Borough of Northvale

116 Paris Ave
Northvale, NJ 07647
201 767-8069

DECK INFORMATION

Documents required to obtain a Construction Permit:

1. Approval of the location of your deck by the Zoning Department.
2. Three (3) copies of Construction plans showing the following information: Footing sizes, metal connectors, species of lumber, sizes of all lumber being used ledger, stairs, guards and handrail details. Plans must include the following: a floor plan view with all dimensions and a cross cut sectional view. See attached sample exhibits provided for **information only.** The homeowner may draw deck plans, but the owner must reside at the same address. Homeowner or a licensed architect or engineer must sign and date all copies of the plans.
3. Filled out and signed Construction Permit Application and all necessary sub-code forms.

Fee For Construction Permit:

The fee for the Construction Permit is based on the New Jersey Uniform Construction Code Fee schedule as per Section 5:23-4.20(c)i(2), 5:23-4.19(b), and 5:23-4.18(k)vi. First a value of the deck must be established. The minimum value of all decks based on The cost of Construction. The figure is then multiplied by $25.00 per thousand the estimated cost to arrive at the Permit fee.

Construction Permitting Process:

1. Upon receipt of all documents, the Zoning Officer will review the zoning application. Then give it to the Building Inspector to be reviewed for code compliance. NJ regulations allow twenty (20) days for the building inspector to review the application and issue a Construction Permit. If your application is complete, the process does not take the full twenty (20) days.
2. When the Construction Permit is ready to be issued, the applicant will be notified by phone. The applicant will be told the amount of the fee at this time.
3. Along with Construction Permit, you will receive a large yellow placard. It is important that the card is placed in a window that faces the street in order for the Building Inspector to properly identify the correct residence.

CONSTRUCTION GUIDELINES

Footings:

Must comply with BOCA 1996, Section 1804, 1806, 1807, and 1810. The footing maybe a minimum of twelve (12) inches in diameter and at a depth which is below the level of thirty six (36) inches from finish grade to the bottom of the footing. The footing may also be eight (8) inches of concrete placed in the bottom of a thirty six (36) inch hole. The post would extend from the top of the concrete to the bottom of the girder. The backfill material must be well compacted around the post. The diameter of the footing would increases with the increase in the size of the post. Footings in the flood plain areas shall be at twice the diameter. Second floor deck footings to be designed by an architect or engineer in flood plain areas.

Examples: 4x4 post= 12" inch diameter footing
4x6 post= 14" inch diameter footing
4x8 post= 14" inch diameter footing

Lumber:

All lumber used in the construction of the deck shall be pressure treated with .40 CCA or be of natural decay resistant wood (heartwood of redwood, black walnut, black locust or cedar). All carpentry work shall be in accordance with BOCA 1196, Section 2305.

Metal Connectors:

The following are the location and metal numbers of the metal connectors to be used. The examples given are Simpson Connectors. Any approved metal connector can be used.

Post to concrete footing	Simpson ABE44 or equal
Post to girder	Simpson LCP4 or equal
Joist to girder	Simpson H3 or equal
Joist to ledger board	Simpson LU210 or equal

Floor Joist:

Floor joist must comply with BOCA 1996, section 2305.14. Floor joist spans must be sizes in accordance with the following table. The table is based on a 60 psi live load with a deflection limit of 1/360 and a Modulus of Elasticity (strength) of 1,600,000. Data has been taken from the span tables developed by the American Forest and Paper Products Association.

Joist span based on use of pressure treated southern pine lumber.

Joist size	**2x6**	**2x8**	**2x10**	**2x12**
12" O.C.	9'-4"	12'-4"	15"-9"	19"-2"
16" O.C.	8"-6"	11"-3"	14"-4"	17'-5"
19.2" O.C.	8'-0"	10'-7"	13'-6"	16'-5"
24" O.C.	7'-5"	9'-10"	12'-6"	15'-2"

SECTION 1022.0 HANDRAILS

1022.2.2 Height: Handrails shall not be less than 34 inches (864 mm) nor more than 38 inches (965 mm), measured vertically, above the leading edge of the treads or above the finished floor of the landing or walking surfaces.

