ___ o.c.
 Sill Plate: ___ x ___
 w/insul.: (Y) (N) Anchor
 Bolts: ___ x ___
 Type: ___; ___ o.c.

FOUNDATION SYSTEM

Poured: (Y) (N); PSI ___
 Size: ___ x ___
 Rebar: ___
 Block: ___ x ___
 Courses: ___; Lath: (Y) (N)
 Insulation:
 Ext. R- ___; Type: ___
 Int. R- ___; Type: ___
 Waterproofing: (Y) (N)
 Footer: ___ x ___
 Rebar Size: ___; ___ o.c.

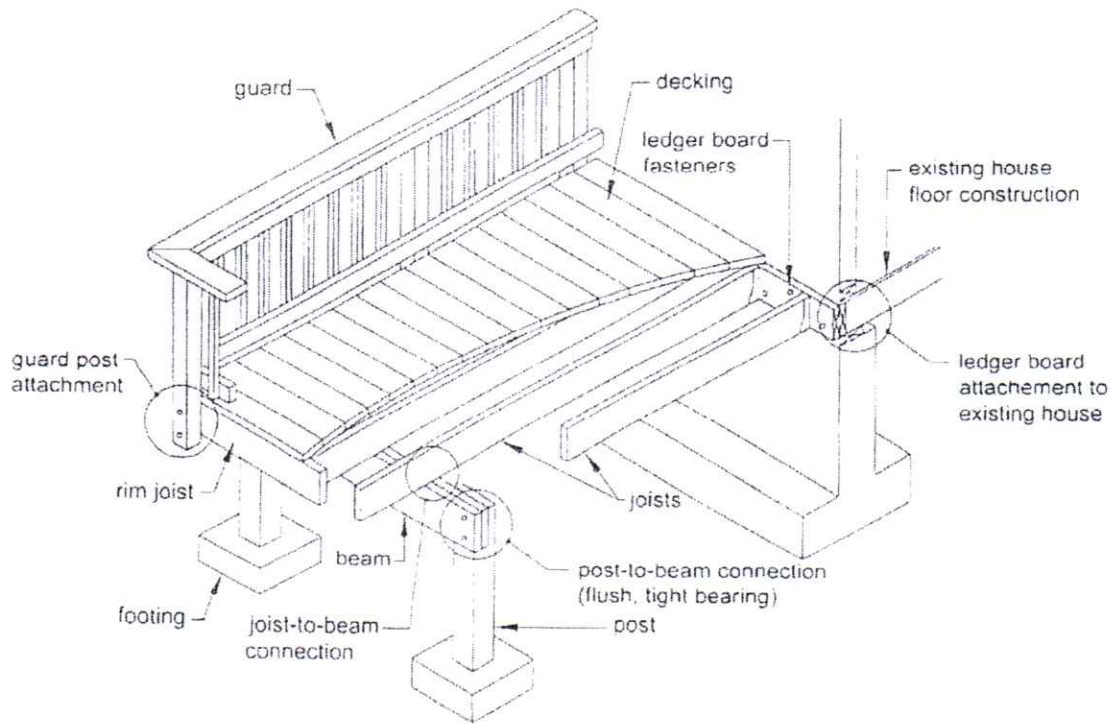
Floor Sys. Concrete
 Finish: ___
 Pad: ___ in.; PSI: ___
 Wire Mesh: ___
 Insulation: R- ___; ___
 V.B.: ___ Mils
 Comp. Fill: ___ Inch





All blank spaces shall be completed prior to the issuance of building permit

Town/Village of Gouverneur
Residential Deck Worksheet
Please fill out prior to submitting your application



Please refer to the Deck Construction Guide published by the American Forest and Paper Association

Deck # _____

Height of Deck (From Grade) (Inches)

**Each Deck/Section
Requires a Separate Worksheet**

1. Joist Size (2x8 min.) 2 x Spacing of Floor Joists (Check one): 16" On-Center
 Actual Joist Span 24" On-Center
 Other

Longest Span From Ledger to Beam or Beam to Beam

NOTE: MAXIMUM JOIST SPANS (southern pine)

	SIZE	12"oc	16"oc	24"oc
	2X8	10'6"	10'6"	10'2"
Joist Cantilevers shall have a 4:1 Backspan	2X10	15'2"	15'2"	13'1"
	2X12	18'0"	18'0"	15'5"

2. Beam Size (Double)(Triple) 2" X
 Beam Span (Longest Span from post to post)

**NOTE: MAXIMUM BEAM SPANS (southern pine)
JOIST SPANS (ft) LESS THAN OR EQUAL TO:**

SIZE	6'	8'	10'	12'	14'	16'	18'
2-2X6	7'1"	6'2"	5'6"	5'0"	4'8"	4'4"	4'1"
2-2X8	9'2"	7'11"	7'1"	6'6"	6'0"	5'7"	5'3"
2-2X10	11'10"	10'3"	9'2"	8'5"	7'9"	7'3"	6'10"
2-2X12	13'11"	12'0"	10'9"	9'10"	9'1"	8'6"	8'0"
3-2X6	8'7"	7'8"	6'11"	6'3"	5'10"	5'5"	5'2"
3-2X8	11'4"	9'11"	8'11"	8'1"	7'6"	7'0"	6'7"
3-2X10	14'5"	12'10"	11'6"	10'6"	9'9"	9'1"	8'7"
3-2X12	17'5"	15'1"	13'6"	12'4"	11'5"	10'8"	10'1"

Beam Cantilevers shall have a 4:1 Backspan

3. 4 x 4 Posts (5' max. deck height) 6 x 6 Posts (14' max. deck height) 4 x 6 Posts (5' max. deck height)
 Beams shall bear on posts: Notched or Post cap connectors. Other _____
 Beams shall **not** rely on through bolts only for support.

4. Deck will be attached to house/structure Deck will **NOT** be attached to house/structure

Size of Ledger Board: 2 x

Lag Screw Size: Lag Screw Spacing: On-center

If deck will be attached to house, Footers must extend a minimum of 42" below grade.

Decks shall NOT be attached to Veneers, Overhangs, or Bay Windows

5. 5/4 P.T. Decking Board 2 x 6 P.T. Decking Board Composite Decking (all types)

6. Deck Guardrail Height: (Min. of 36" for walking surfaces 30" or more above the adjacent grade/surface)
 Stair Guardrail Height: (Min. of 34" on open sides of stairs with total rise of 30" or more) Measurement from tread nosing.

7. Stairway Width (36" minimum) Stairway Tread Depth (9 3/4" min.) Stairway Riser Height (8 1/4" Max.)

* Required graspable handrail height (34" to 38" from tread nosing)

**Graspable handrails required on stairs with four or more total risers. (34" to 38" from tread nosing)
Closed risers required on stairs with a total rise of 30" or more.*