



## BOROUGH OF RINGWOOD

Building Department ■ Code Enforcement

Phone (973) 962-7880 Fax (973) 962-7823

### DECK PACKET

## ALL DECKS REQUIRE PRIOR APPROVALS

### Part One: Prior Approval Forms

#### INSTRUCTIONS

Included within this packet are the following forms:

- Request for Zoning Approval
- Request for Health Department Approval
- Area, Bulk and Yard Requirements by Zoning Districts
- Dwelling Existence Certification
- Inspection Requirements Notice

- The homeowner is to fill in each form completely and sign each where indicated.
- Return completed packet in its entirety to the Ringwood Building Department.

You will be notified when the Prior Approvals review is completed.

### Part Two: Informational Materials

Included within this packet:

- Notice regarding Pressure-treated Wood – for your information only
- Construction Suggestions – for your information only



# BOROUGH OF RINGWOOD

Ringwood Zoning Official

Phone (973) 962-7880 ■ Fax (973) 962-7823

## Request for Zoning Approval

Owner's Name \_\_\_\_\_ Work Site \_\_\_\_\_  
 Address \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Daytime Phone \_\_\_\_\_

PROPOSED PROJECT:     Above Ground Pool     In Ground Pool  
                                   Deck                                     Patio                                     Shed or Accessory Structure  
                                   Addition                                     Interior Renovations     Other: \_\_\_\_\_

Dimensions: Length \_\_\_\_\_ Width \_\_\_\_\_ Height \_\_\_\_\_

**You must provide a copy of your sealed site plan/property survey with the following notations:**

- Sketch the proposed location and dimensions of your construction.
- Indicate the distance to all property lines. (See attached form for setbacks in your zone)

**For Additions: Size of Addn \_\_\_\_\_ sq ft    Land Disturbance of Addn \_\_\_\_\_ sq ft**  
 If construction is in whole or part over existing home, indicate what area of house is being raised.  
 If all or portion of addition is an extension to footprint of home, sketch on and indicate dimensions.  
 Footprints disturbing more than 500 square feet of land require Site Plan Review by Borough Engineer (\$150 fee) to include:

- 3 sealed topographical site plans for preliminary review
- 3 sealed foundation location plans prior to framing
- 3 sealed "As Built" site plans prior to issuance of Certificate of Occupancy

\_\_\_\_\_  
 Signature of Homeowner

\_\_\_\_\_  
 Date

**For Office Use Only**

Approved by \_\_\_\_\_ Date \_\_\_\_\_

Denied by \_\_\_\_\_ Date \_\_\_\_\_

Applicant Notified? Yes \_\_\_\_\_ No \_\_\_\_\_

Comments \_\_\_\_\_  
 \_\_\_\_\_

Routed date \_\_\_\_\_

Health \_\_\_\_\_

Assessor \_\_\_\_\_

Zoning \_\_\_\_\_

Water \_\_\_\_\_



# BOROUGH OF RINGWOOD

Health Department

Phone (973) 962-7079 ■ Fax (973) 962-7823

## Request for Health Department Approval

Owner's Name \_\_\_\_\_ Work Site \_\_\_\_\_

Address \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Daytime Phone \_\_\_\_\_

- Proposed Project:
- |  |   |
|--|---|
| <input type="checkbox"/> Above Ground Pool           | <input type="checkbox"/> In Ground Pool       |
| <input type="checkbox"/> Deck                        | <input type="checkbox"/> Patio                |
| <input type="checkbox"/> Shed or Accessory Structure |   |
| <input type="checkbox"/> Addition                    | <input type="checkbox"/> Interior Renovations |
| <input type="checkbox"/> Other: _____                |   |

To approve your proposed project, the following information must be supplied:

- On a copy of your site plan/property survey:
  - Sketch the proposed location of your construction.
  - Indicate the location of your septic system and well or public water service line from the street to the house.
  - Indicate the distances between all septic components, water lines or well and the proposed project.
- A copy of your most recent pumping permit (if available).
- For Additions and Interior Renovations:
  - An inside floor plan of all levels of the existing house with all rooms labeled.
  - An inside floor plan showing all the levels of the proposed structure with all rooms labeled.
  - Existing # of bedrooms \_\_\_\_\_ Proposed additional bedrooms \_\_\_\_\_ Total \_\_\_\_\_
  - Proposed additional square feet \_\_\_\_\_
  - Proposed additional bathrooms \_\_\_\_\_

