



**Town of Van Buren**  
Code Enforcement Office  
7575 Van Buren Road  
Baldwinsville NY, 13027  
Phone: 315.635.3009 x304  
[www.VanBurenNY.gov](http://www.VanBurenNY.gov)

## **DECKS: WHAT YOU NEED TO KNOW**

- Before starting any work, a building permit is required. The following basic information must be provided to begin the permit process:
  - What is being built, including overall dimensions and footprint.
  - The location of proposed building, in relation to the house, other structures, and the property lines.
  - How it will be constructed, including framing diagram or plans stamped by a design professional.

**The first two can be marked on a copy of a survey map. The framing must be a separate drawing(s) or plans stamped by a design professional.**

- The framing drawing must include:
  - If the deck will be attached to the house by a ledger board. (if so, provide information on flashing, fasteners and means of attachment)
  - What the height is above the surrounding grade.
  - The depth of the footings.
  - Sizing of the posts.
  - Sizing and location of the support beams.
  - Sizing and spacing of the joists.
  - Height, dimensions, and attachment measures for railings, and steps.

**This information is required to complete the review of your application according to the current code standards, and ability to issue the building permit.**

- Decks are required to support a 40 psf load and must be built accordingly.
- Steps must not be less than 36 inches wide, with a maximum riser height of 8-1/4" and a minimum tread depth of 9 inches. Open risers, 4 inches and taller, must be enclosed when located 30 inches above grade.
- Handrails shall be provided on not less than one side of each flight or stairs with four or more risers. Handrail height must be between 34"-38" above the tread nosing.
- Guard (railings) must be provided for deck surfaces more than 30" above the floor or grade below. Openings in guards must be less than 4 inches. The triangular openings formed by stair treads, risers and guards must be less than 6 inches.

- Posts must be extended to a minimum of 42 inches below grade.
- All fasteners must be corrosion-resistant as appropriate for the particular type of pressure-treating used for lumber.
- Decks are subject to the same setback requirements as the house to which they are attached.
- There are **three (3)** required inspections, which will be listed on your building permit: Footing, Rough Frame (before decking goes down), and Final Inspection.

**Other requirements may apply. Per the NYS 2025 Residential Code the design may require a stamped drawing from a professional.**

**PLEASE ENSURE ALL REQUIRED INFORMATION IS PROVIDED PRIOR TO THE SUBMISISON OF ANY DECK PLANS.**

**Required Information:**

1. Completed building permit application
2. Survey map showing deck size & location
3. Liability & workers' compensation insurance **OR** CE-200 if built by homeowner.
4. Deck plans showing:
  - a. Ledger size and attachment
  - b. Post size, locations and depth
  - c. Beam size and separation distance
  - d. Joist size and spacing
  - e. Cross-sectional view showing:
    - i. Deck height
    - ii. Guard (railing) height
    - iii. Baluster spacing

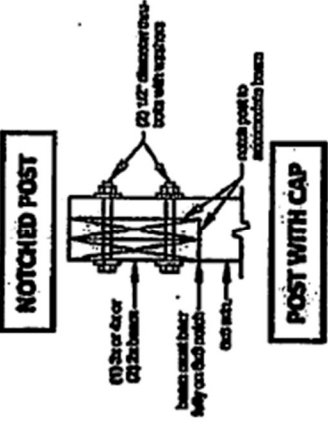
# RESIDENTIAL DECK CONSTRUCTION GUIDE

**DECK JOIST SPAN CHART**

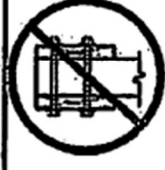
| Joist Size | Allowable Joist Span            |         |         | Maximum Cantilever                               |         |         |
|------------|---------------------------------|---------|---------|--|---------|---------|
|            | Spacing of Deck Joists (Inches) |         |         | Spacing of Deck Joists With Cantilevers (Inches) |         |         |
| 2 X 6      | 12" o/c                         | 16" o/c | 24" o/c | 12" o/c  | 16" o/c | 24" o/c |
|            | 9" 11"                          | 9" 0"   | 7" 7"   | 1' 3"  | 1' 4"   | 1' 6"   |
| 2 X 8      | 13" 1"                          | 11" 10" | 9" 8"   | 2' 1"  | 2' 3"   | 2' 5"   |
|            | 16" 2"                          | 14" 0"  | 11" 5"  | 3' 4"  | 3' 6"   | 2' 10"  |
| 2 X 10     | 18" 0"                          | 16" 6"  | 13" 6"  | 4' 6"  | 4' 2"   | 3' 4"   |
|            |                                 |         |         |  |         |         |

