

Village Green Homeowners Association  
P.O. Box 328  
Boyertown, PA 19512

## **DECK GUIDELINES**

Revised 11/25/2007

WOOD: CCA.40 Pressure Treated

COLOR: Stained using CWFUV – Cedartone

POST OR POST & BEAM SUPPORTS: 4 inch X 4 inch or 3 ½ inch X 5 inch posts.

RAILINGS: 2 inch X 4 inch rail stiffeners between posts.

5/4 inch X 6 inch rail cap.

RAIL HEIGHT: 36 inches above decking.

DECKING: HEIGHT – Decking, when installed, shall be no higher than the rear sliding/french door of the unit.

WIDTH – Deck shall not extend beyond the firewall between each unit and deck shall not extend around the corner of an end unit.

LENGTH – 15 feet or 20 feet, depending on how the unit is situated.

Measuring from the patio door out. Steps must be included within the allowable footage.

FOOTINGS: A concrete footing is required for all support posts. Footings shall be a minimum of 10 inches round and 6 inches deep.

The top of the concrete footing shall be a minimum of 30 inches below grade.

Supporting posts shall be properly cross anchored to the footing.

Concrete piers must extend down to a minimum of 6 inches below the local frost line of approx. 30 inches below grade.

Concrete piers maximum height shall be 6 inches above grade.

Metal post anchors shall be used to anchor and space posts above concrete piers.

GENERAL: All nails, fasteners, screws, bolts, angles, anchors, etc. shall be hot dipped galvanized (not zinc coated) to prevent rust.

When 2 inch X 6 inch decking is used, the floor joists shall be a maximum of 24 inches between centers. When 5/4 inch decking is used, floor joists shall be a maximum of 16 inches between centers.

Maximum distance between girder beams supporting floor joists shall be – 8 foot – for 2 inch X 6 inch joists.

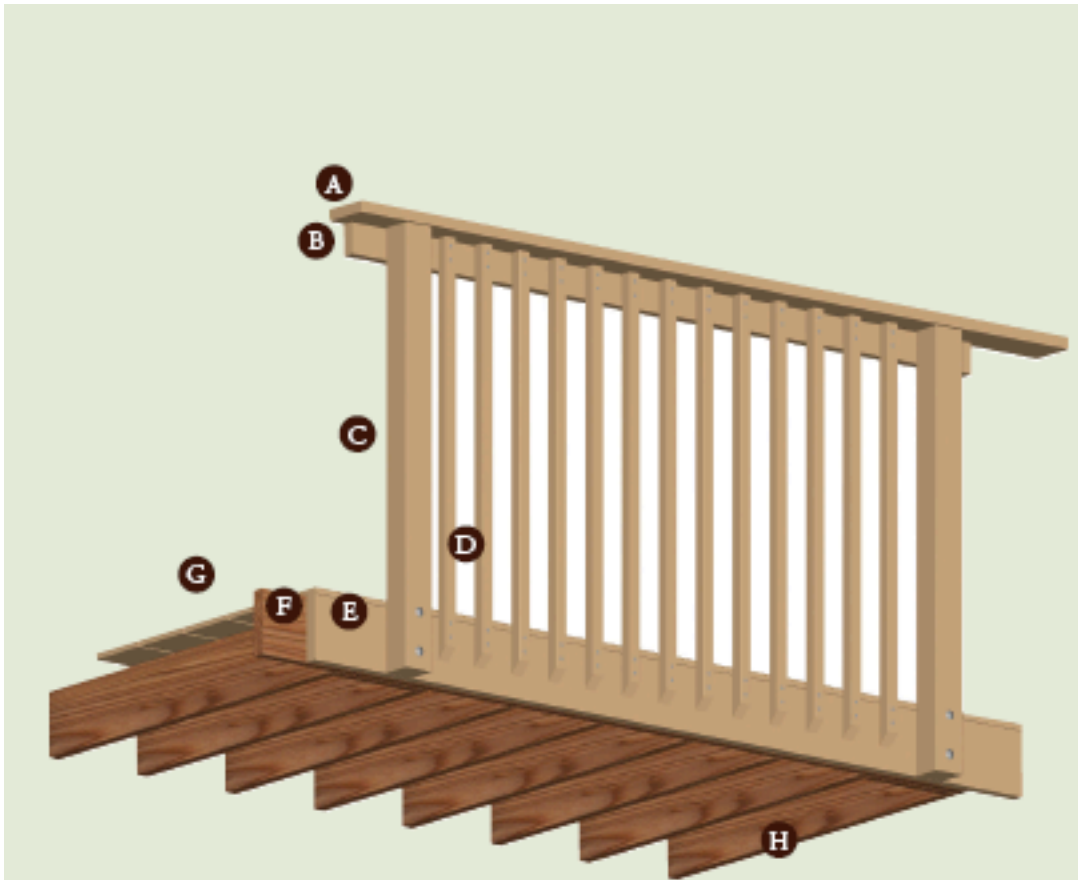
12 foot – for 2 inch X 8 inch joists

14 foot – for 2 inch X 10 inch joists.

No fence, living fence, privacy fence, enclosure, or any other type of divider shall be constructed as part of a new deck or as an addition to an existing structure, unless approved by the Board of Directors.

PLEASE NOTE:

1. All plans and specification must be submitted in writing to include a completed and signed Property Modification Request including all dimensions of the deck to property management. The Architectural Control Committee and/or Board of Directors must receive, review, and approve all work BEFORE starting construction.
2. Obtain a building permit from Douglass Township, Montgomery County and post the permit in a visible location on the property.
3. Prior to construction, contact your utility companies for the location of any underground utility wires or septic lines that may be in the construction area.
4. Meeting these requirements does not imply that any particular deck request will be approved. These are guidelines only.



- A. *5/4" x 6" Handrail*
- B. *2" x 4" Top Rail.*
- C. *4" x 4" Rail Posts*
- D. *1 3/8" Balusters - maximum spacing 5" on center*
- E. *Matching Fascia (if composite materials used)*
- F. *Code-Approved wood Rim Joist*
- G. *Decking*
- H. *Code-Approved wood Joist.*