*Note: Be advised that your septic system may not be in conformance with state and local codes. Before approval for the work you have proposed can be granted, you may be required to upgrade your system to current standards.*

Signature of Homeowner \_\_\_\_\_ Date \_\_\_\_\_

**For Office Use Only**

Denied by \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_  
\_\_\_\_\_

Applicant Notified? Yes \_\_\_\_\_ No \_\_\_\_\_

Approved by \_\_\_\_\_ Date \_\_\_\_\_

**AREA, BULK AND YARD REQUIREMENTS BY ZONING DISTRICTS IN THE BOROUGH OF RINGWOOD, NEW JERSEY**

Zone	Minimum Area Requirements				Maximum Bulk Requirements				Minimum Yard Requirements			
	District	Lot Area (Sq. Ft.)	Lot Width (Ft.)	Lot Depth (Ft.)	Maximum Disturbed Land Area %**	Improved Lot Coverage %***	Lot Coverage %***	Bldg. Ht. Principal Ft. Stories	Front Yard (Ft.)	Each Side Yard (Ft.)	Rear Yard Principal / Accessory	
R-20	Single -Family	20,000	100	175	50	35	25	35	2 1/2	35	15	35 / 20
R-40	Single -Family	40,000	150	200	30	25	20	35	2 1/2	35	30	50 / 35
R-40V and R-80V	Single-Family w/ Public water Single-Family w/o Public Water	40,000 80,000	150 200	200 250	See Schedule Below	25 20	20 18	35/40	2 1/2	35	30	50 / 35
RT-40	One-Family & Two-Family	40,000	150	200	40	35	25	35	2 1/2	35	30	50 / 35
	EXISTING CONDITIONS											
	PROPOSED PROJECT											

**Lot Coverage** shall mean the percentage of a lot area which is occupied by buildings and accessory structures including swimming pools, porches, decks, chimneys and other related building appurtenances but not including walkways, driveways, patios, tennis courts, open parking areas and loading areas.

**Improved Lot Coverage** shall mean the percentage of lot area which is improved with principal and accessory buildings, structures and uses including, but not limited to, driveways, tennis courts, parking areas, garages, walkways, patios, loading areas, hard surfaces or other man-made improvements. Detention or retention basins shall be excluded from such calculations provided same is constructed of natural materials.

**Maximum Disturbed Land Area** shall mean all land outside of the allowable disturbed areas shall be left in its natural state and no trees, shrubs, vegetated ground cover, top soil or other natural features shall be moved or altered.

Zone	Lot Area (Sq. Ft.)	Maximum Disturbed Land Area*(% of Lot)
	0— 40,000	30.0%
	40,001— 50,000	28.0%
	50,001— 60,000	25.0%
R-40V** and R-80V	60,001— 70,000	23.2%
	70,001— 80,000	21.0%
	80,001— 90,000	19.5%
	90,001—100,000	18.0%
	100,001—110,000	17.0%
	110,001—or more	16.0%

**Is any portion of the lot designated floodway or flood hazard area?**

[Note the required setback(s) from designated limit(s).]

**Is a detention/retention basin located on the lot?**

[Note the required setbacks from the limits of the basin.]

**Is a wetland area located on the lot?**

[Note required setbacks from wetland limits.]

Yes \_\_\_ No \_\_\_

Yes \_\_\_ No \_\_\_

Yes \_\_\_ No \_\_\_

**Signature of Homeowner:** \_\_\_\_\_



# BOROUGH OF RINGWOOD

Building Department

Phone (973) 962-7880 ■ Fax (973) 962-7823

## Certification of Highlands Exemption #5

Date: \_\_\_\_\_

Owner: \_\_\_\_\_

Property Address: \_\_\_\_\_

Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Description of Project: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

The aforementioned project is located wholly within the Highlands Preservation Area and Highlands regulations restrict development. However, the Highlands Rules at N.J.A.C 7:38-2.3 set forth various exemptions. Borough of Ringwood tax records indicate that this dwelling was in existence prior to August 10, 2004 and, therefore, qualifies for **Exemption #5** defined as: **"Any improvement to a lawfully existing single-family dwelling in existence on August 10, 2004, including but not limited to an addition, garage, shed, driveway, porch, deck, patio, swimming pool, or septic system, as long as the improvement maintains the use as a single-family dwelling as defined by code or ordinance in the municipality in which the dwelling is located and does not permit use of the structure as a multiple until dwelling."**

Therefore, the proposed Project is deemed **exempt** from the provisions of the Highlands Rules, subject to the following limitation (s):

"If the Borough of Ringwood subsequently determines the information submitted to obtain this decision is inaccurate, the exemption shall be void."