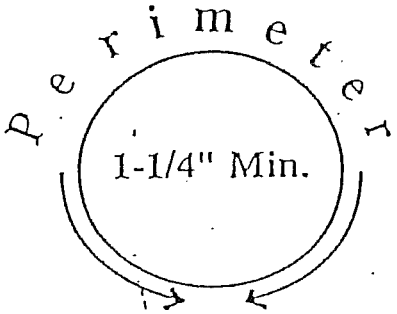
Exceptions

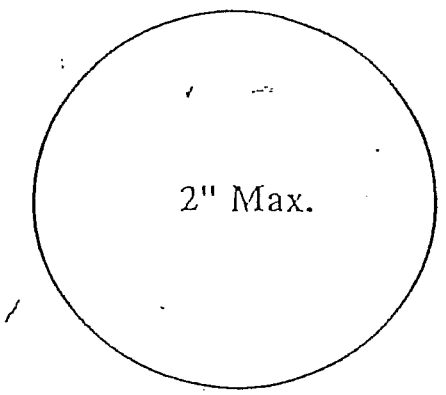
1. Handrails that form part of a guard shall have a height not less than 34 inches (864 mm) and not more than 42 inches (1067 mm).
2. Handrails within individual *dwelling units* shall not be less than 30 inches (762 mm) nor more than 38 inches (965 mm), measured vertically, above the leading edge of the treads or above the finished floor.

1022.2.5 Handrail grip size: All *stairway* handrails shall have a circular cross section with an outside diameter of at least 1¼ inches (32 mm) and not greater than 2 inches (51 mm).

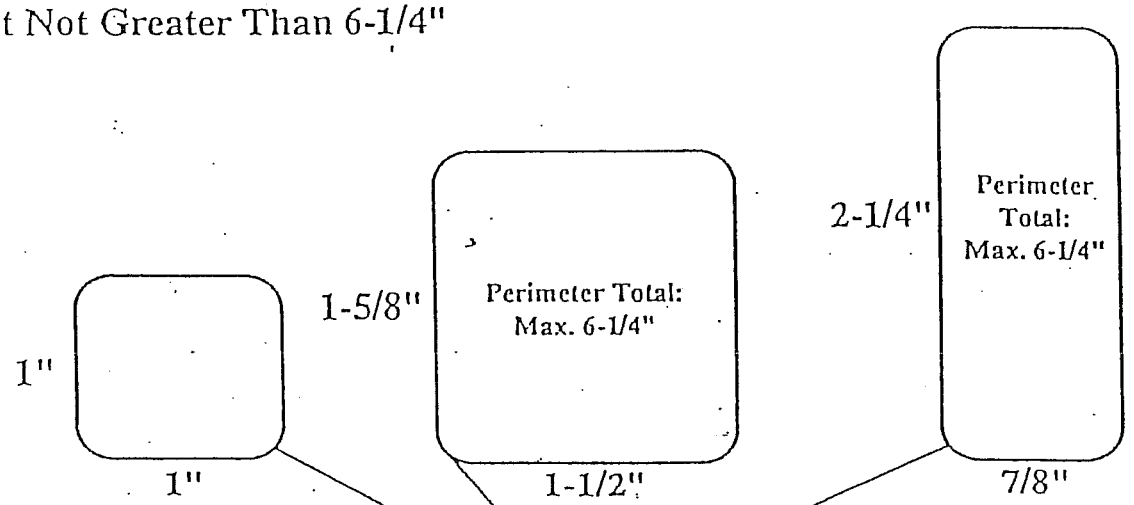
Exceptions

1. Any other shape with a perimeter dimension of at least 4 inches (100 mm), but not greater than 6¼ inches (158 mm) with the largest cross-sectional dimension not exceeding 2¼ inches (57 mm).
2. Approved rails of equivalent graspability.





Any Shape with a Perimeter of At Least 4", But Not Greater Than 6-1/4"



The Largest Cross Section Shall Not Exceed 2-1/4".

A Minimum Radius of 1/8" is Required for All Edges.

CONSTRUCTION GUIDELINES

CANTILEVER:

The maximum cantilever allowed by the code is two (2) feet. For longer cantilevers, a set of calculations providing the code design limits and safety of the extended length are being met. These calculations must be signed and sealed by a NJ architect or engineer.

