

DECKS

The following information is intended as a guide to assist one and two family homeowners who need to file for a building permit in order to construct a deck on their property. The items may not be all inclusive but are intended to cover the main issues which must be addressed to assure that the structure is legal and will not present a problem for you in the future.

- Decks are elevated structures which must be designed to support the required design loads as shown in the NYS Uniform Fire Prevention and Building Code (NYSUFP&BC) in section 803.02. The Yonkers Building Code section 56-15A requires the filing of a permit application for the construction of a deck.
 - Decks are subject to the provisions of the Yonkers Zoning Ordinance (YZO). These numeric requirements vary slightly in each zoning district but the following must be followed.
 - When a deck is more than three (3) feet off the existing grade at any point (excluding railings), the deck **must** comply with the setbacks stated in the YZO section 43-27 table 43-3.
 - When a deck is three (3) feet or less off the existing grade at any point (excluding railings) the deck may encroach into the required zoning setbacks as stated in table 43-3 but must maintain a minimum of five (5) feet to the rear property line, at three (3) feet to a side property line. It may not cover more than 40% of one side yard or rear yard.
- A plot/location plan must be submitted noting the proposed location of the deck and indicating the offset distances to all property lines and to other buildings and structures on the property. Your property survey will be helpful in this regard.
 - When a plan is filed it shall contain as a minimum the following information:
 - Details of deck to house connection (Bolt size, type and spacing).
 - Footing details including depth (3'-6" min.), materials and column connections.
- Relationship of deck elevation to access room floor elevation. (Deck must be a minimum 1.5" lower than the house floor). Stair details including stringers, tread and riser dimensions, stringer/tread connection, stringer/deck connection, stringer base support and post and railing details including anchoring. All stairs of more than four (4) risers shall have a handrail, and landings/platforms higher than 18" above grade, must have a guard rail which requires that the orientation of the balusters be such so as to preclude the passage of a four (4) inch sphere.

WHEN IN DOUBT---ASK! If you call and make an appointment, a member of the department will discuss your plans with you and answer all of your questions.