This exemption determination is limited to the land area and specific scope of the activities described herein or as shown on a survey of the property. This determination does not eliminate the need for any permits, approvals, or certifications required by any other Federal, State, County, or municipal review agency with jurisdiction over this activity, including, but not limited to, freshwater wetlands or flood hazard permits or review of storm-water management.

\_\_\_\_\_  
Homeowner Date

\_\_\_\_\_  
Assessor Date

\_\_\_\_\_  
Highlands Exemption Designee Date



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Building Department ■ Code Enforcement

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### Remember to Call for Inspections !!

#### NOTICE

It is the joint responsibility of the Homeowner and the Contractor to ensure that all required inspections are scheduled throughout construction and upon completion of the work.

- The Uniform Construction Code states, "Upon completion of the building or structure and before issuance of a certificate of use and occupancy required herein, a *final inspection shall be made.*" NJAC 5:23-2.18(d)
- A building or structure hereafter erected shall not be used or occupied in whole or in part until a form of certificate of occupancy shall be issued by the Construction Official. NJAC 5:23-2.23(a)

Noncompliance of the above provisions of the UCC is a violation, and pursuant to NJAC 5:23-2.31(b)4, a monetary penalty shall be issued immediately.

Therefore, please take note that if final inspections are not called for within a reasonable length of time after completion of the work, and prior to occupancy of a new dwelling or addition, a **violation notice will be issued along with a penalty of up to \$2,000.00.**

#### **Homeowners take note:**

Final payment to the contractor is not required to be made before a final inspection is performed. [NJ Division of Consumer Affairs Rule NJAC 13:45A-16.2(a)10.ii]

#### **Contractors take note:**

You are a joint owner of the permit along with the property owner, therefore you share the same responsibility for complying with the Uniform Construction Code.

Michael A. Hafner  
Construction Code Official

Owner Signature \_\_\_\_\_

Date \_\_\_\_\_

Contractor Signature \_\_\_\_\_

Date \_\_\_\_\_

## **PRESSURE-TREATED WOOD AND CORROSION GET THE FACTS**

Effective December 31, 2003, one of the most commonly used pressure-treated wood chemicals, Chromated Copper Arsenate (CCA-C) will no longer be available for residential or general consumer use. Because of concerns about the use of arsenic in the formulation, the pressure-treated wood industry voluntarily transitioned from using CCA-C; several alternative treatments are now being used. Recent testing indicates that certain alternative treatments are generally more corrosive than CCA-C to steel products such as nails, screws and connectors, and should not be used with standard G60/G90 connectors and fasteners.

### Notice

All new pressure treated  
lumber is highly  
corrosive!!!

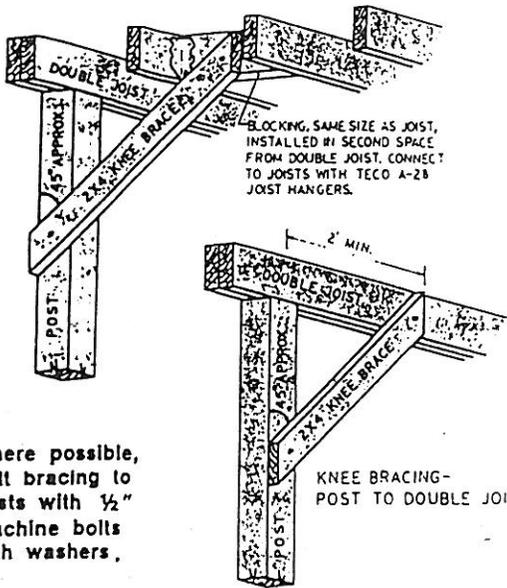
You must use corrosive resistant fasteners and hardware. These include:

- Double galvanized
- Stainless steel
- Copper

# BRACING SUGGESTIONS

Bracing between deck posts is recommended for: (1) freestanding decks higher than 5 feet above the ground; (2) decks . . . regardless of height . . . projecting farther than 20 feet from the building, or more than twice the attached side lengths; (3) decks subject to heavy loads or high winds.

KNEE BRACING -  
POST TO SINGLE JOISTS



Where possible, bolt bracing to posts with 1/2" machine bolts with washers.

