

SAMPLE GUIDE FOR RESIDENTIAL WOOD DECKS

*****AT THE COMPLETION OF THE JOB, A CERTIFICATE IS SENT VIA EMAIL ONLY.
INCLUDE AN EMAIL ADDRESS FOR BOTH THE PROPERTY OWNER & CONTRACTOR*****

1. Submit **3 copies** of the actual property survey showing the location of the deck in relation to house and property and include payment for Zoning Permit Fees of \$50.00 payable to "Bernards Township".
2. If your project is subject to a Homeowners Association review, a copy of the HOA approval must be included with your Construction Permit Application.
3. Submit **2 copies** of scaled drawings and manufacturer installation specs. (If using wood or plastic composite). All drawings should indicate owner's name, address of job site, block, and lot number. To draw your own plans, you must be the owner and occupant of said property, if not you will need drawings by a New Jersey registered Architect or Engineer. **The homeowner's signature must be on the plans which they prepare and Certification In Lieu of Oath in the Construction Permit Application.**
4. Submit a completed [Construction Permit Application](#) and [Building Subcode](#) application. ***UCC FORMS PRINTED FROM THE INTERNET OR COPIES OF UCC FORMS SHALL BE SUBMITTED SIGNED & SEALED AS REQUIRED. UCC FORMS SHALL BE LEGIBLE AND NOT HAVE OFFICE ONLY SECTIONS BLACKED OUT, AND UCC FORMS SHALL BE PRINTED IN THE CORRECT PORTRAIT OR LANDSCAPE FORMAT***
5. The drawings submitted shall include the following information:
 - a. Show deck in relation to house.
 - b. Show door from house to deck.
 - c. Indicate distance from top of threshold to deck.
(the deck shall not be more than 8 ¼ inches below the top of threshold without a landing)
 - d. Specify type of wood and /or composite being used to construct the deck
(pressure treated or naturally durable heartwood of redwood, cedar, black locust, and black walnut.)
 - e. Show footings, columns, girders, joists, ledger, flashing, decking, guardrails (for decks 30 inches above floor or grade below), handrails, stairways, lateral bracing, and connectors.
 - f. Indicate the height from grade to the top of the deck.
 - g. Fasteners shall be approved for use with pressure treated lumber.

ADDITIONAL INFORMATION FROM #5

1. Pier Footings: Minimum 36 inches below grade and 12 inches in diameter cut straight or use forms.
2. Columns: Minimum 4 inches X 4 inches anchored to footings and secured to girder to prevent girder rotation and deck uplift. Decks greater than 8' off ground minimum column size to be 6" X 6".
3. Girders: NOTE - joints in girder must be positive bearing above the support columns.
4. Floor Joists: NJ IRC 2021: R507.6 Deck Joists - Maximum allowable spans for wood deck joists shall be in accordance with Table R507.6. Deck joists shall be permitted to cantilever not greater than one-fourth of the joist span or the maximum cantilever length as specified in Table R507.7, whichever is less.
5. Ledger: Board against house securely attached with ½ inch diameter galvanized lag bolts of sufficient length to bolt firmly into rim joist a minimum of 2 ¼". Lag bolts shall be 16" on center in a staggered pattern. Provide two bolts, one above the other, at each end. Provide galvanized washers between heads of bolts and wood. Through bolting with a washer on the outside and a washer and nut on the inside of the building, with similar bolting pattern as lag bolt is also acceptable. **Per NJ IRC R507.9.1.3(2), alternative ledger fasteners are permitted, but must be installed according to the manufacturer's spacing charts.**
6. Decking: Exterior wood and plastic composite deck boards shall be installed in accordance with manufacturer's instructions. **2 copies of manufacturer installation specs shall be provided with application.**

