



DECKS & PORCHES



A Building Division Guide for Building a Deck or Porch on a One-Family Residential Property

Town of Brookhaven
Building Division
1 Independence Hill
Farmingville, NY 11738

This guide provides helpful information for town residents seeking to **build a deck or porch** on their one-family residential property.

How far does my deck need to be from the property line?

It varies. If your deck is less than four feet off the ground, it must meet the minimum accessory structure setback requirements for your property's zoning district. If your deck is more than four feet off the ground, it cannot be closer than 15 feet from the property line (unless, in the rare instance, your property is zoned A5 or A10). Decks are permitted in the rear yard, side yards, and non-required front yard. If you have any questions pertaining to zoning districts or setbacks you can call the building division at (631) 451-6333, e-mail us at BuildingHelp@brookhaven.org or stop in and see one of our Permit Examiners.

What about porches?

A Covered porch is permitted as long as it does not encroach into any required yard. Uncovered porches that are less than 8 feet wide may encroach 4 feet into required yards.

Do all decks require a permit?

If your deck is less than 8 inches off the ground, it does not require a permit as long as it meets the accessory structure setback requirements of your zoning district.

What do I need to obtain a building permit?

In most cases the following documents are required in order to obtain a building permit:

- Completed building application.
- Transactional disclosure form.
- Four copies of your property survey (photocopies accepted if to scale).
- Three copies of a plan showing the construction of the deck or porch.
- One copy of all certificates of occupancy (or compliance) that have been issued on your property.
- A copy of your tax bill to help identify your property.
- If a contractor is to be hired to build your deck or porch, NYS requires us to collect the proper Workers Compensation and Disability Insurance forms.

What kind of plans do I need?

Plans must comply with the New York state Building Code (see sample plan on back).

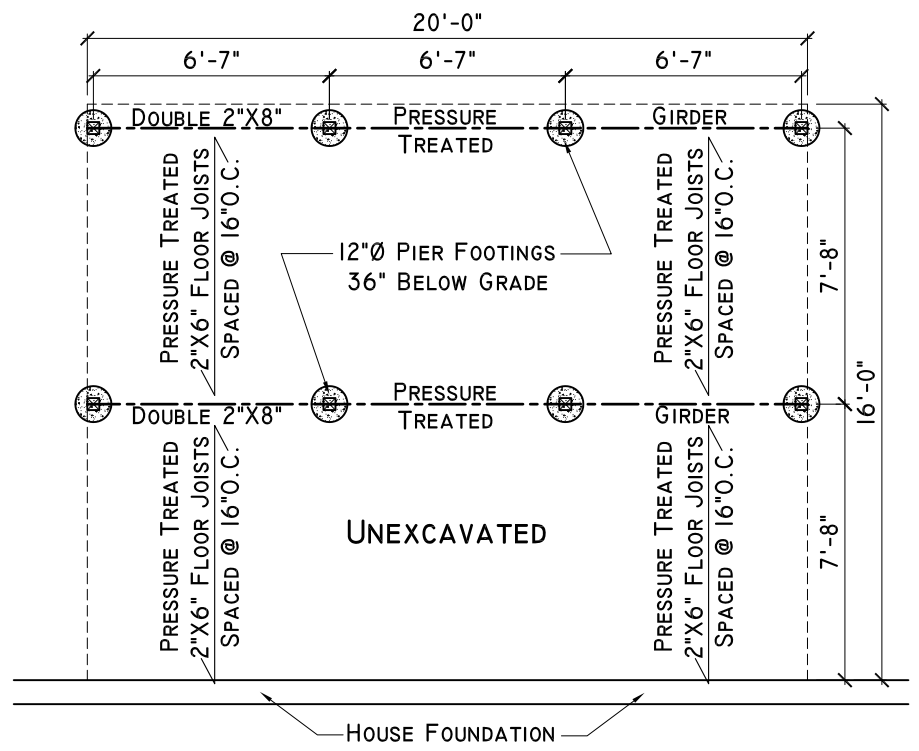
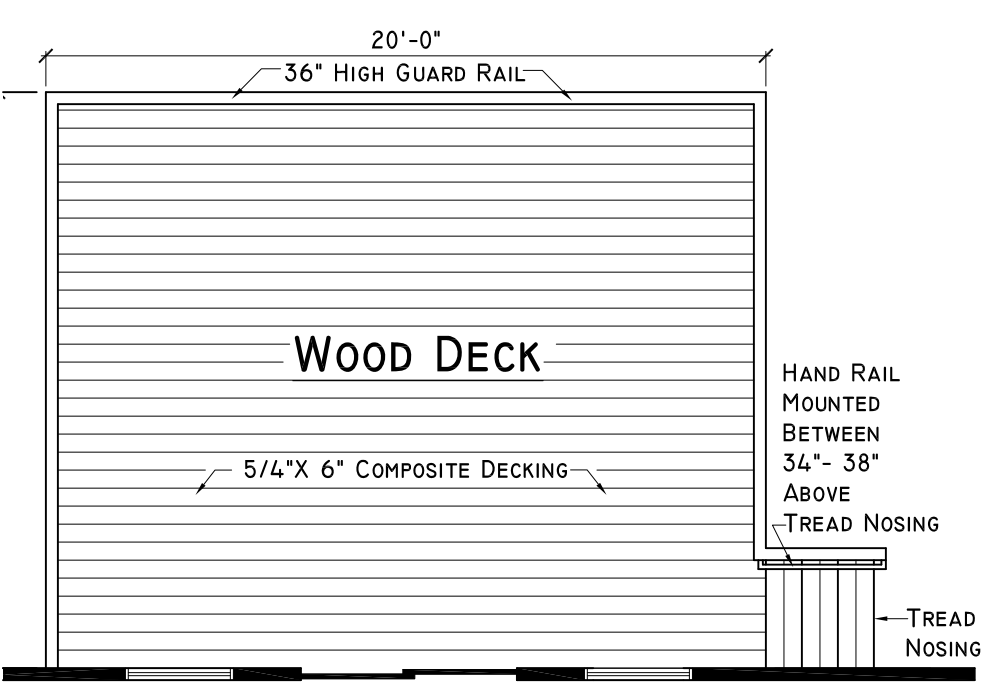
- You can submit your plans electronically at www.brookhaven.org or in person at the Building Division

What else do I need to know?

Each zoning districts (A1, C, B, etc) have their own setback requirements that may affect the size or location of your deck or porch. It is best to provide us with a proposed plan to ensure compliance with these requirements.

Still have questions?

You can call the building division at (631) 451-6333, e-mail BuildingHelp@brookhaven.org or stop in to see one of our Plans Examiners or Permit Examiners.



DECK PLAN

DECK FOUNDATION PLAN

