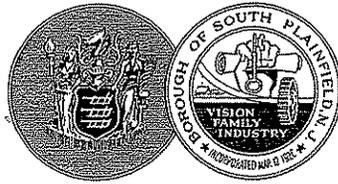


AREA CODE 908

Mayor's Office-226-7601
Administrator/Clerk-226-7606
Assessing-226-7623
Building Dept.-226-7640
CFO-226-7602
Computer Services-226-7649
Emergency Mgmt.-226-7718
Eng./CME Assoc.-732-727-8000
Environmental-226-7621
Finance-226-7615
Fire Official-756-4761



BOROUGH OF SOUTH PLAINFIELD
2480 Plainfield Avenue
South Plainfield, NJ 07080

AREA CODE 908

Health-226-7630
Library-754-7885
Municipal Court-226-7651
Plan Bd/Bd. of Adj.-226-7641
Police-755-0700
Public Works-755-2187
Recreation-226-7713
Recycling-226-7621
Social Services-226-7625
Tax/Sewer-226-7610
Senior Center-754-1047

Deck Building Guidelines

A) Zoning

Provide a completed zoning application with twenty five-dollar (\$25.00) zoning permit fee along with a copy of your original survey that has not been reduced or expanded in size. Provide a completed Building Subcode application along with 2 sets of detailed drawings.

It is the homeowners\contractors responsibility to obtain a utility reference number prior to digging. Call 1-800-272-1000.

Drawings shall include the following. See sheet # 2.

6/1/2009

South Plainfield Deck Guidelines

- 1) Show deck size: Length, width & height of deck above grade. Provide type of lumber (A.C.Q treated, cedar, and other naturally durable).
- 2) Provide footing layout for deck. Minimum footing size 12" diameter x 36" depth below grade and show distances between footings. Concrete PSI 2500 minimum.
- 3) Provide column size and spacing (4x4) for deck heights up to 4'. (6x6) for any deck over 4' in height. Columns must be anchored to footings with post saddle or equivalent anchorage. Columns cannot be encased in concrete. Provide 45-degree lateral bracing from columns to girder for decks more than 48" above grade.
- 4) Show size, length and direction of main girder over column support. If girder is to be spliced the splice must occur over the support column/footing. No splices may occur at the outside columns. Nail girders together with 16d galvanized common nails 16" o/c staggered. Maximum free span for all girders is 10'. If over 10' provide a sealed design by NJ licensed architect or professional engineer. If girder is sandwiched between columns provide (2) 1/2" through bolts per column.
- 5) Show ledger attachment to house (If using ledger). Lag screw 16" o.c. to existing framing members. Provide copper/ice shield or other approved flashing at the ledger connection. **Aluminum flashing is not permitted with ACQ treated lumber.** If attaching to foundation wall you must provide 1/2 inch bolts through the wall to inside and support with 4x4 x1/4 inch steel plates, washers and nuts 16" o/c.
- 6) Show size, length and attachment of floor joists. Joist hangers at ledger and (3) 8d galvanized toe nailed from joist to girder. Joist hanger's at all unsupported girders and joists. Maximum free span between supports for Southern Yellow Pine #2. treated lumber 60lb live load.

2 x 6 – 16"o/c 8'8"

2 x 8 – 16' o/c 11'5"

2 x 10 – 16" o/c 14'6"

2 x 12 – 16" o/c 17'10"

- 7) Show type of decking 5/4, 2x.
- 8) Guardrails: 36" minimum height above finished floor and less than 4" opening between balusters. Balusters must be installed vertically to prevent ladder effect. Provide guardrail measured 34" in height above the leading edge of tread along stairways with 4 or more risers. Guardrails must be constructed to withstand a concentrated load of 200 pounds applied at any point and in any direction along the top-railing member.

