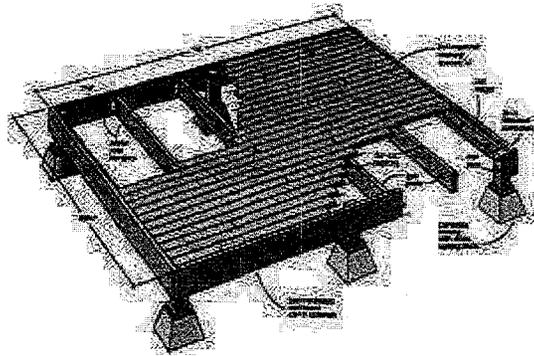




# DECKS & COVERED PORCHES



## A Building Division Guide for Building a Deck or Covered 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 covered 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 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 or email [buildinginfo@brookhavenny.gov](mailto:buildinginfo@brookhavenny.gov).

### **What about covered 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 setback requirements of your zoning district.

### **What do I need to obtain a building permit?**

In order to obtain a building permit, the following documents are required:

- 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 proposed deck or covered 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.

### **What kind of plans do I need?**

Plans must comply with the NYS Building Code (see sample plan on back).

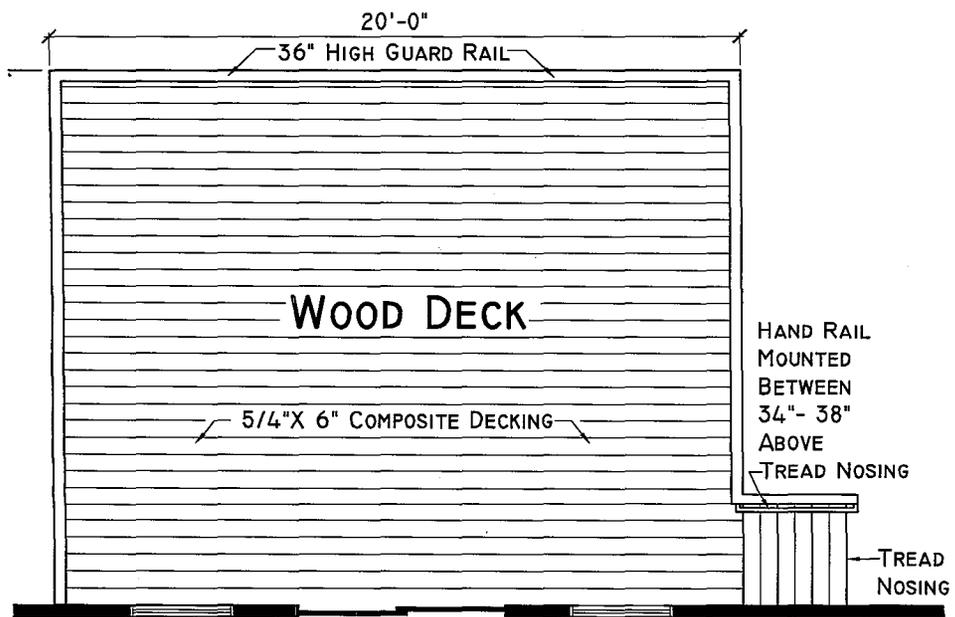
You can submit your plans electronically at [www.brookhavenny.gov](http://www.brookhavenny.gov) or in person at the Building Division.

### **What else do I need to know?**

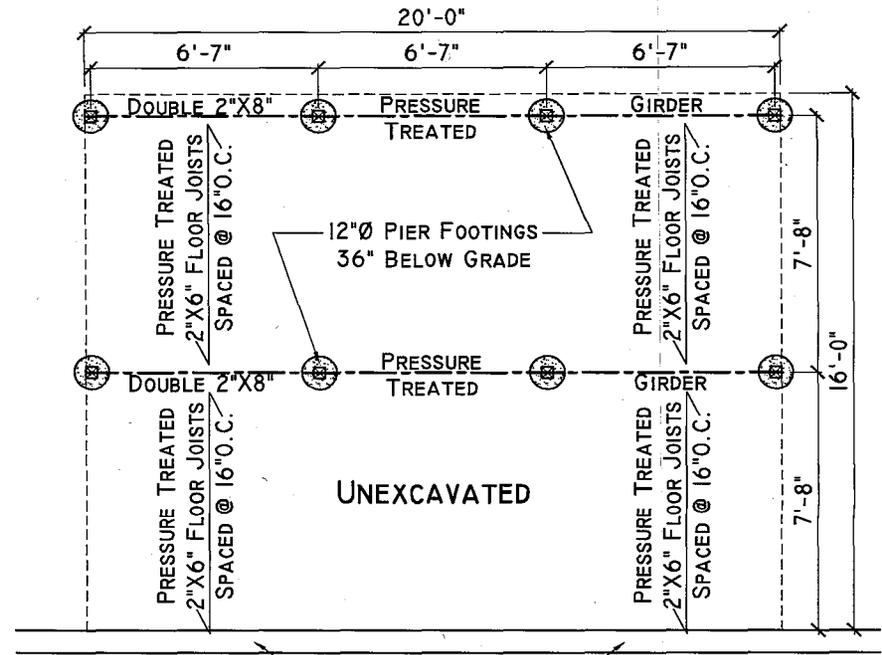
Each zoning district (A1, C, B, etc) has their own setback requirements that may affect the size or location of your proposed deck. It is best to provide us with a proposed plan to ensure compliance.

