



TOWN OF KILLINGLY

BUILDING SAFETY & INSPECTION
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DECK CONSTRUCTION GUIDE

This booklet provides the homeowner and the contractor with information on obtaining a deck permit in the Town of Killingly. Questions should be referred to the Building Inspector.

■ APPLICATION PROCESS

The first step in the process is to obtain the deck permit guidelines from the Building Official's Office.

The details of the deck design should be prepared following the guidelines for plan drawings and structural elements that are provided in the booklet.

The next step is to get the approval for the deck from other required regulatory bodies, such as the Northeast District Department of Health, which may be necessary if the property is not serviced by the public sewer system, and the Planning & Zoning Department. Some decks may need a variance from the Planning & Zoning Department if they do not meet required setbacks.

The final step is the completion and submission of the Building Permit application, with the appropriate fee and requirements listed the following page. The plans will be reviewed by the Building Official and after the permit is approved it will be mailed to the applicant.

■ CONTRACTOR'S OBLIGATION

If a contractor will be building the deck, a copy of the contractor's Connecticut Home Improvement Contractor's License must be provided as well as the appropriate State of Connecticut Workers' Compensation proof of coverage form. Complex or non-standard designs may require the stamp of a Connecticut registered engineer or architect.

■ QUALITY OF CONSTRUCTION

Although safety is the primary concern, the structural design, workmanship, and quality of construction materials are all subject to review by the Building Inspector. Field changes to permit drawings must be approved before including the changes in the construction. Any other conditions placed on the permit must also be met.

■ SUBMISSION CHECKLIST FOR DECK PERMIT

The complete application should include the following:

- Application for Building Permit
- Application Fee
- Zoning Permit
- B100 from Northeast District Dept. of Health (if applicable)
- House Location Plot Plan with deck drawn to scale (2 copies)
- Copy of CT Home Improv. Contractor's License (if applicable)
- Plan Drawings (two sets)
 - Elevations
 - Plan View

Plans should include:

- Overall deck size
- Beam size and spacing
- Spacing between house and beam
- Post size and spacing
- Height of deck above grade
- Joist size and spacing
- Joist connection to ledger and beam
- Footing size, depth and method
- Ledger attachment to house
- Bolt size, types and spacing
 - at house
 - at post/beam
 - at guardrail
- Nail types (i.e., galvanized)
- Size and type of decking
- Size and spacing of guardrail posts
- Size, type and spacing of guardrail pickets or enclosures
- Height of guardrail
- Size of guardrail top
- Cantilever length (beam overhang past post)
- Cantilever length (joist overhang past beam)
- Post/beam connections
- Type wood (e.g., pressure treated, approved hard wood)



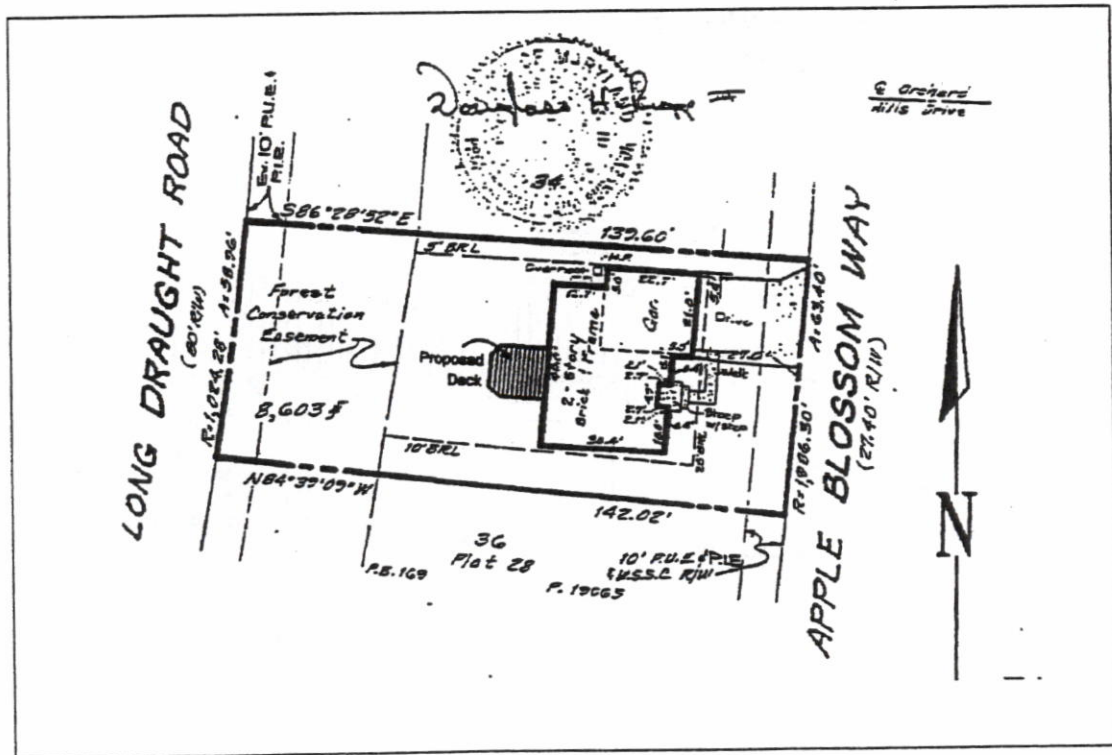
PLANS

Required materials to be submitted with the application include a copy of the house location plot plan and 2 sets of actual working drawings. Samples follow.

■ HOUSE LOCATION PLOT PLAN

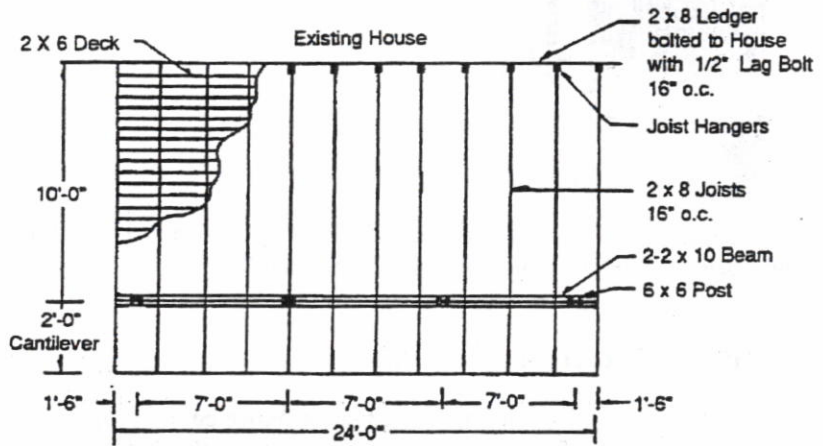
An example of a house location plot plan is shown below. This plan is usually included with the settlement documents received at the time the house is purchased. Copies of a house plot plan can also be obtained at the offices of the Killingly Town Clerk or Assessor.

The deck must be drawn to scale on the house location plot plan, preferable in red. Decks may not be built over easements, septic systems or leach fields and are subject to certain setback requirements. Should the deck encroach into a setback or required yard restriction, it will need a variance and review of the Zoning Board.



House Location Plot Plan Sample

■ PLAN VIEW
SAMPLE



■ ELEVATION VIEW
SAMPLE