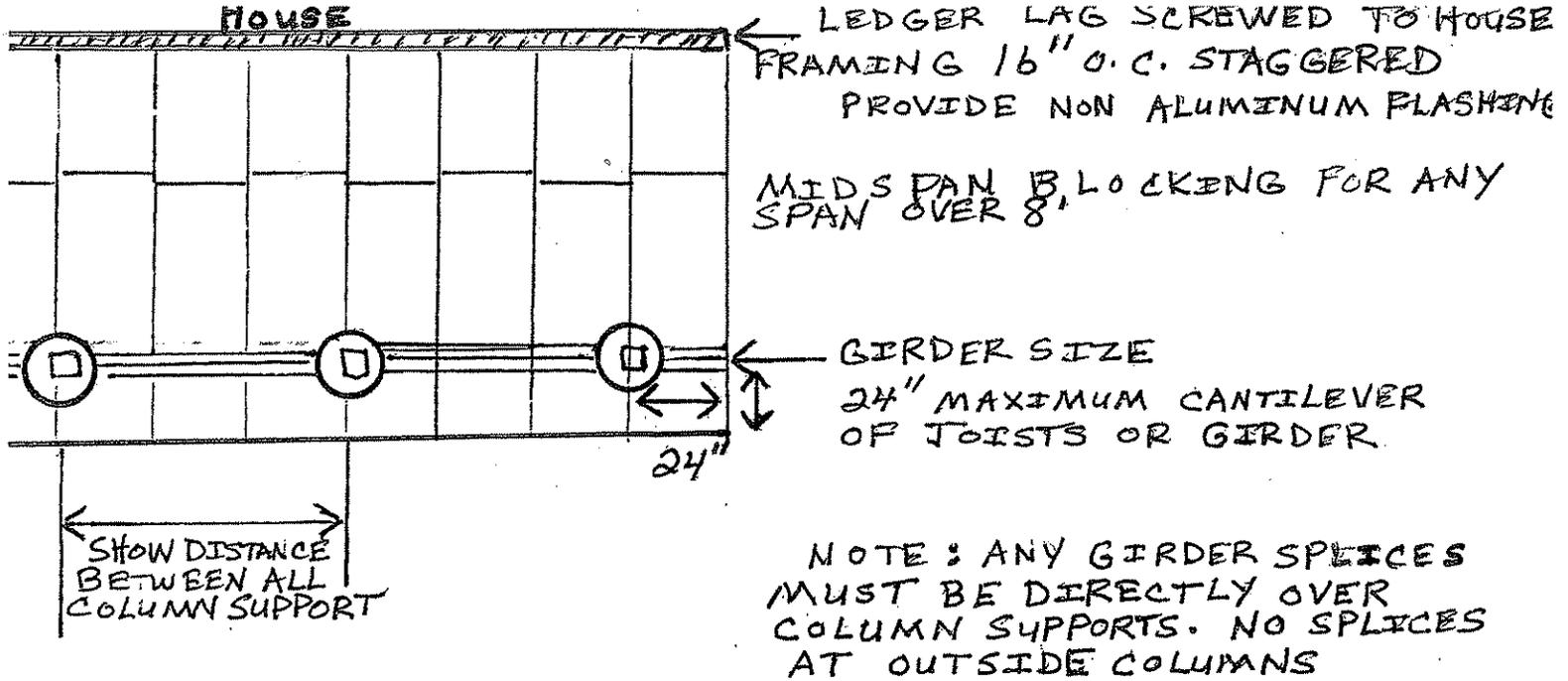
- 9) Graspable Handrails: 34" to 38" above leading edge of tread. Grip size 1 ¼ to 2" diameter spaced 1 and ½ inch from the side of the guardrail or support posts. Two handrails for stairways wider than 44".
- 10) Stairs (See detail) Minimum width 36". Minimum tread depth 9" with 1" nosing (11" recommended). Maximum riser height 8 ¼" (7" recommended). Minimum riser height 4". All treads and risers must be equal or have no more than 3/16" variation from tread to tread or riser to riser. Stair stringers must lie on concrete pad to prevent stringers from sinking into ground. The triangular openings formed by the riser, tread and guardrail bottom rail at the open side of the stairway shall be less than a 6" diameter sphere can pass through. All risers must be closed or have less than 4" opening.
- 11) Estimated costs of deck \$15 per square foot (No exceptions). Provide copy of contract if applicable.
- 12) All fasteners must be hot dipped galvanized nails or better.

