

POOL DECK REGULATIONS

All pool decks not wholly enclosed within a complying pool barrier must be constructed to restrict access as follows:

1. The top of the barrier must be at least 4 feet in height above adjacent grade or other walking surface.
2. The railings must be constructed with openings not exceeding 4 inches between spindles.
3. Barriers must be constructed so as not to provide footholds on exterior of structure to prevent climbing.
4. Railings and guards shall be sufficient to withstand 200 pounds of lateral force.
5. Gates on the landings deck shall be at least 48 inches high from the walking surface or ground and open away from pool.
6. Gates must be self-closing and self-latching, with the latch handle located within the barrier (i.e., on the pool side of the barrier) and at least 40 inches above grade. In addition, if the latch handle is located less than 54 inches from the bottom of the gate, the latch handle shall be located at least 3 inches below the top of the gate, and neither the gate nor the barrier shall have any opening greater than 0.5 inches within 18 inches of the latch handle.
7. All gates shall be securely locked with a key, combination or other child proof lock sufficient to prevent access to the swimming pool through such gate when the swimming pool is not in use or supervised.

SOME COMMON MISTAKES TO AVOID

- Installing steps or stairs of more than 3 risers, without handrails parallel to the stair slope.
- The maximum heights of risers on steps or stairs shall be 8 ¼ inches with no variation exceeding 3/8 inch.
- Having less than the 36 inch minimum width of treads on steps or stairs.
- Placing decks or pool decks within existing easements without first obtaining a license agreement, release of the easement, or other written permission from the easement holder.
- Constructing risers which allow the passage of a sphere that is 4 inches or greater.
- Exceeding the lot coverage limitation of 33 percent. The lot coverage is the sum of the area of the footprints of all the structures including pools, divided by the total lot area.
- Installing decks in front or side yards.
- Filling or placing a deck or pool deck in a swale that channels storm water runoff, without obtaining the written approval of the Town of Greece Engineering Office at 225-4590.
- Placing decks over septic and fuel tanks that have not been properly closed.
- Installing any deck without a permit.

Smoke & Carbon Monoxide detectors shall be installed in every dwelling as required by New York State Law.



Town of Greece Technical Services

William D. Reilich, Supervisor



DECKS & POOL DECKS

A deck is a structure which forms a level, roofless walking surface above ground level, which is greater than 50 square feet. Most commonly, decks are classified as:

- Attached
- Freestanding
- Pool

ALL DECKS REQUIRE PERMITS

Town of Greece
One Vince Tofany Blvd
Greece, NY 14612
Phone: 585-723-2443
Fax: 585-723-2457

PERMITS

To obtain a permit for the construction or erection of a new or replacement deck, the following information must be provided with the completed permit application form available at the Technical Services Department or online at www.greeceny.gov

A. Tape Location or Instrument Survey Map

Copies of this map are often found with the papers you received at closing, or at the offices of the mortgage holder. Copies may be found at the Technical Services Department for some properties. Please call ahead to determine availability.

B. Construction Drawings

One set of construction drawings for the proposed deck must be submitted to the Technical Services Department.

Construction drawings shall include:

- A floor plan
- Elevations
- Cross sections
- Material types and sizes

These drawings must have a consistent scale, be legible, and have proper dimensions. Technical Services may request additional information for review.

C. Contractors as Applicants (Requirements): (With Homeowners Authorization)

The contractor will provide original certification of Workman's Compensation and Liability Insurance coverage, naming the Town of Greece as the certificate holder. For self-employed contractors, a waiver of Workman's Compensation may be submitted (CE-200).

D. To Obtain a Permit for an Existing Deck

It is not always possible for the Town to issue a permit for an existing deck. Often, decks that were installed without a permit do not conform to the Building Code and/or Zoning Ordinance and must be removed, modified or an area variance requested for compliance.

E. Replacement of Steps and Landings

Step or landing replacements do require a building permit. All replacements must comply with the applicable provisions of the New York State Uniform Prevention & Building Code as currently adopted.

LOCATION ON PROPERTY

A. Deck structures are permitted in rear yards only.

B. Setback to property lines

- Decks shall conform to the setbacks established in the Town of Greece Zoning Ordinance.
- Decks must generally be set back from the side and rear lot lines a dimension equal to or greater than 10 percent of the lot width (not less than 6 feet, no more than 10 feet).

A variance may be applied for any of the aforementioned location requirements through application to the Town of Greece Board Zoning of Appeals (call 723-2284).

C. Separation From Active Well or Private Waste Disposal System

All decks are required to be at least 15 feet away from any active well or private waste disposal systems, unless written relief is obtained from the Monroe County Health Department.

D. Vertical Clearance from Overhead Electrical Wires

Overhead electric wires shall have a minimum vertical clearance of 10 feet from the walking surface of the deck.

INSPECTIONS

Inspections are required during construction of all decks and pool decks. Inspections can be requested by calling 723-1923 a minimum of 24 hours in advance.

Inspections for deck footings are required for decks that are attached to the applicant's house. Deck footings should have solid bearing at least 42 inches below.

An inspection is required upon completion of the deck. If the inspection performed by the Technical Services Department results in an approval, a Certificate of Compliance will either be e-mailed, mailed to the property owner or will be available for pickup at the front counter.

