

GUIDELINES FOR OPEN/UNENCLOSED DECKS OR PORCHES

ZONING REQUIREMENTS

Within the City of Wayne, decks:

- 1) Shall not project into any required front yard setback more than 6' nor more than 5' into any side yard setback.
- 2) Shall not occupy, including shed, garage, house, an area more than thirty-five percent (35%) of the total lot area.
- 3) Shall not project into any easement.

BUILDING CODE REQUIREMENTS

CODE SECTION

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| 1) Guard rails are required when deck surface is more than 30" above grade. Guard rails must be a minimum of 36 inches in height above the deck walking surface and must adequately withstand lateral forces. Spaces between rail spindles must be less than 4 inches. | R316 |
| 2) Stairs with two (2) steps of more require handrails. | R315 |
| 3) Handrails on stairs must be between 34 and 38 inches and have a grip size of 1-1/4" minimum to 2-1/4 " maximum. | R315.2 |
| 4) Stair risers must be no more than 8-1/4" and remain constant within each stair set. | R314.2 |
| 5) Stair tread exposed surfaces must be at least 9 inches in depth and remain constant within each stair set. | R314.2 |
| 6) Spacing of posts must provide adequate structural support. Joist spacing and bearing lengths must provide adequate structural support. Post and joist locations and sizes must be noted on submitted drawings. 40 lbs./sq. ft. live load. | R301.4 |

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| 7) | Ledger plates bearing on masonry must be fastened with masonry anchors and bolts which adequately withstand structural loads. | R502.2 |
| 8) | Beams must be thru-bolted to posts or rest on posts utilizing a post cap connector as per diagram. | R606.13 |
| 9) | Joists bearing on sides of beams or ledgers must be secured with joist angles or joist hangers as per diagram. | R606.13.1 |
| 10) | Any wood material within 18" of the ground must be protected against decay. | R323 |

NOTE:

INSPECTIONS ARE REQUIRED FOR THE EXPOSED 42 INCH DEEP POST HOLES AND FOR THE COMPLETED DECK. WHEN SKIRTING IS APPLIED TO THE PERIMETER BELOW THE DECK SURFACE, DO NOT APPLY THE SKIRTING UNTIL AFTER FINAL APPROVAL. NOTIFY BUILDING DEPARTMENT ONE (1) DAY IN ADVANCE BY 3:30 P.M. TO SCHEDULE INSPECTIONS.

SPECIAL NOTE:

NO DECK SHOULD BE INSTALLED IN THE VICINITY OF THE VENTS FOR HIGH EFFICIENCY FURNACES.