Required Inspections

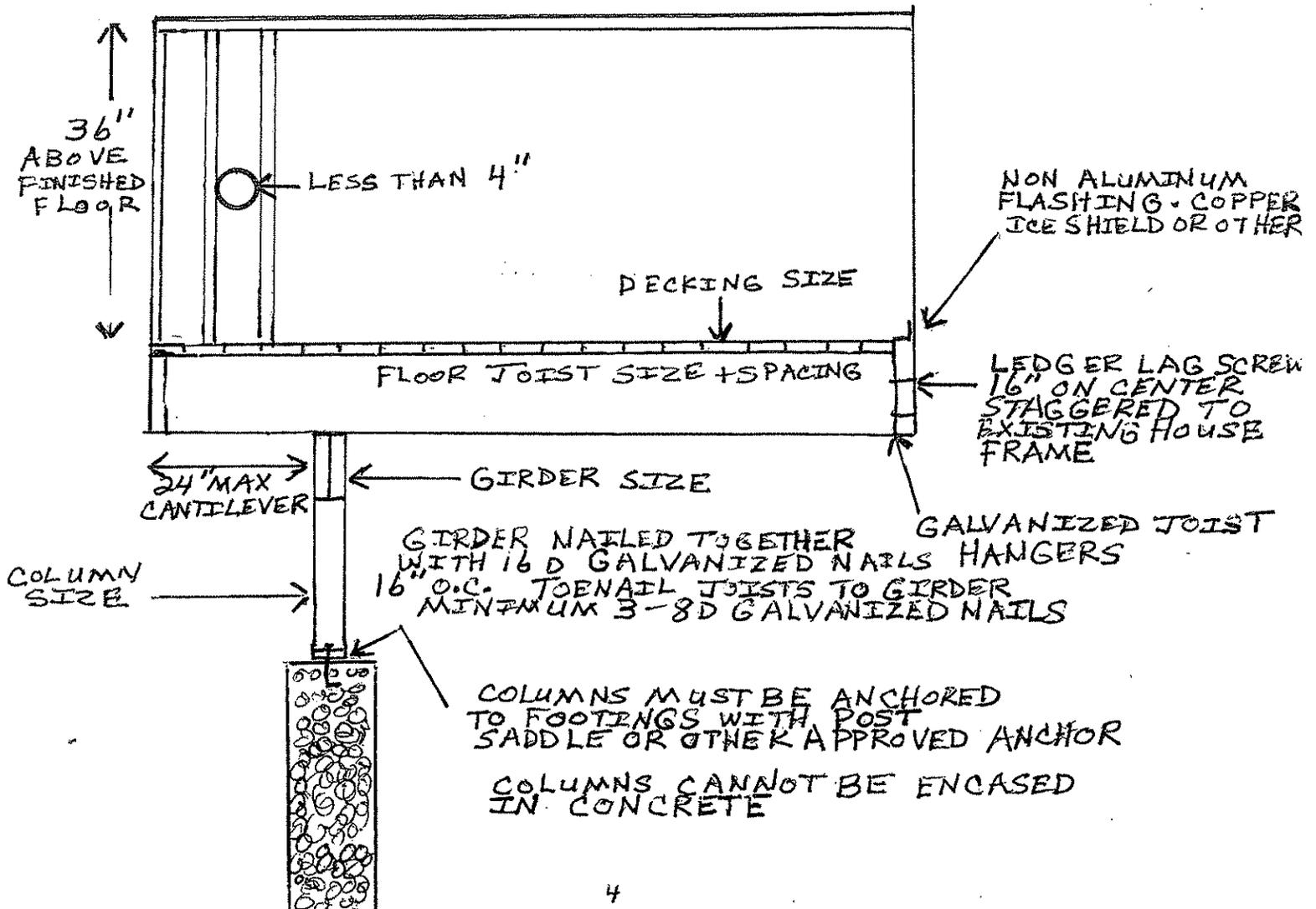
- 1) **Footing Inspection:** before placing of concrete. To determine footing depth and diameter.
- 2) **Framing Inspection:** after framing of all columns, joists and girders. All flashing in place, all teco slots nailed, all columns secured to footings and all girders and joists nailed to code.
- 3) **Final Inspection:** when all decking, guardrails, stairs, and graspable handrails are complete for issuance of Certificate of Approval.

FAILURE TO CALL FOR REQUIRED INSPECTIONS WILL RESULT IN A PENALTY BEING ISSUED TO THE CONTRACTOR AND HOMEOWNER.

When calling for inspections have your permit number, address and type of inspection you are requesting. You must call at least a day before to request the inspection. Inspections conducted Monday through Friday between 8:30 & 3:30. We are unable to give approximate times for inspections.



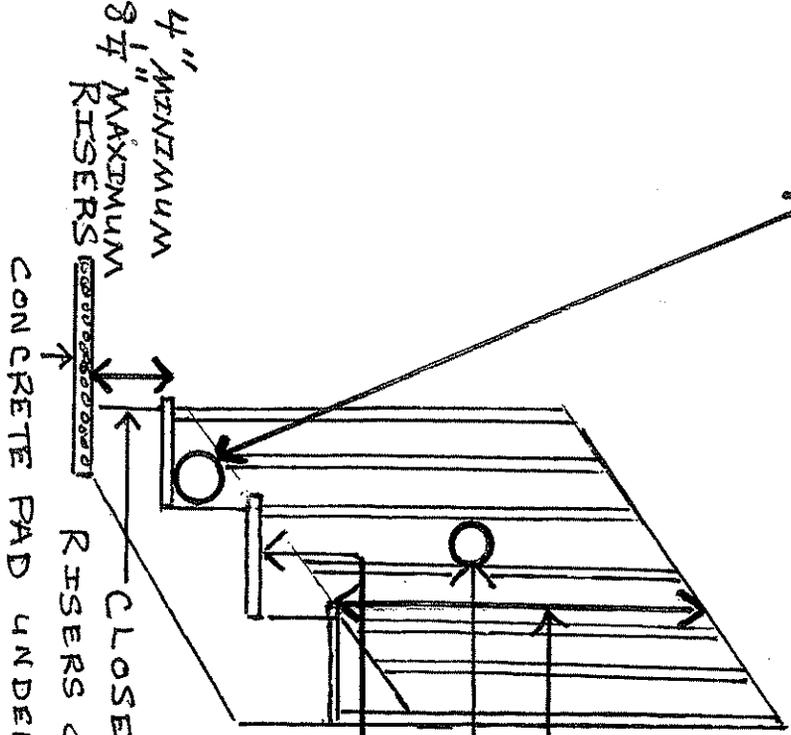
ALL LUMBER ACQ TREATED OR OTHER NATURALLY DURABLE
ALL FASTENERS MUST BE HOT DIPPED GALVANIZED OR BETTER