7. Flashing: Provide continuous corrosion-resistant flashing along ledger in such a manner as to prevent the passage of moisture into the wall, any untreated wood or wood siding. **(EXCEPTION)** Not required if against vinyl siding, metal siding or masonry. In this case provide shims as not to crush siding when bolts are tightened.
8. Guards: Walking surfaces and open sides of stairs more than 30" above grade shall have guards not less than 34" measured vertically from the **stair nosing** and not less than 36" above a **walking surface**. Balusters or spindles shall be constructed so a 4" sphere cannot pass. (Exception: The triangular opening at the bottom rail of a guard and stair shall not allow the passage of a 6" sphere. Guards shall be constructed to withstand a 200-pound load in any direction along the top rail.
9. Stairways: Minimum stairway width is 36 inches; Maximum riser height is 8 ¼ inches. Minimum tread is 9 inches. A nosing not less than ¾" but not more than 1 ¼" shall be provided when solid riser is used. Stairways more than 12' above floor level or grade require a landing.
10. Handrails: All stairways with four or more risers require continuous handrails. Handrails shall not be less than 30" or greater than 38" measured vertically from the stair nosing. Handrails shall be continuous the full length of the stairs. Handrails shall be returned or shall terminate to a wall or post. Grip sizes shall be in accordance with 2021 International Residential Code NJ edition, Section R311.7.8.5., Type I or II
10. Lateral Bracing: If deck is far enough above ground to cause it to sway, diagonal bracing is to be installed between girder and posts.
11. Connectors: All connectors, nails, screws, bolts and related hardware shall be hot-dipped zinc coated (galvanized), stainless steel, silicon bronze, copper or other corrosion resistant materials. When using hangers all round holes must be filled using manufacturer's recommended fasteners.
12. Required inspections: Call (908) 204-3172 between the hours of 7:30 a.m. and 3:00 p.m. to schedule inspections.

CALL ONLY WHEN YOU ARE READY FOR INSPECTION.

1. The bottom of footing before placement of concrete.
2. Frame inspection for decks less than 5 feet above the ground.
3. Final
4. Final payment should be made after final inspection is made and approved N.J. State Law 13:5A-16.2

If you have any questions about these or any other requirements please call Stephen Mahoney, Subcode Official @ 908-204-3027 or e-mail smahoney@bernards.org



COUNTY OF SOMERSET
DEPARTMENT OF
PUBLIC HEALTH & SAFETY
DEPARTMENT OF HEALTH



Director / Health Officer
NAMITHA REDDY, MD, MPH
nreddy@co.somerset.nj.us

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(908) 231-7155
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healthdept@co.somerset.nj.us

Deputy Director
JAMES H. NORGALIS, HO, MSA, BA
norgalis@co.somerset.nj.us

NOTIFICATION OF CONSTRUCTION/DEMOLITION ACTIVITIES

Pursuant to the Solid Waste Management Plan of Somerset County, it is required that this form be completed by the Permittee, and reported to the Somerset County Department of Health, within 48 hours of the issuance of a municipal permit for construction and/or demolition activities that will, in the aggregate, require removal of 21 or more cubic yards of waste materials.

Please print clearly & fax to: (908) 704-8042, email HealthDept@co.somerset.nj.us or deliver to the above address.

TYPE OF PERMIT: _____ PERMIT # _____
NAME, ADDRESS & PHONE NUMBER OF PERMITTEE:

PHYSICAL LOCATION OF PROPERTY: (Street Address; Municipality; Lot & Block)

DATE WORK WILL START: _____ ESTIMATED DATE OF COMPLETION: _____

ESTIMATED AMT OF CONST/DEMO WASTE TO BE GENERATED: _____ CUBIC YDS

CONTRACTOR TO BE USED FOR WASTE REMOVAL (Name, Address, Telephone & DEP number)

CONTRACTOR TO BE USED FOR RECYCLING (Name, Address & Telephone)

The following materials shall be recycled: wood scrap/unfinished lumber (only non-chemically treated, clean wood); cardboard; concrete; asphalt; masonry/paving materials; scrap metals. ***Failure to source-separate & recycle is a violation of the Somerset County Solid Waste Management Plan*** -- For more information, please visit: <http://www.co.somerset.nj.us/government/public-works/recycling>

PERMITTEE SIGNATURE _____

DATE _____

- Mission Statement -

The County of Somerset is committed to excellence and innovation in public service, promoting the well-being of all residents and communities by providing effective, efficient and responsive leadership.

Somerset County Is An Equal Opportunity Employer

Township of Bernards Engineering Department

CALCULATING LOT COVERAGE

Definition from Bernards Township Land Development Ordinance:

COVERAGE

Shall mean the portion of a site, expressed as a percentage of the lot area, covered by impervious materials. Parking areas, regardless of the materials used for construction, shall be deemed to be covered by impervious material.

Lot coverage must be calculated for existing conditions and proposed conditions. The following items must be included in all lot coverage calculations, except for properties in the PUD-5 zone:

- building footprint, including cantilevers and overhangs
- driveways/parking areas, including all surface types (asphalt, pavers, concrete, gravel etc.)
- accessory structures
- walkways/ patios/recreational courts, including all surface types (asphalt, concrete, pavers, flagstone etc.)
- above-ground and in ground swimming pools (surface area of pool and surrounding patio)
- covered porches, covered decks (note: open decks with no walls or roofs are not included)
- any other impervious surfaces on the lot

Call the Zoning Officer, Nancy Koederitz, with any questions: (908) 204-2507