

Deck Permit Cover Sheet

Processing Fee: \$150

Plus: \$0.75 per square foot over 100 sf

Date _____

Must be submitted with Building Permit

Village of Brightwaters
40 Seneca Drive – P.O. Box 601
Brightwaters, NY 11718

Phone: 631-665-1280 Fax: 631-665-2830

Name of Applicant _____ Home Phone _____
Email Address _____ Cell Phone _____
Address _____ Brightwaters, NY 11718-1901

Note:

All complete Permit Applications are reviewed by the building inspector
Incomplete applications will not be accepted for review.

Checklist:

- ___ 1 copy of notarized application, signed by owner/agent.
- ___ 1 copy of survey (Not more than 3 years old) indicating site plan and all setbacks
- ___ 3 copies of specifications including:
 - Deck anchoring method
 - Details of construction
 - Elevation drawing indicating height above ground
 - For wood decks: Compliance with VOB requirements.

Note:

* Before a Certificate of Occupancy will be issued, an as-built survey, indicating all construction with location, dimensions and set-backs is required before a final inspection is considered. This includes all driveways, walkways, patios and decks.

Code 128-35 DECKS

No deck may be constructed unless a building permit has been first applied for and granted, and no deck shall be deemed a legal structure until a certificate of occupancy for the same has been issued by the Village.

- A. A deck shall be constructed only at the rear and/or side of the building; however, no deck shall be constructed at the part or side of the building that faces a street, except that a deck may be constructed at the rear of a building that faces a street.
[Amended 11-2-1992 by L.L. No. 1-1992; 11-1-1993 by L.L. No.5-1993]
- B. A deck constructed of wood shall be natural wood or pressure-treated lumber which is rot-resistant and all-composite material, and in conformity with all applicable building codes.
- C. If the surface of any deck is elevated so as to be level with the second floor of living space of any dwelling, said deck shall only be located at the rear of such dwelling, shall not contain any stairway to the ground but rather must be accessible only through the interior of the dwelling, shall not be any longer than ½ of the rear width of such dwelling as measured along the rear from side to side and shall not be any more than eight feet in width as measured outward from the rear of the dwelling. A balcony shall also be considered a deck for the purposes of this subsection and shall be governed thereby.
[Added 9-7-1993]
- D. No deck shall be constructed or maintained in the rear 2/3 of the rear yard of any premises.
[Added 9-7-1993]
- E. A deck which to any extent surrounds a swimming pool shall not be governed by this section but rather by § 128-38 of this chapter.