STIAIRWAYS:

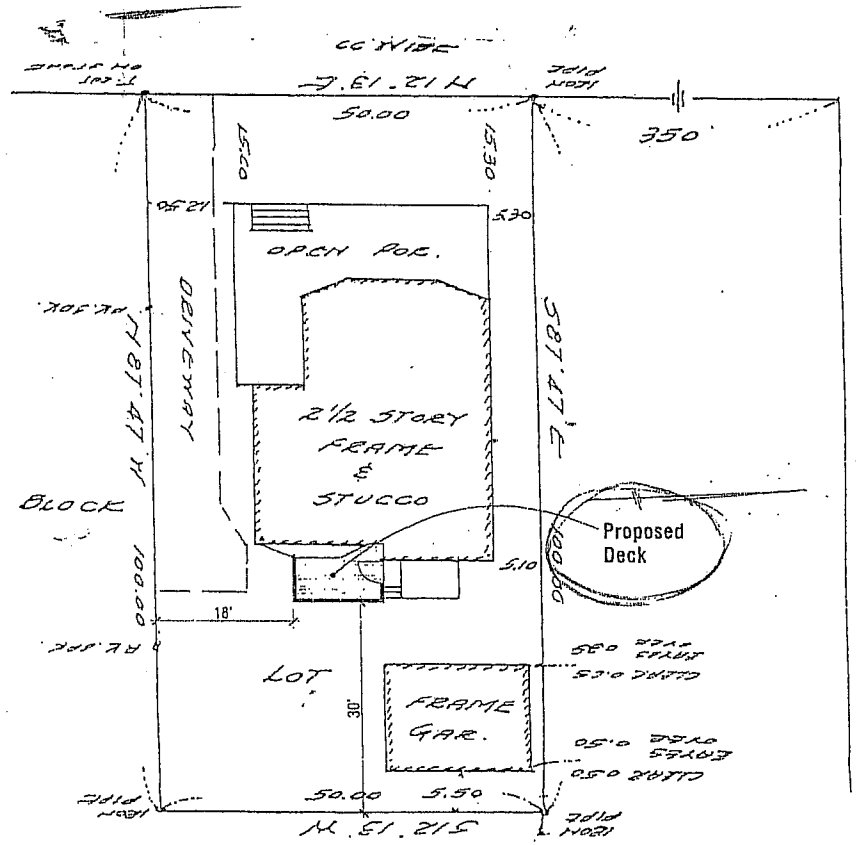
Stairways to comply with the BOCA 1996, Sections 1014. Stairways shall not be less than thirty-six (36) inches in width and at the bottom made of concrete or masonry (stepping stone or other non-slip pre made products). The landing shall be the width of the stairway and not less than twenty (20) inches deep, measured from the face of the last riser. The maximum height of a riser from the top of the treads to be 8 1/4 inches. All risers to be equal in height and openings between risers and **less than four (4) inches.** The minimum tread depth to be nine (9) inches measured horizontally between the vertical planes of the foremost projection of adjacent treads and right angle to the treads edge. Fully enclosed risers require a minimum of one (1) inch nosing.

GUARDS AND HANDRAILS

Decks built higher than 18 inches in height from finished grade to top of deck floor require a guard. Guards to be thirty-six (36) inches minimum in height measured from the finish floor to the top of the deck. Openings in guards to be **LESS THSN FOUR (4) INCHES.** Three or more risers on a stairway require a handrail. Handrails to be Thirty (30) to thirty-eight (38) inches in height measured from the end of the nosing. Handrails that also form part of a guard to be thirty-four (34) to forty-two (42) inches. Handrails are to be continuous without interruptions from newel posts, spindles, etc. The gripping surface of the handrail to be 1 ¼" to 2" circular cross section.