KNEE BRACING -  
POST TO DOUBLE JOISTS

## Consumer Information

This wood has been preserved by pressure treatment with an EPA-registered pesticide containing chromated copper arsenate (CCA) to protect it from termite attack and decay. Wood treated with CCA should be used only where such protection is important. CCA penetrates deeply into and remains in the pressure-treated wood for a long time. Exposure to CCA may present certain hazards. Therefore, the following precautions should be taken both when handling the treated wood and in determining where to use or dispose of the treated wood.

## Use Site Precautions For CCA Pressure-Treated Wood

- Wood pressure-treated with CCA preservatives may be used inside residences as long as all sawdust and construction debris are cleaned up and disposed of after construction.
- Do not use treated wood under circumstances where the preservative may become a component of food or animal feed. Examples of such sites would be structures or containers for storing silage or food.
- Do not use treated wood for cutting-boards or countertops.
- Only treated wood that is visibly clean and free of surface residue should be used for patios, decks and walkways.
- Do not use treated wood for construction of those portions of beehives which may come into contact with the honey.
- Treated wood should not be used where it may come into direct or indirect contact with public drinking water, except for uses involving incidental contact such as docks and bridges.

R315.2 Handrail grip size. The handgrip portion of handrails shall have a circular cross section of 1 1/4 inches (32 mm) minimum to 2 3/8 inches (67 mm) maximum. Other handrail shapes

## INTERNATIONAL RESIDENTIAL CODE 2000, NEW JERSEY EDITION

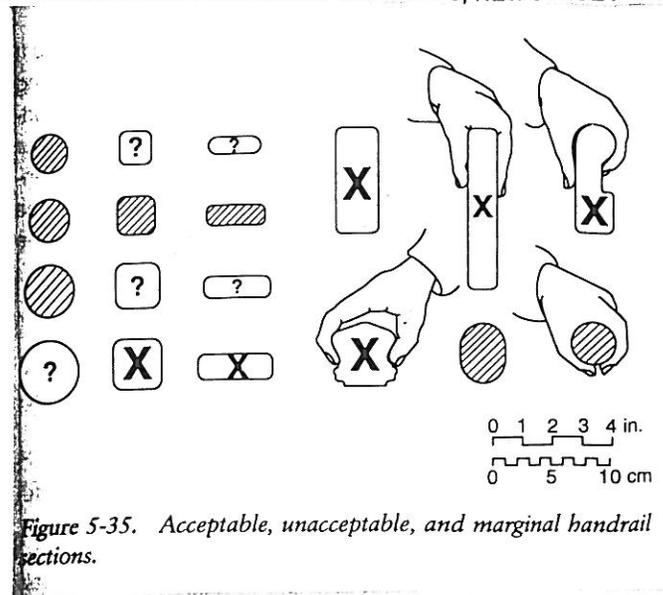


Figure 5-35. Acceptable, unacceptable, and marginal handrail sections.

Figure 5-35 illustrates acceptable, unacceptable, and marginal handrail shapes and sizes based on a Canadian study, using younger and older adults, testing functional capability as well as user preference. The traditional residential handrail section, shown at the bottom center, did not perform well in the functional testing, and it was not a comfortable shape to grasp in comparison with other section shapes. A key difference between the acceptable and unacceptable handrail sections is the ability to wrap one's fingers completely around the handrail to achieve a "power grip." Unacceptable sections permit only a "pinch grip," which provides for little opportunity to help arrest a fall, even for people with ordinary hand dexterity and strength.

Minimum 1 1/2 in. (3.8 cm)

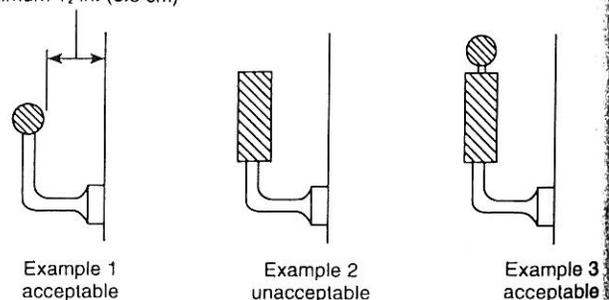


Figure 5-34. Handrails. Example 1 shows a handrail with shape and offset from the wall that provides graspability. Example 2 shows a handrail that is unacceptable from a graspability standpoint. Example 3 shows how the ungraspable, oversized railing in Example 2 can be easily retrofitted with a proper handrail section on top of the railing to improve graspability as well as to raise the handrail closer to the height requirements required of new handrails.

(d) New handrail ends shall be returned to the wall or floor or shall terminate at newel posts.