STAIRWAY GUIDELINES

NOTE: GUARDRAIL REQUIRED ON STAIRS AND WALKING SURFACES MORE THAN 30" ABOVE GRADE

TRIANGULAR OPENING FORMED BY GUARDRAIL AND STAIRS MUST BE LESS THAN 6" SPHERE



STAIR GUARDRAIL 34" MINIMUM FROM LEADING EDGE OF STAIRS

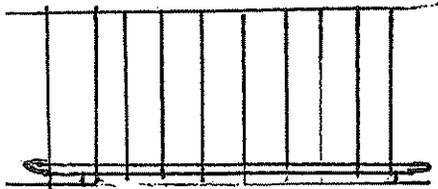
BALUSTER SPACING LESS THAN 4 3/8"

TREAD DEPTH 9" MINIMUM WITH 1" NOSING RECOMMENDED

TREAD MUST HAVE NO MORE THAN 3/16" VARIATION FROM TREAD TO TREAD

4" MINIMUM
 3/4" MAXIMUM RISERS
 CONCRETE PAD UNDER STAIR STRINGERS
 CLOSED RISERS OR LESS THAN 4" OPENING
 RISERS CAN HAVE NO MORE THAN 3/16" VARIATION FROM RISER TO RISER

36" MINIMUM STAIRWAY WIDTH



CONTINUOUS GRASPABLE HANDRAIL SPACED 1 1/2" FROM WALL OR GUARDRAIL 1 1/4" TO 2" DIAMETER

BOROUGH OF SOUTH PLAINFIELD DECK INSPECTIONS

1) FOOTING (PRIOR TO THE PLACEMENT OF CONCRETE)

2) FRAMING (ALL COLUMNS ANCHORED TO FOOTINGS, ALL FLASHING INSTALLED, ALL JOISTS TOENAILED TO GIRDER WITH THREE 8d GALVANIZED COMMON NAILS, ALL LEDGERS SECURELY FASTENED TO EXISTING FRAMING AS PER APPROVED DRAWINGS, ALL METAL HANGER SLOTS NAILED, ANY GIRDER SPLICES ARE CENTERED OVER COLUMN SUPPORTS.)

3) FINAL (ALL GUARDRAILS 36" ABOVE FINISHED FLOOR, ALL STAIR RISERS EQUAL WITH NO MORE THAN 3/16 OF AN INCH VARIATION BETWEEN RISERS, ALL STAIR TREADS EQUAL WITH NO MORE THAN 3/16 OF AN INCH VARIATION BETWEEN TREADS, STAIR STRINGERS ON CONCRETE PAD, STAIR GUARDRAILS 36" ABOVE LEADING EDGE OF STAIRS, & GRASPABLE HANDRAILS INSTALLED.)

***** TO SET UP FOR AN INSPECTION CALL AT LEAST ONE DAY PRIOR TO THE INSPECTION DAY, WHEN CALLING YOU MUST HAVE YOUR PERMIT NUMBER, ADDRESS AND TYPE OF INSPECTION YOU ARE REQUESTING. CALL (908) 226-7640 TO SET UP FOR INSPECTIONS.**

**NJ STATE LAW
N.J.A.C. 13:45 A-16.2
FINAL INSPECTIONS ARE REQUIRED BEFORE FINAL PAYMENT IS MADE
TO CONTRACTOR**

Scheduling Inspections

When Work is complete please contact the
South Plainfield Building Department for Inspections

Please have your permit # available when calling

Phone # - (908) 226-7640

Inspection Hours

Building	Monday thru Friday	9:30 am to 3:00 pm
Electric	Monday thru Friday	1:00 pm to 4:00 pm
Plumbing	Monday, Wednesday and Friday	10:30 am to 4:00 pm

For Fire Inspections please call – (908) 756-4761