ECK COMPONENTS

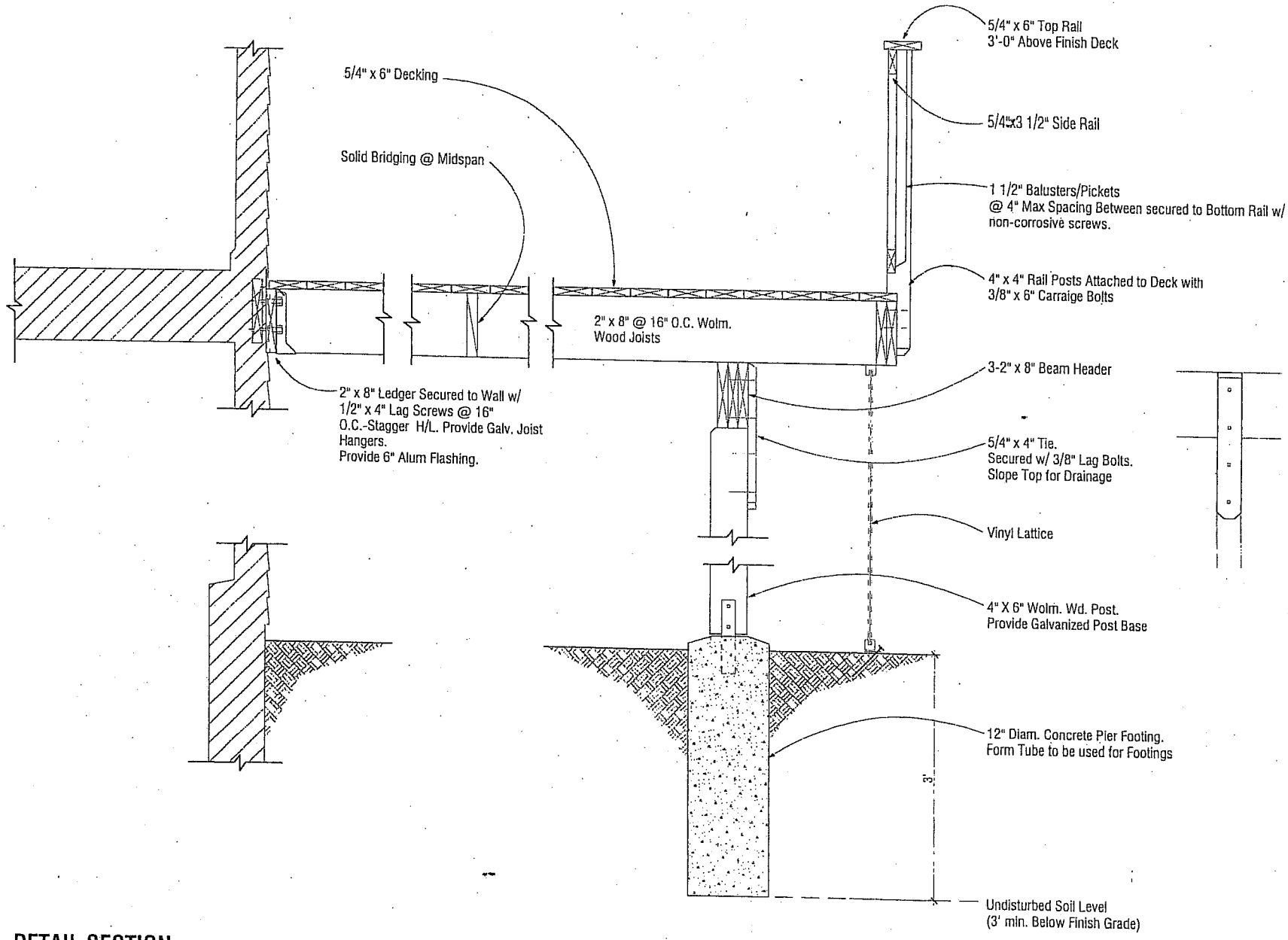
FOOTINGS :	12" Concrete Form Tubes to be used for Footings. 3' min. Below Finish Grade to Undisturbed Soil. Min. 2,500 psi @ 28 Days Concrete
SUPPORT POSTS :	4" x 6" Pressure Treated Posts Provide Galv. Post Anchors @ Footings. Simpson Strong-Tie CBS Column Base or Approved Equal.
BEAM / GIRDER :	1 ROW Triple 2" x 8" Girder (Support Beam). All Splicing to Occur Over Support Column/Footing. Nail Girders Together w/ 16d Galvanized Common Nails 16" o/c Staggered.
LEDGER :	2" x 8" Wall Ledger Secured to House w/ 1/2" x 4" Lag Bolts @ 16" O.C. Staggered H /L. If Attaching to Foundation Wall, Provide 1/2" Bolts Through Wall to Inside & Support with 4"x4"x1/4" Steel Plates, Washers and Nuts @ 16" o/c. Provide 6" Alum Flashing under siding and over ledger.
JOISTS :	2" x 8" Pressure Treated Joists @ 16" O.C. Provide Galv. Joist Hangers. Provide Solid Bridging @ Midspan
BOX / RIM :	2-2"x8" Box @ Deck Perimeter (Excluding Beam Girder)
DECKING :	5/4" X 6" Composite, Pacific Cedar (Weatherbest). Install per Manuf. Installation Guide.
RAIL POSTS :	4" x 4" Pressure Treated Secured to Box / Rim with 3/8" x 4" Lag Bolts
PICKETS :	2" x 2" @ 4" Max Spacing Between
RAILING :	Fairway White Vinyl as Owner Option. Top of Railing to be 3'-0" Above Finish Deck. Guardrails to be constructed to withstand a concentrated load of 200 lbs. applied at any point in any direction along the top railing member.
STAIRS :	Existing Stair to be Used for Deck Approach.
STRINGER PAD / LANDING :	None
GATE :	Provide Gate as Selected by Owner
REMARKS :	Deck to be Accessible from Existing Stair Landing. Provide Vinyl Lattice around New Deck.



