

Guidelines for a Deck

Submittal for a permit:

- Scaled plat of survey showing location and size of deck with respect to all lot lines. Survey must also include all current conditions of property including any structures (decks, sheds, etc.) and flat work (patios, walks, etc.) with dimensions.
- 2 sets of framing plans showing the deck and how it is to be built. These plans will need to include the floor of the deck, post location and stair detail.
- Completed Application, page 3 of this packet.
- Completed Deck Planner, page 2 of this packet.

Location:

- Cannot be located in any easement.
- Deck, unroofed and not more than four (4) feet above the average level of the adjoining ground, provided it is no closer than five (5) feet from property lines, allowed in the interior side and rear yard only.
- Deck, roofed or unroofed, greater than four (4) feet above the average level of the adjoining ground, provided it is within the bulk standard building envelope, allowed in rear yard only.
- Pools shall be located a minimum of six feet, measured from the water edge, from any non-roofed deck that is six feet or higher from grade measured from the pool coping.
- Decks six (6) feet or higher from grade, measured from the pool coping, and located less than ten (10) feet and a minimum of six (6) feet from swimming pools, measured at the water edge, shall have guardrails not less than 48 inches in height.
- Swimming pools, and any decks attached thereto, shall be located a minimum of six (6) feet from any property line.

Attached is a deck planner to help with your design and illustrates some of the minimum requirements. This planner is only advisory and additional requirements may apply. It is the contractor / builder's responsibility to provide adequate drawings, the minimum being a framing plan, stair detail and cross section.

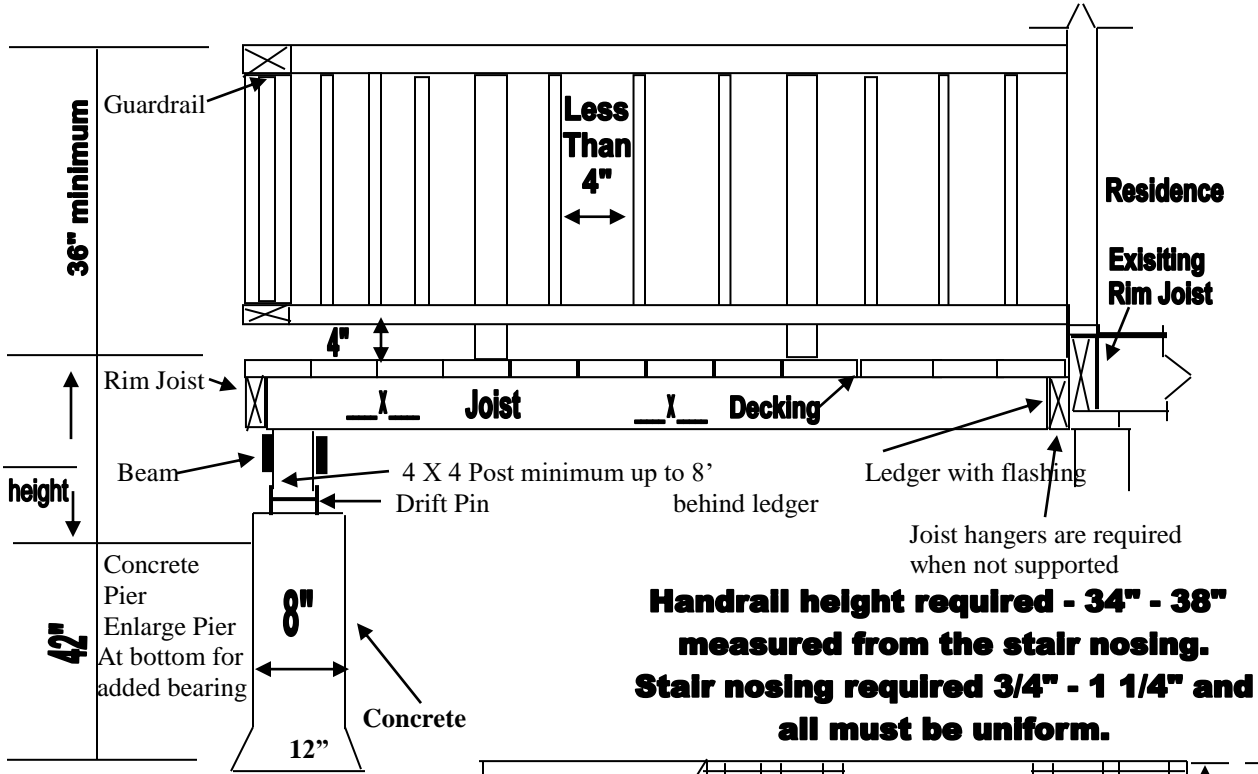
Do not use graph / lined paper.