### **Still have questions?**

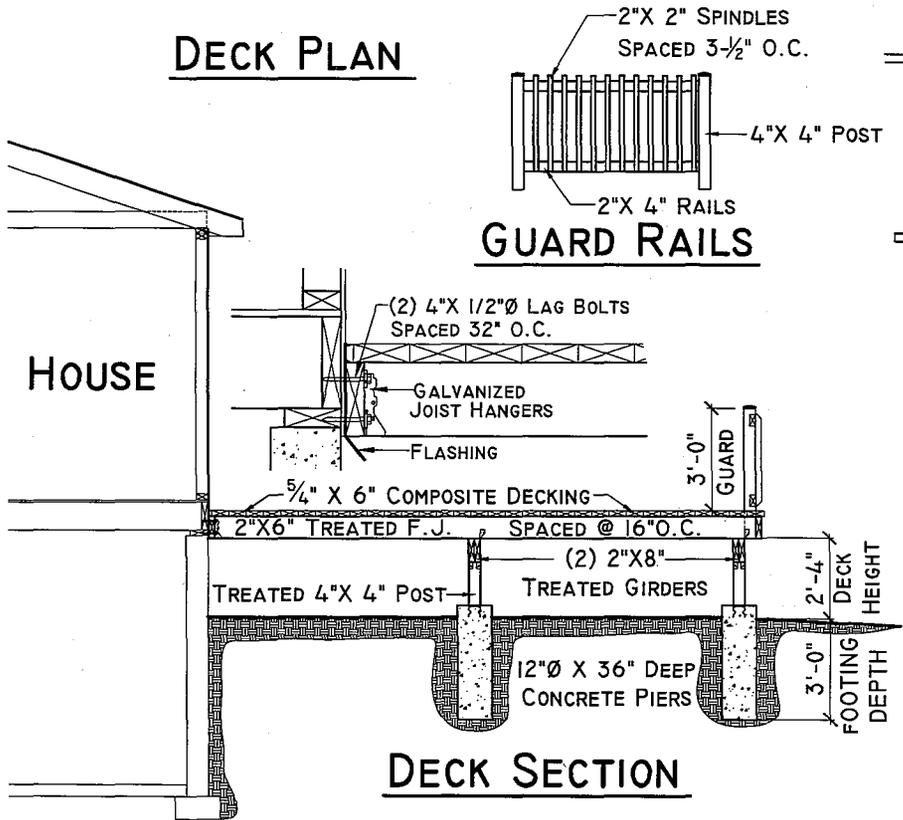
You can call the building division at (631) 451-6333, e-mail [buildinginfo@brookhavenny.gov](mailto:buildinginfo@brookhavenny.gov) or stop in to see one of our Plans Reviewers or Permit Examiners.



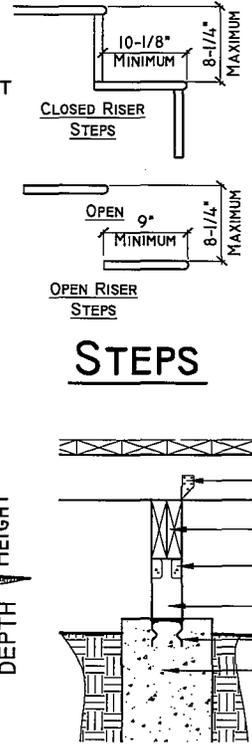
**DECK PLAN**



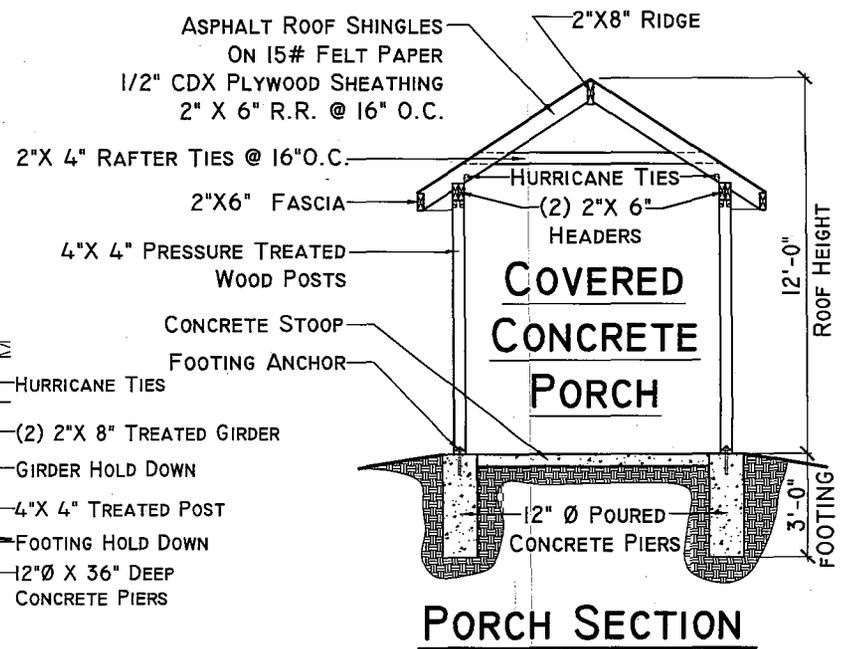
**DECK FOUNDATION PLAN**



**DECK SECTION**



**STEPS**



**PORCH SECTION**