SITE PLAN

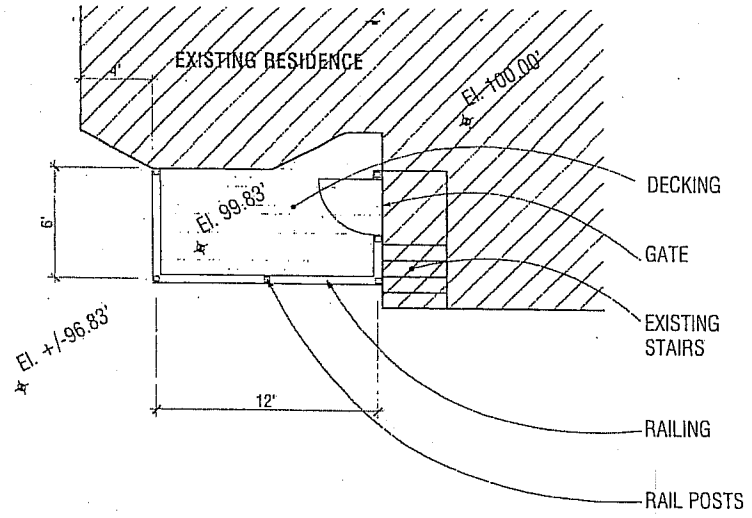
Scale : 1" = 20'

Property Owner to Obtain Any Required Zoning Variances Prior to Construction of Deck.
Provide Certified Survey Prepared by Licensed Land Surveyor for Review by Local Zoning Officer.



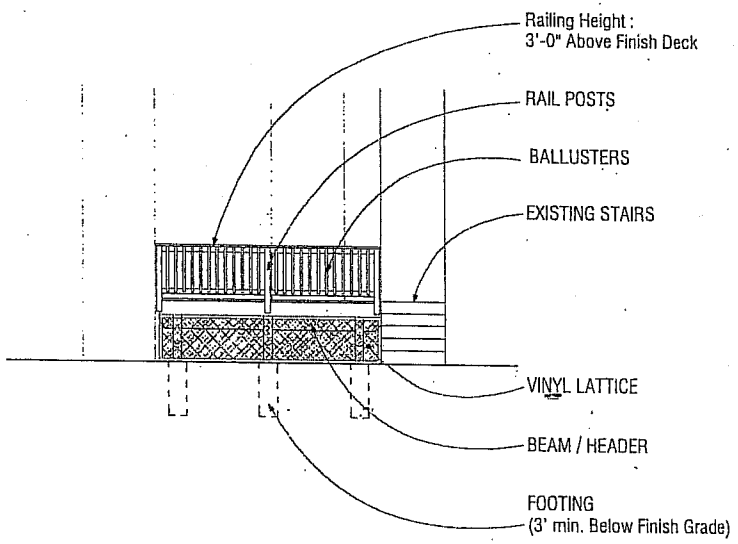
DETAIL SECTION

SCALE : 3/4" = 1'-0"



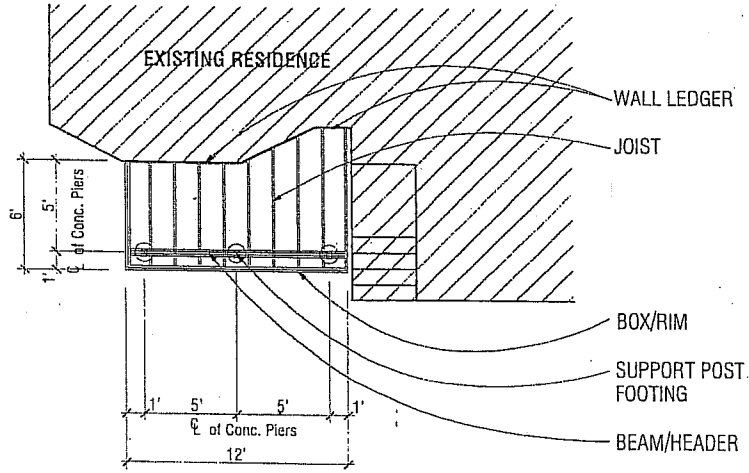
DECK FLOOR PLAN

SCALE : 1/8" = 1'-0"



DECK ELEVATION

SCALE : 1/8" = 1'-0"



DECK FRAMING PLAN

SCALE : 1/8" = 1'-0"