

**STAFFORD TOWNSHIP**  
**260 East Bay Avenue - Manahawkin, NJ 08050**

**CONSTRUCTION GUIDELINES**

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**Footings:**

Must comply with I.R.C. 2000, N.J. Edition, Section R403 and R403.1.4. The footing may be a minimum of twelve inches (12") in diameter and at a depth below the frost level of thirty inches (30") from finish grade to the bottom of the footing. The footing may also be eight inches (8") thick of concrete placed in the bottom of the thirty-inch (30") hole. The post would extend from the top of the concrete to the bottom of the girder. The backfill material must be well compacted around the post. The diameter of the footing increases with the increase in the size of the post. The footing shall be eight inches (8") larger than the largest dimension of the post. Footings in flood plain areas shall be twice the diameter. Second floor deck footings to be designed by an architect or engineer in flood plain areas.

Example:                    4 x 4 post = 12" in diameter of footing  
                                  4 x 6 post = 14" in diameter of footing  
                                  6 x 6 post = 14" in diameter of footing

**Lumber:**

All lumber used in the construction of the deck shall be preservative-treated wood or be of natural decay resistant wood (heartwood of redwood, black walnut, black locust or cedar) in accordance with I.R.C. 2000, N.J. Edition, R504.3 Materials.

**Floor Joist:**

Floor joist must comply with I.R.C. 2000, N.J. Edition, Section Table R502.3.1 (1). Floor joist spans must be sized in accordance with the following table. The table is based on a 40-psi live load with a deflection limit of 1/360.

Joist span based on use of pressure treated southern pine lumber.

<u>Joist Size</u>	<u>2 x 6</u>	<u>2 x 8</u>	<u>2 x 10</u>	<u>2 x 12</u>
12" O.C.	10' 9"	14' 2"	18' 0"	21' 9"
16" O.C.	9' 9"	12' 10"	16' 1"	18' 10"
19.2" O.C.	9' 2"	12' 10"	14' 8"	17' 2"
24" O.C.	8' 6"	11' 0"	13' 1"	15' 5"

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**Metal Connectors:**

The following are the locations and model numbers of the metal connectors to be used. The examples given are Simpson Connectors. Any approved metal connector can be used.

- |   |                          |                        |
|---|--------------------------|------------------------|
| - | Post to Concrete Footing | Simpson ABE44 or Equal |
| - | Post to Girder           | Simpson LPC4 or Equal  |
| - | Joist to Girder          | Simpson H3 or Equal    |
| - | Joist to Ledger Board    | Simpson LU210 or Equal |

**Cantilever:**

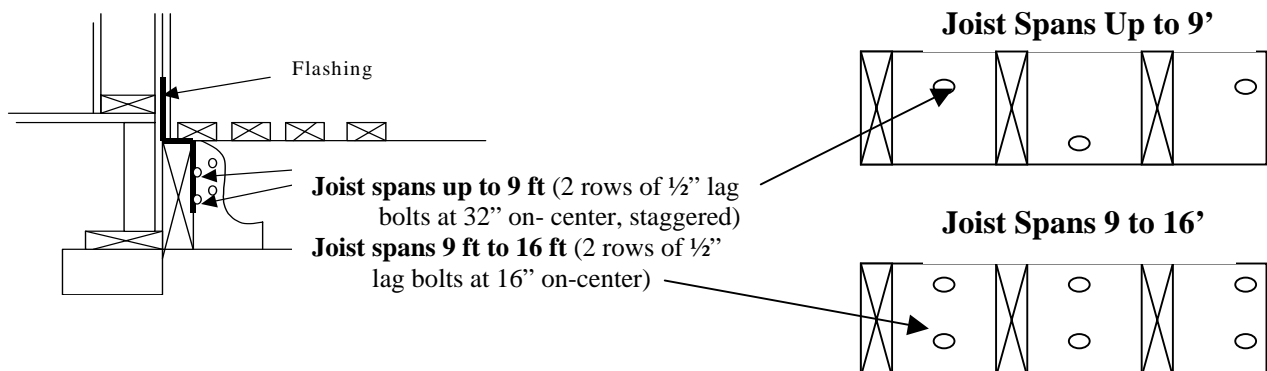
The maximum cantilever allowed by the code is two feet (2'). For longer cantilevers, a set of calculations proving the code design limits and safety of the extended length are being met. These calculations must be signed and sealed by a New Jersey licensed architect or engineer.

