

I. PERMITS

To obtain a permit for the construction or erection of a new or replacement deck, the following information must be provided with the completed permit application form available at the Technical Services Department or online at www.greeceny.gov

A. Tape Location or Instrument Survey Map

Copies of this map are often included with the papers you received at closing or at the office of the mortgage holder. Frequently, a copy may be found in the town Technical Services Department files. Please call ahead to determine availability.

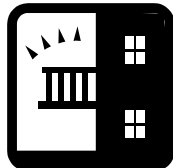
B. Construction Drawings

One set of construction drawings for the proposed deck must be submitted to the Technical Services Department.

Construction drawings shall include:

1. A floor plan
2. Elevations
3. Cross sections
4. Material type and sizes

These drawings must have a consistent scale, be legible, and proper dimensions; must also include name, address and phone number. The Technical Services Department may request additional information for review.



C. Contractors as Applicants—Requirements

The contractor will provide original certification of Workman's Compensation and Liability Insurance coverage (forms C-105.2 or U-26.3), naming the Town of Greece as the certificate holder. For self-employed contractors, a waiver (form CE-200) of Workman's Compensation may be submitted.

D. To Obtain A Permit For An Existing Deck

It is not always possible for the Town to issue a permit for an existing deck. Often, decks that were installed without a permit do not conform to the Building Code and or Zoning Ordinance, and must be removed, modified, or an area variance requested for compliance.

H. Replacement of Steps and Landings

Step or landing replacements do require a building permit. All replacements must comply with applicable provisions of the N.Y.S. Uniform Fire Prevention & Building Code as currently adopted.

II. INSPECTIONS

A. Structural Inspection

Inspections are required during construction for all decks and all pool decks. Inspections can be requested by calling 723-1923 a minimum of (24) twenty-four hours in advance.



Inspections for deck footings are required for decks that are attached to the applicant's house. Deck footings should have solid bearing at least forty-two (42) inches below grade. For homeowners who anticipate using a proposed deck as the platform for a future enclosure such as a sun room addition, Technical Services will perform a courtesy inspection of the deck footings.

- Future additions, footings must be sized & installed for such designs.

An inspection is required upon completion of the deck. If the inspection performed by the Technical Services Department results in an approval, a Certificate of Compliance will be mailed to the permit applicant.

III. LOCATION ON PROPERTY

A. Deck structures are permitted in rear yards only

B. Setback to Property Lines

1. Decks shall conform to the setbacks established in the Town of Greece Zoning Ordinance.
2. Decks must generally be set back from the side and rear lot lines a dimension equal to or greater than ten (10) percent of the lot width (not less than six (6) feet, nor more than (10) feet)

A variance may be applied for any of the aforementioned location requirements through application to the Town of Greece Board Zoning of Appeals (call 723-2432).

C. Separation From Active Well Or Private Waste Disposal System (Septic).

All decks are required to be at least fifteen (15) feet away from active wells or private waste disposal systems, unless written relief is obtained from the Monroe County Health Department.

D. Vertical Clearance From Overhead Electrical Wires

Overhead electric wires shall have a minimum vertical clearance of ten (10) feet from the walking surface of a deck.

IV. POOL DECK REGULATIONS

A. Access

All pool decks not wholly enclosed within a complying pool enclosure must be constructed to restrict access as follows:

1. The top of the barrier must be at least four (4) feet in height above adjacent grade or other walking surface
2. The railings must be constructed with openings not exceeding four (4) inches between spindles.
3. Barriers must be constructed so as not to provide footholds on exterior of structure to prevent climbing.
4. Railings and guards shall be sufficient to withstand two hundred (200) lbs. of lateral force
5. Gates on the landings deck shall be at least forty-eight (48) inches high from the walking surface or ground and open away from pool.
6. Gates must be self-closing and latching, with the latch handle located within the enclosure. Latch must be a minimum three (3) inches down from the top of the gate or provide a latch mounted fifty-four (54) inches in height
7. Within an eighteen (18) inch radius of the latch, no space can be greater than 1/2 inch.



V. SOME COMMON MISTAKES TO AVOID

1. Installing steps or stairs of more than three (3) risers, without handrails parallel to the stair slope.
2. The maximum heights of risers on steps or stairs shall be eight and one quarter (8 1/4) inches with no variation exceeding three eighths (3/8) inch.
3. Having less than the thirty six inch (36) minimum widths of treads on steps or stairs.
4. Placing decks or pool decks within existing easements without first obtaining a license agreement, release of easement, or other written permission from the easement holder.
5. Constructing risers which allow the passage of a sphere that is four (4) inches or greater.
6. Exceeding the lot coverage limitation of twenty-five (25) percent. The lot coverage is the sum of the area of the footprints of all the structures including pools, divided by the total lot area.
7. Installing decks in front, side yards.
8. Filling or placing a deck or pool deck in a swale that channels storm water runoff, without obtaining the written approval of the Town of Greece Engineering Office at 225-4590.
9. Placing decks over septic and fuel tanks that have not been properly closed.
10. Installing any deck without a permit.

Smoke & Carbon Monoxide detectors shall be installed in every dwelling as required by New York State Law.

TOWN OF GREECE
1 VINCE TOFANY BLVD.
GREECE, NEW YORK 14612



**Town of Greece
Technical Services**



DECKS & POOL DECKS

A deck is a structure which forms a level, roofless walking surface above ground level, which is greater than fifty (50) square feet. Most commonly, decks are classified as:

- Attached
- Freestanding
- Pool

ALL DECKS REQUIRE PERMITS

**TOWN OF GREECE
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