(e) New handrails that are not continuous between flights shall extend horizontally, at the required height, at least 12 in. (30.5 cm) beyond the top riser and continue to slope for a depth of one tread beyond the bottom riser where a guard or wall exists.

## Fastening

In standard frame construction, bolts are the best way to resist this kind of force. I recommend the use of through-bolts in all cases.

Where the post is attached to the side of a rim joist, as shown in Figure 1, two 1/2-inch bolts are adequate. However, this puts a lot of force on the framing connections, which must be strengthened with lag screws as shown in Figure 2. The chart with Figure 2 shows the number of perpendicular blocks or joist ends that must be lagged into to resist the leverage from a single post.

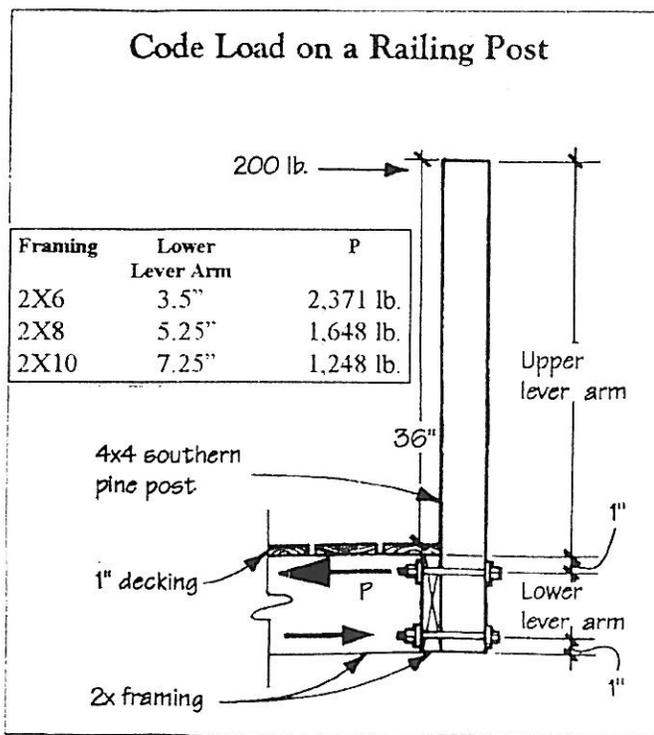


Figure 1. A 200-lb. horizontal load at the top of a typical deck railing develops a huge force on the post's fasteners. Depending on the size of the framing, the resulting force on the top bolt (P) can be more than a ton (see chart, above).

Though they are not my preference, lag screws can also be used for attaching posts. The lags must be inserted from behind, through the framing and into the post as shown in Figure 3. For 2 X 10 deck framing, use 1/2-inch-diameter lags with 3 inches of thread engagement (assuming a southern pine 4 X 4 post, with bolts located as shown in Figure 3). For 2 X 8 framing, the lag screw would

need to be 3/4-inch-diameter. With 2 X6 framing, don't even think about using lags.

It is not uncommon to see a 4 X 4 post notched around the joist, as in Figure 4. This is never okay-no commonly used construction lumber has enough strength to resist the bending moment when a 4 X 4 is notched around a joist. This is true even for hardwood posts, such as maple or oak, used in interior stair construction.

There are some cases where it is impractical to attach the post directly to the floor framing. In such cases, the welded steel connector shown in Figure 5 works nicely. It is designed for full code compliance, and makes for a pleasingly rigid post connection. Plan carefully, though-this connection is very hard to undo.