**Landings:**

The landing shall be the width of the stairway and not less thirty-six inches (36") measured in the direction of travel. There shall be a floor or landing on each side of each exterior door. However, the floor or landing at the exterior side of sliding doors shall not be a lower than eight inches (8") than the threshold as per R312.1.2.

**Deck Attachment:**

Where decks are supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. Where positive connection to the primary structure can not be verified during inspection, decks shall be self-supporting. For decks with cantilever framing members, connections to exterior walls or other framing members, shall be designed and constructed to resist uplift resulting from live loads acting on the cantilever portion of the deck.



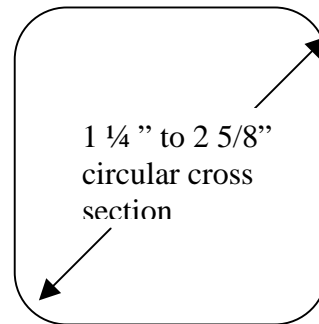
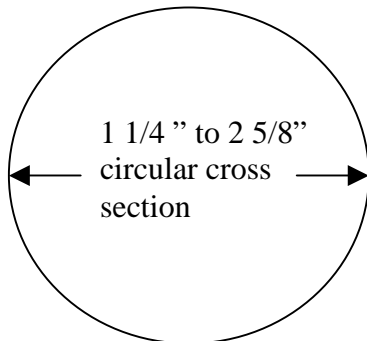
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**Guards and Handrails:**

Decks built higher than thirty inches (30") in height from finish grade to top of deck floor require a guard. Guards to be thirty-six inches (36") minimum in height measured from the finish floor to the top of the deck. Openings in the guards to be **less than four inches (4")**.

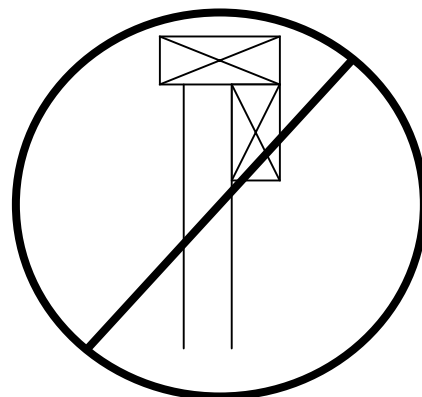
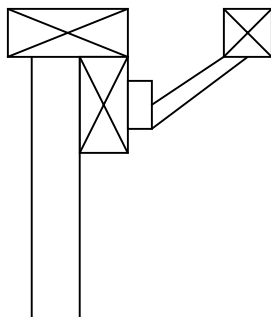
As required by I.R.C. 2000, N.J. Edition, Section R315, handrails having minimum and maximum heights of 30 inches and 38 inches, respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of the stairways of three or more risers. Spiral stairways shall have the required handrail located on the outside of the radius. All required handrails shall be continuous the full length of the stairs. Ends shall be returned or shall terminate at the newel posts or safety terminals. Handrails adjacent to a wall shall have not less than 1 ½ " inches between the wall and the handrail. Handrails that also form part of a guard to be thirty-four inches (34") to forty-two inches (42"). Handrails are to be continuous without interruption by newel posts, spindles, etc.

The handrail-gripping surface of the handrail shall be one and one-quarter inches (1 ¼") to two and five eighths inches (2 5/8") maximum circular cross section. Edges shall have a minimum radius of one and one eighth inches (1/8").



