



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

BUILDING DEPARTMENT

ROBERT D. PARISI

Mayor

THOMAS TRACEY

Construction Official

Tel: (973) 325-4112

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West Orange Deck Guidelines

A). Zoning

1. Provide a completed Zoning application along with a to scale copy of your survey
2. Show location and size of deck on survey
3. Show distance from property lines on survey

B). Building Permit

1. Submit two sets of plans showing: Length, width & height above grade. Provide type of lumber (A.C.Q. treated lumber, cedar, or other naturally durable product). Plans to be drawn by homeowner occupant or by N.J. licensed Architect.
2. Provide footing locations: Distance from house or structure and between each other. Minimum footing size to be 12" wide and 36" below finished grade.
3. Provide support column size and spacing: (4x4) for deck heights up to 6' and (6x6) post for deck greater than 6' above finished grade. Columns to be anchored to footing using a proper post saddle or equivalent type anchor. Column cannot be encased in concrete
4. Show size, length and direction of girder over column support post. Girder required to be top loaded on support columns not sandwiched between columns. If girder needs to be spliced together, splices are to occur over column/footings. Nail girder together with 3-16d galv. nails 16" o/c.

Maximum Span for one story

2 – 2" x 6"	span 5' – 0"
3 – 2" x 6"	span 6' – 0"
2 – 2" x 8"	span 6' – 4"
3 – 2" x 8"	span 8' – 0"
2 – 2" x 10"	span 8' – 0"
3 – 2" x 10"	span 9' – 0"
2 – 2" x 12"	span 9' – 0"

5. Ledger board connection to house: Need to use minimum ½ " lag bolts 16" o/c staggered. Also need to show proper flashing behind ledger board at house
6. Show size length and attachment of floor joist to house and girder. Joist hangers at ledger board with proper nails not screws and toe nails at girder (or hangers for flush connections). Maximum cantilever for both floor joist over girder and for girder over support post columns is 2'.

Maximum span for floor joist a.c.q. treated lumber supporting a 40lbs. live load and Dead

Load of 20lbs. from house to girder support:

2" x 6" @ 16" o/c 9' – 1"
2" x 6" @ 12" o/c 10' – 3"
2" x 8" @ 16" o/c 11' – 6"
2" x 8" @ 12" o/c 13' – 3"
2" x 10" @ 16" o/c 14' – 1"
2" x 10" @ 12" o/c 16' – 3"

7. State type and size of finished decking being used: 5/4, 2 x
8. Guardrail: minimum guardrail heights to be 36" above finished deck with openings of less than 4" between balusters. Provide guardrails at stairs at 36" measured vertically from the leading edge of the tread along stairway; also, guardrails are required at deck heights of 30" or greater in height above grade. Guardrails are to be constructed to withstand a 200 lbs. concentrated load applied anywhere along the top of rail system
9. Graspable Handrails required to be 34" to 38" above leading edge of stair tread. Continuous graspable handrail required on one side for stairs with greater than 4 risers
10. Stairs to have minimum width of 36". Minimum tread depth to be 9" (11" recommended), Maximum riser height to be 8 1/4". All treads and risers to be equal with a minimum variation of 3/16 between riser-to-riser or tread-to-tread. Stair stringers to be supported by a continuous concrete pad.
11. Estimated cost of deck to be at Fair Market Value or minimum of \$10.00 per square foot

Required Building Inspections

1. **Footing Inspection:** before the placing of any concrete
2. **Framing Inspection:** prior to installing decking and after all footing have been poured, columns, girder and floor joist have been installed. All flashing to be in place, all teco slots nailed, ledger board lag bolted and all columns secured to footings girder/floor joist nailed to code.
3. **Final Inspection:** when all decking, guardrails, stairs and graspable handrails are installed and completed for issuance of a Certificate of Approval

Failure to request required inspections will result in a Penalty being issued to the contractor and or homeowner

When calling for inspections have permit number ready, address, contact phone number and type of inspections being requested. Must call at least one full day before to request the inspection. Inspections are conducted Monday through Friday a.m. 10:00 – 12:00 and p.m. 1:00 – 4:00.

Call: 973-325-4112

**Home Improvement Contractor required to be registered with
The Division of Consumer Affairs**

Township Approved Plans Required to be on Site



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West Orange Deck Inspections

- ___ 1.) **Footings** (prior to the placement of any concrete).

- ___ 2.) **Framing – prior to decking being installed** (all columns to be anchored to footings, flashing installed, all joist toe nailed to girder, ledger board properly connected to structures, all fasteners and connectors to be hot dip galv. or better).

- ___ 3.) **Final** (all guardrails to be 36” above finished deck, all stair risers and treads to be equal with no more than 3/16” variation, stair stringers to be supported by a continuous concrete pad, continuous graspable handrails installed).

Township approved plans to be on site for all inspections.

Inspections: Call 973-325-4112

NJ State Law

N.J.A.C. 13:45 A-16.2

**Final Inspections are required before Final Payment
is made to Contractor**