



Town of Hebron

15 Gilead Street
Hebron, CT 06248
Tel (860) 228-5971
FAX (860) 228-5980
www.Hebronct.com

- PLANNING/ZONING
- BUILDING
- HEALTH
- CONSERVATION

WHAT INFORMATION IS NEEDED IN ORDER TO OBTAIN A DECK PERMIT

The information in this handout is to help guide you in the permitting requirements for decks and addresses some of the common questions asked.

What information do I need for a permit?

- You will need to provide a plot plan showing the location of;
 - House and all other structures on the property
 - Location of your septic system and well
 - Location of any wetlands on your property
 - Location of your deck with dimensions from the property lines, house, septic and wetlands.
- The Building Official will need construction documents for the deck. The plans need to show enough information so that anyone can build it the same way. The use of carriage bolts is not an acceptable attachment method. You can obtain additional information on deck construction at the American Wood Councils website (www.awc.org) and download publication DCA6 for free.
- Some of the information needed are;
 - Deck plan with dimensions
 - Section through deck
 - Joist size and spacing
 - Pier sizes and spacing
 - Column sizes
 - Beam sizes
 - Height above grade
 - Deck attachment detail to residence, if applicable.

How do I get a site plan of my property?

- You can obtain a copy of your site plan from our office if available in our file or you can go to the Assessor's office and request a copy of your site plan from the GIS system.

How close can I be to my property line?

- Decks must meet the minimum setback requirements established by the zoning regulations. You can call our office to obtain information on the zoning district you are in and the setback requirements.

If I have wetlands on my property, how far away do I need to be?

- The regulated area is 100'-0" from the wetlands delineation. Some areas around Town have a regulated up to 300'-0". Any activity in the regulated area requires approval from the conservation commission.
- Any activity in a conservation easement shall require approval from the conservation commission.

How far away from my septic system do I have to be?

- Decks must be a minimum of 5'-0" from any part of the septic system

How far away from my well do I have to be?

- Decks have no separation requirements

Do I need to have test pits done since I have a septic system?

- Usually not for decks, please contact the sanitarian

How much are the permits?

- Please contact the Chatham Health District for the latest fees.
- The building permit fee is based on the construction value of the project. The construction value includes the cost of labor and materials for the work. If you are unsure of the construction value, we can calculate it for you.
- Please contact the Wetlands Agent for the Conservation Commission fees.

Who can I contact with any questions I may have?

- Building Official ext. 142
- Zoning Enforcement Officer ext. 142
- Wetlands Agent ext. 139
- Sanitarian ext. 140



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DECK INSPECTION

GENERAL

- Job address is posted in a visible location (R319)
- Permit and approved plans are on site and accessible to the inspector (R106.3.1)

FOUNDATIONS

- Placed on undisturbed soil or engineered fill (R403.1)
- Fill soils shall be designed, installed and tested in accordance with accepted engineering practice (R401.2)
- Frost Protected, if applicable (R403.1.4.1)
- Top surface level (R403.1.5)
- If ledge present – properly prepared bearing surface
- No frost present in hole (R403.1.4.1)
- No organic material present (R404.4.6)
- Spread footing min. 6" thick (R403.1.1)
- Projection minimum 2" and shall not exceed the footing thickness (R403.1.1)
- Bottom of footing shall not exceed a slope of 1V:10H (R403.1.5)
- Debris, water and/or ice removed from spaces to be occupied by concrete (R404.4.6 & ACI 318)
- All loose soil, mud, or water is removed from the bottom of the footing (R401.5)
- Size per plan
- Holes located per plan

FRAMING

- Decks where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. R502.2.1
- If positive attachment cannot be verified in the field, deck shall be self-supporting (R502.2.1)
- Flashing – Shall be of an approved corrosion-resistive material and shall prevent entry of water into the wall cavity or penetration of water to the building framing components (R703.8)
- Flashing shall extend to the surface of the exterior wall finish and shall be installed to prevent water from reentering the exterior wall envelope (R703.8)
- Columns shall be restrained to prevent lateral displacement at the bottom (R407.3)
- Wood columns shall not be smaller than 4x4 (R407.3)
- Bearing – joists, beams or girder shall have not less than 1 1/2" of bearing on wood or metal (R502.6)
- Bearing – joists, beams or girder shall have not less than 3" of bearing on masonry or concrete, except where supported by a 1x4 ribbon strip (R502.6)
- Joists framing from opposite sides over a bearing support shall lap minimum 3" and shall be nailed together with a minimum 3-10d nails (R502.6.1)
- Joists framing into side of a wood girder shall be supported by approved framing anchors or minimum 2x2 ledger strip (R502.6.2)
- Joists shall be laterally supported at the ends by full-depth solid blocking not less than 2" or other approved method (R502.7)
- Joist to girder attachment by 3-8d nails or other approved method (Table R602.3(1))
- Post and beam connections, positive connections shall be provided to ensure against uplift and lateral displacement (R502.9)

STAIRS

- Tread, 9" Minimum (R311.5.3.2)
- Riser, 8 1/4" maximum, 4" minimum (R311.5.3.1)
- Openings between treads with a total rise more than 30" shall not allow the passage of a 4" sphere R311.5.3.3)
- Nosing shall be 3/4" min. – 1 1/4" max. (R311.5.3.3)
- Nosing not required for treads 11" or more (R311.5.3.3)
- Landing at top and bottom 36" by 36" minimum (R311.5.4)
- Headroom, 80" minimum (R311.5.2)
- Variation in height for risers and treads, maximum of 3/8" on a flight of stairs (R311.5.3.1 and R311.5.3.2)
- All stairways shall be provided with a means to illuminate the stairs (R303.6)
- Stairs shall be illuminated in the immediate vicinity of the top landing (R303.6)
- Light activation controlled from inside dwelling unit (R303.6.1)

HANDRAILS

- Required on stairs with 4 or more risers (R311.5.6)
- Height, 34"-38" (R311.5.6.1)
- Continuous for the full length of each flight (R311.5.6.2)
- Handrail ends returned to a wall, newel post, or safety termination (R311.5.6.2)
- Space between wall and handrail, 1 1/2" minimum (R311.5.6.2)
- Grip size in compliance with a type I or type II (R311.5.6.3)
- Type I Handrail
 - o Outside diameter 1 1/4" minimum, 2" maximum
 - o 4" minimum, 6 1/4" maximum perimeter if not circular with maximum 2 1/4" cross section
- Type II Handrail (perimeter > 6 1/4")
 - o Graspable finger recess on both sides of profile
 - o Recess begins within 3/4" vertical from the tallest portion of the profile
 - o Achieve a depth of at least 5/16" within 7/8" below the widest portion of the profile and shall continue for at least 3/8" to a level that is not less than 1 3/4" below the tallest portion of the profile
 - o 1 1/4" minimum, 2 3/4" maximum width above the recess
 - o Edges shall have minimum radius of 0.01"

GUARDS

- Required for floor surfaces located more than 30" above the floor or grade below (R312.1)
- Porches and decks which are enclosed with insect screening shall have guards when located more than 30" above floor or grade below (R312.1)
- Height, 36" minimum (R312.1)
- Height for stairs, 34" minimum (R312.1)
- Required on stairs with a total rise of more than 30" (R312.1)
- Opening limitation shall not allow the passage of a sphere 4" or more in diameter (R312.2)
- Triangular opening by riser, tread, bottom rail shall not allow the passage of a 6" sphere (R312.2)
- Stair tread guards shall not allow passage of a 4 3/8" sphere (R312.2)
- Shall be capable of resisting a 200 lb single concentrated load applied in any direction at any point along the top (Table R301.5)
- In-fill components shall withstand a horizontally applied normal load of 50 lbs. on an area equal to 1 sq ft. (Table R301.5)



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