**DECK BEAM SPAN CHART**

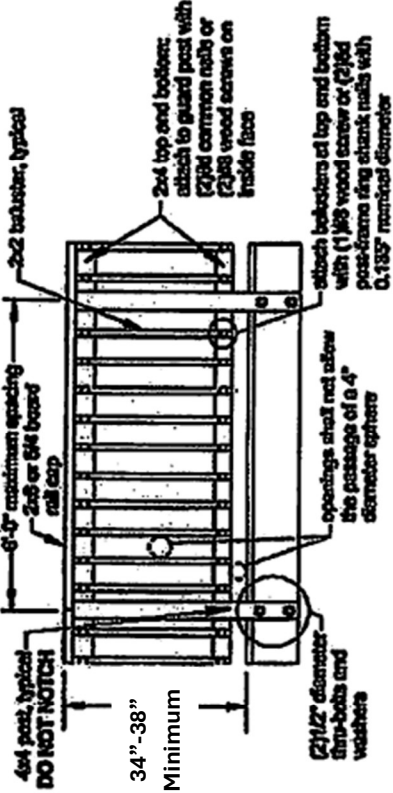
| Beam Size | Deck Joist Span Less Than or Equal To (Feet): |        |         |        |        |        |        |
|-----------|---|--------|---------|--------|--------|--------|--------|
|           | 2-2 X 6                                       | 6'     | 8'      | 10'    | 12'    | 14'    | 16'    |
| 6' 11"    |   | 5' 11" | 5' 4"   | 4' 10" | 4' 6"  | 4' 3"  | 4' 0"  |
| 2-2 X 8   | 8' 9"   | 7' 7"  | 6' 9"   | 6' 2"  | 5' 9"  | 5' 4"  | 5' 0"  |
|           | 10' 4"  | 9' 0"  | 8' 0"   | 7' 4"  | 6' 9"  | 6' 4"  | 6' 0"  |
| 2-2 X 10  | 12' 2"  | 10' 7" | 9' 5"   | 8' 7"  | 8' 0"  | 7' 6"  | 7' 0"  |
|           | 10' 10"                                       | 9' 6"  | 8' 6"   | 7' 9"  | 7' 2"  | 6' 8"  | 6' 4"  |
| 3-2 X 10  | 13' 0"  | 11' 3" | 10' 0"  | 9' 2"  | 8' 6"  | 7' 11" | 7' 6"  |
|           | 15' 3"  | 13' 3" | 11' 10" | 10' 9" | 10' 0" | 9' 4"  | 8' 10" |



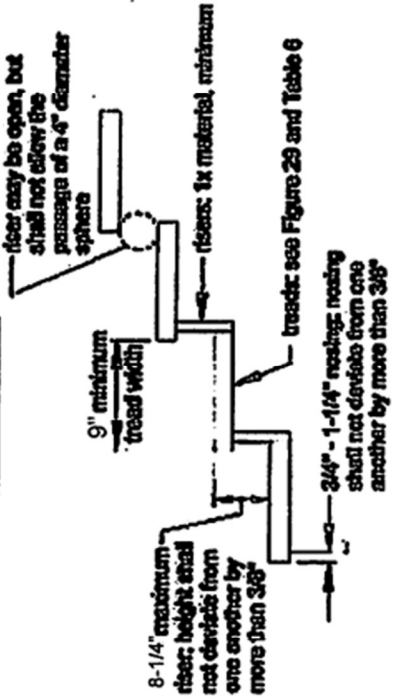
**SANDWICH METHOD PROHIBITED**



**RAILING/GUARD DETAIL**



**STAIR DETAIL**



**Typical Deck Drawing Information Needed**