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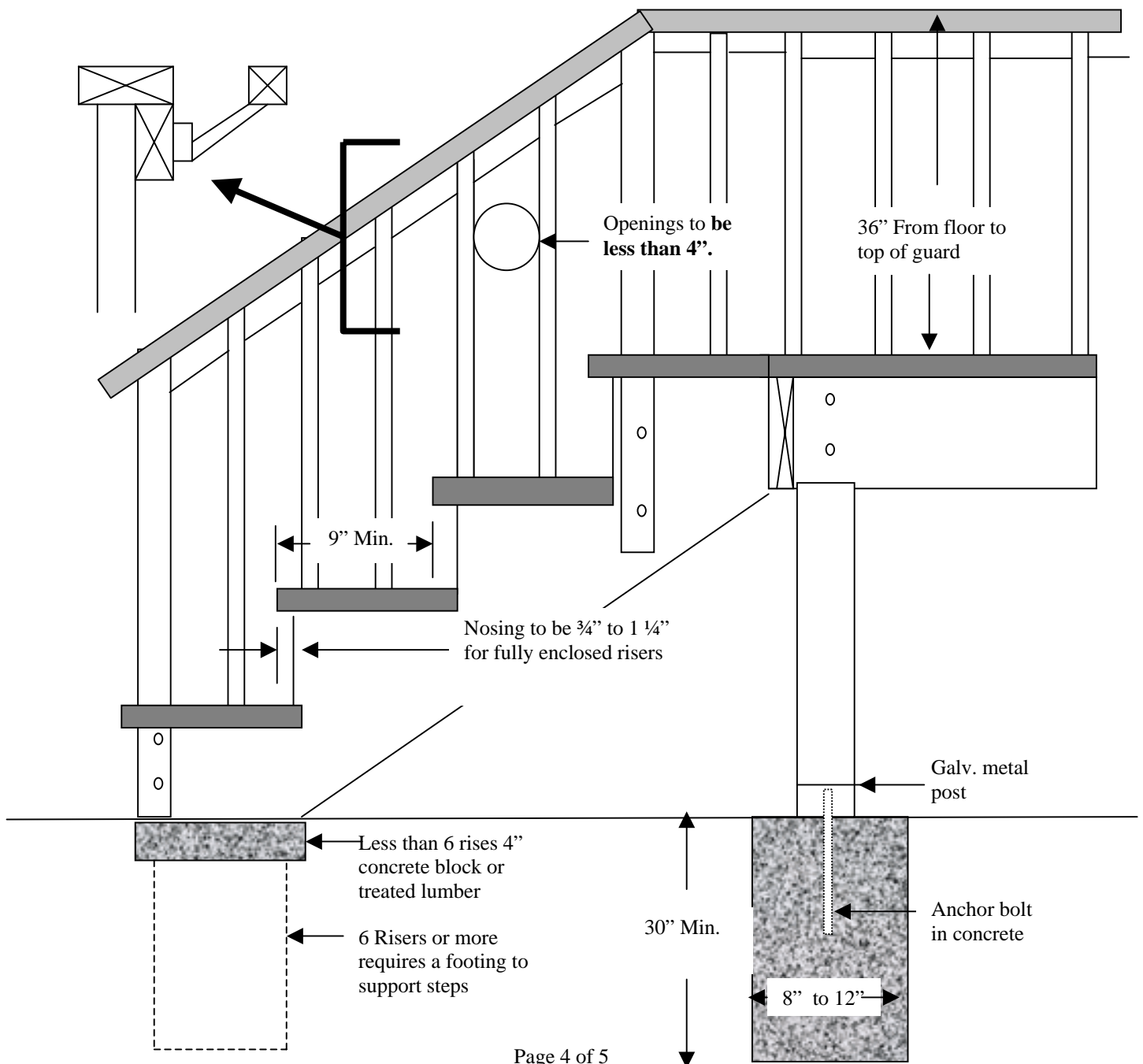
**Typical Handrail Installation**



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**Stairways:**

Stairways to comply with I.R.C. 2000, N.J. Edition, Section R314. Stairways shall not be less than thirty-six inches (36") in width and a firm base at grade level such as masonry (stepping stone), gravel or other non-slip pre-made product. The maximum height of a riser from the top of the treads must be eight and one-quarter inches (8 1/4"). All risers to be equal in height and openings between risers to be **less than four inches (4")**. The minimum tread depth is required to be nine inches (9") measured horizontally between the vertical planes of the nose of the adjacent treads and right angle to the tread's edge. Fully enclosed risers require a minimum of three quarter to one and one-quarter inches (3/4" to 1 1/4") nosing.



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**EXAMPLE OF THE INFORMATION TO BE SHOWN ON THE  
CONSTRUCTION PLANS FOR A DECK**