Contractor Registration:

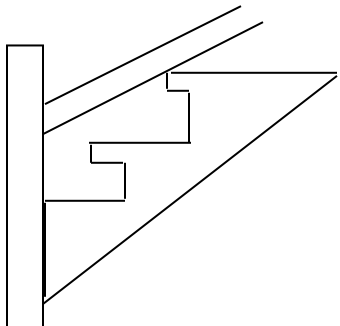
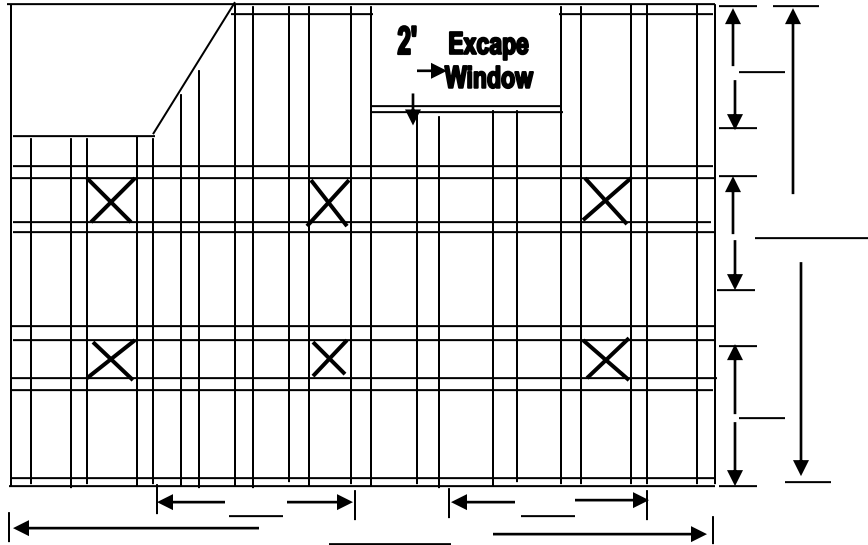
All contractors doing work within the City of Lockport must be registered. No permits will be issued if the contractor is not registered. If you are doing the work as the homeowner, registration is not required.

DECK PLANNER MINIMUM REQUIRMENTS

Cross Section of Deck



- Joist Size _____, Spacing _____
- Rim Joist Size _____
- Beam Size (2) _____ x _____
- Post Sizing _____
- Floor height from ground _____
- Stair Width _____
- Riser height _____
- Tread Depth _____
- Handrail height _____



SPF No. 2 Treated Wood	Maximum Joist Spans			Maximum with Cantilever	
	12" O.C.	16" O.C.	24" O.C.	16" O.C.	24" O.C.
2 x 10	15'-8"	13'-7"	11'-1"	13'-7"	11'-1"
2 x 8	12'-6"	11'-1"	9'-1"	9'-5"	9'-1"
2 x 6	9'-6"	8'-8"	7'-2"	6'-3"	6'-3"

Beams should not overhang posts by more than one-fourth the beam
 Beams shall be sized by table R507.6
 Deck joist and deck beam bearing on wood or metal shall be 1.5" minimum



CITY OF LOCKPORT DECK PERMIT APPLICATION

Applicant Name: _____ Phone #: _____ Email: _____

Project Address: _____

Homeowner Name: _____ Phone #: _____ Email: _____

Contractor: _____

Project Description: _____

Will this deck be used for access to a pool? Yes () No ()

Does your subdivision have covenants regarding decks?: Yes () No ()

If so, have you received & attached approval from your Homeowner's Association? Yes () N/A ()

Estimated Construction Value: \$ _____ Historic District: Yes () No ()

Deck dimensions: _____ Sq. Ft. of deck: _____ Height of Deck (from grade to floor boards): _____

Verify the following required items have been submitted with this application:

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I hereby certify that I have read, understand and agree to conform to all governing information and regulations set forth by the City Council of Lockport.

Signature: _____ Date: _____

FOR OFFICE USE ONLY

Permit #: _____ Permit Fee: **\$75.00** - less than 144 s/f / **\$100.00** - 144 s/f or more

Building Approval: _____ Date: _____

Zoning Approval: _____ Date: _____

Comments: _____