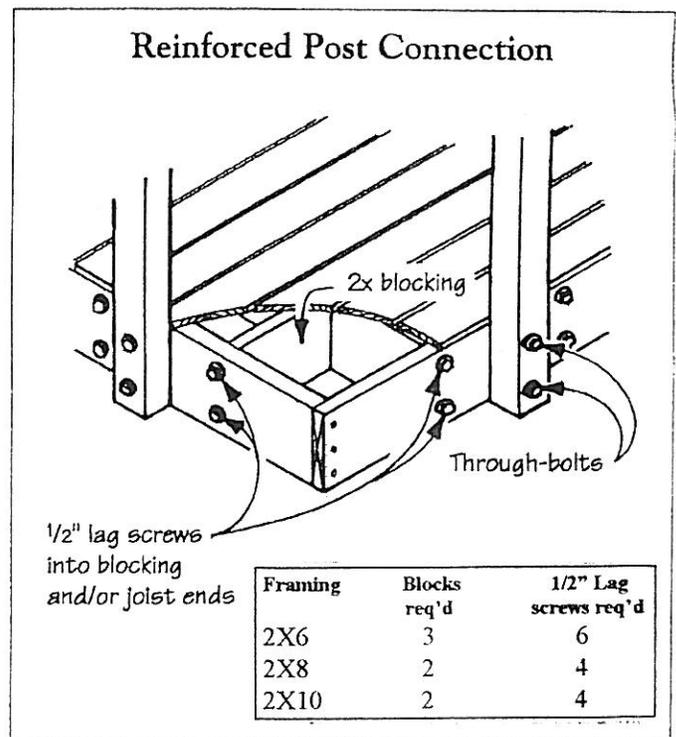


Figure 2. The leverage from a deck railing post will twist the rim joist unless the rim joist is securely fastened to the joist ends or perpendicular blocking. The author recommends a schedule of 1/2-inch lag screws (see chart, above) for resisting code design loads.

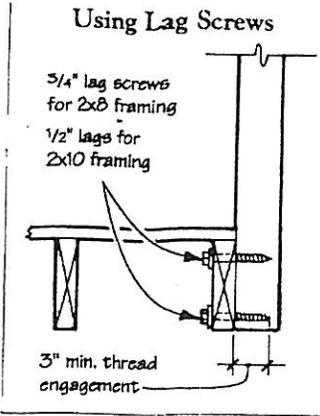


Figure 3. Although they are not the author's first choice, properly installed lag screws can make an adequate post connection. Lags should be inserted through the framing into the thicker member of the post.

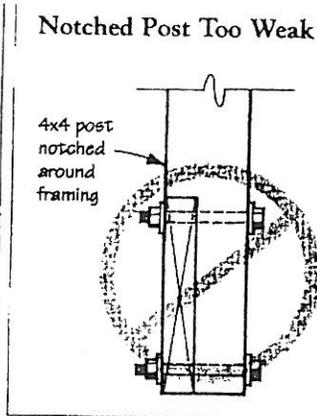


Figure 4. A notched 4x4 post is too weak for guardrail duty, as defined by the BOCA and SBCCI codes

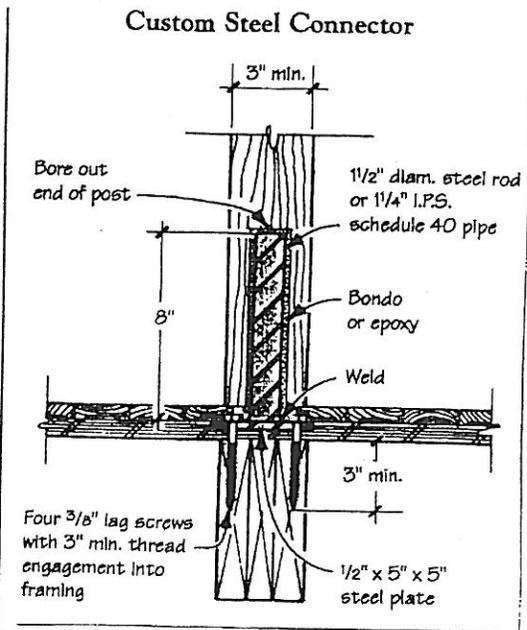


Figure 5. The author designed this railing post connection for situations where it is impractical to tie into the deck or stair framing.

## Other Options

There are situations where there is no need for the designed connections described above. A simple way to strengthen deck rail post is to extend the deck support posts. Where a primary deck support post can be extended from a footing up past the framing to support a handrail, the most serious consideration is likely to be deck support. When bolting on girders to support the deck joists, keep in mind that each 1/2-inch-diameter bolt can support only 470 pounds, or about 9 square feet of deck with 40 psf live load.

Another approach is to use wall connections to strengthen a railing. Where the railing returns to a wall, either fasten a post directly to the wall or use a metal bracket secured with at least two 8d wood screws or 10d nails into the framing to carry the horizontal thrust parallel to the wall. However, if there's a railing corner nearby that could place direct tension on the fasteners, tending to pull them out of the wall, two lag screws would be a much better choice.

## Choosing Lumber

When using 4 X 4 wood posts, it is important to select an appropriate grade of lumber--No. 1 or 2 southern pine, for example. Lower grades, such as "stud", "standard", "utility" or No. 3, are not good enough. Also, pass over any post with a large knot in the lower half, regardless of grade.

*Robert Randall is a structural engineer licensed in New York, New Jersey, Connecticut and Wisconsin. This article is printed with Mr. Randall's permission.*

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