

Residential Deck Permit Requirements

Township of Springfield Building Department

A construction permit and zoning approval may be required for the construction, replacement, alteration, or enlargement of a residential deck. All work must comply with the **New Jersey Uniform Construction Code (UCC)** and the applicable adopted building codes.

Before Applying

Applicants should obtain **Zoning approval** when required. A property survey/site plan should clearly show:

- Location and dimensions of the proposed deck
- Location of stairs and landings
- Distance from the deck to all property lines
- Location of the existing dwelling and other structures
- Any other information required by the Zoning Department

Zoning setback requirements are separate from Building Code requirements.

Permit Application Requirements

The following should be submitted, as applicable:

- Construction Permit Application
- Building Subcode Technical Section
- Zoning approval
- Property survey/site plan showing the proposed deck
- Construction plans/drawings (2 sets)
Please note: Construction plans for decks on a single family owner occupied home may be prepared by either the owner/occupant or an NJ licensed professional.
- Contractor information and New Jersey Home Improvement Contractor registration, when applicable
- Electrical permit application if electrical work is proposed

Plans should provide enough information for the Building Subcode Official to determine compliance with the applicable code.

Deck Plans Should Include

Construction drawings should identify:

- Overall deck dimensions

- Height of deck above grade
- Deck location in relation to the dwelling
- Footing locations, sizes and depths
- Post sizes and spacing
- Beam sizes and spans
- Joist sizes, spacing and spans
- Type and size of decking
- Ledger size and method of attachment to the dwelling, when applicable
- Flashing and water protection at the ledger
- Post, beam and joist connections
- Stair width, rise and run
- Stair landings
- Handrail details
- Guard/railing details
- Connection and fastening details
- Any additional structural information necessary for plan review

Footings and Structural Support

Deck footings must be properly sized and installed at the required depth in accordance with the applicable New Jersey building code.

Footings must be inspected **before concrete is placed**.

Posts, beams, joists, ledgers, fasteners and connections must be appropriately sized and installed to safely support the deck.

Decks attached to a dwelling must have an approved method of attachment. Ledger boards must be properly fastened and flashed. Attachment by nails alone is not acceptable where structural fasteners are required.

Guards and Railings

Guards are generally required where the walking surface of the deck is **more than 30 inches above the floor or grade below**, as determined by the applicable residential code.

Where required:

- Guards are generally required to be at least **36 inches high** on residential decks.
- Openings in guards generally must not allow passage of a **4-inch diameter sphere**, subject to code exceptions for stairs and certain other locations.
- Guards must be securely attached and capable of resisting the loads required by code.

Deck Stairs

Residential deck stairs must comply with the applicable residential building code.

Generally:

- Maximum riser height: **7¾ inches**
- Minimum tread depth: **10 inches**
- Risers and treads must be reasonably uniform throughout the stairway.
- Required landings must be provided.
- Stairways must have the required headroom and width.

Handrails

A handrail is generally required on a stairway with **four or more risers**.

Where required, residential handrails are generally installed:

- **34 inches minimum to 38 inches maximum** above the stair nosings
- Continuously for the required portion of the stairway
- With an approved graspable profile
- With required clearances from adjacent surfaces

Handrails and guards are separate code requirements. Depending on the stair configuration, both may be required.

Decks Serving Swimming Pools

Additional requirements apply when a deck is part of, adjacent to, or provides access to a swimming pool.

Pool decks, stairs, gates and guards may be part of the required swimming pool barrier and must comply with applicable New Jersey swimming pool barrier requirements.

Applicants should identify any existing or proposed swimming pool on the plans.

Required Inspections

Inspections may include, but are not limited to:

Footing Inspection

Required after the footing holes have been excavated and **before concrete is placed**.

Framing Inspection

Required when applicable and before structural components that require inspection are concealed.

Final Inspection

Required after the deck, stairs, guards, handrails and associated work are complete.

Additional inspections may be required depending on the scope of work.

Do not cover or conceal work that requires inspection before receiving the required inspection approval.