



RESIDENTIAL DECKS

This brochure available at www.norwoodma.gov

Creating an attractive “outdoor living space” can be a challenge but the right information can provide a springboard for matching what you want to do and what you need to do. Following are some of the most frequently asked questions.

DO I NEED A CERTIFIED PLOT PLAN?

“Yes”, if the deck platform is more than 4’ above grade. A certified plot plan needs to be presented with your framing plan and building permit application. Also, before a final inspection can be signed off an “as-built” plot plan is required. [6/1/05]

“No”, if the deck platform is less than 4’ above grade.

ARE THERE ANY ZONING RESTRICTIONS AND/OR SETBACK REQUIREMENTS?

“Yes.”

District	Front	Minimum yards	
	Setback	Side	Rear
S2	30’	20’ (1)	35’
S1	30’	15’ (2)	30’
S	20’	15’ (2)	30’
G	20’	15’ (3)	30’
A	20’	15’ (3)	30’

- (1) Fifteen feet [15’] for building portions not exceeding 15 feet [15’] in height.
- (2) Ten feet [10’] for building portions not exceeding 15 feet [15’] in height.
- (3) For building portions not exceeding 15 feet [15’] height, yard may be 10 feet [10’].

If you’re within 100’ feet of water [river, pond, stream, etc.] the Conservation Commission comes into play. Contact the Conservation Commission agent by calling [781] 762-0781.

WHERE SHOULD THE DECK BE LOCATED?

Access to the kitchen, living room or family room makes a big difference, indoors and out. Entry from more than one room or a pass-through at a kitchen window also makes a patio or deck more enjoyable.

HOW BIG – HOW HIGH SHOULD YOUR DECK BE?

Decks should measure about the same size as the largest indoor rooms. Measure your patio furniture and add enough room for pulling out chairs and walking around. A minimum of 5’ x 6’ allows two people to sit and relax beside a table, but it’s cramped if anyone else comes along. If \$\$\$ is a consideration, start small and add on as your family and budget grows. But, always keep in mind that if the deck is over 4’ in height setback restrictions apply.

Terrain will dictate where you should build a grade-level deck, which stands on its own just a few inches above the ground, or a higher raised deck. For design excitement, consider building one of each, interconnected by a set of stairs. If done, each additional deck needs a separate permit.

DIGGING AND POURING FOOTINGS.

A good deck has its feet planted securely. The depth of a footing in Norwood must be 4'. The minimum diameter of the footing must be 10". Always remember to check for pipes and power lines before digging any holes. Call DIG SAFE – 1-888-344-7233. Let the concrete cure at least two days before you begin construction.

SIZING JOISTS AND POSTS.

Recommended maximum spans for floor joists 60 PSF live load plus 10 PSD dead load
Normal Load Duration

F= 1000 PSI E=1,300,000 PSI

Typical values for southern yellow pine #2 [pressure treated] exterior use [e.g. decks]

<u>Joist Spacing</u>	<u>JOIST SIZE</u>			
	2x6	2x8	2x10	2x12
12"	8'6"	11'7"	14'3"	17'4"
16"	7'4"	10'6"	12'4"	15'0"

Design criteria: Strength – live load of 60 PSF plus dead load of 10 PSF produces bending stress of 1000 PSI at spans shown.

*Note: Design values adjusted for normal duration loading.

NAILING:

If you must use nails, use stainless steel or HDG nails (either ring-shank nails or spiral-groove, for better holding power). But it is preferable to use deck screws.

GUARDRAILS.

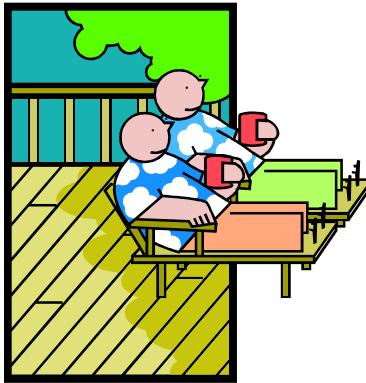
Porches, balconies, decks or raised floor surfaces located more than 30" above grade or the floor below shall have guardrails not less than 36" in height for 1 and 2 family dwellings.

Stairs with a rise of more than 30" shall have guardrails, which shall serve as handrails, not less than 34" in height, measured vertically from the tread nosing.

Such guardrails shall have intermediate rails or balustrades which shall prevent the passage of an object 5" or more in diameter. Triangular spaces formed on the open side of the stairs shall be sized to prevent passage of an object 6" in diameter. Stair risers shall have no opening larger than 5".

BUILDING STAIRS:

It is recommended that you build and install stairs before attaching deck boards. Purchase precut stair stringers or lay out your own with a square. Be sure to subtract the thickness of a tread from the bottom step so the steps come out equal in height.

**BUILDING DEPARTMENT:**

...Open 8 a.m. – 4 p.m. Monday through Friday.

...Questions call [781] 762-1240 extension 202 [Mark Chubet] or 205 [Paul Starratt].

...Short list - to apply for a permit you'll need:

A building permit application [available on line at WWW.NORWOODMA.GOV]

A framing plan showing the lumber you are going to use.

A plot plan IF the deck platform is over 4' in height above grade.

YOUR

NOTES: