



## ORONOQUE VILLAGE CONDOMINIUM ASSOCIATION

### STANDARD FOR

### NEW DECKS & EXPANSION OF EXISTING DECKS

Purpose: To define the requirements for New Decks and Expansion of Existing Decks.

This standard covers the construction of new decks, the expansion of existing decks and the reconstruction of existing decks requiring replacement.

A. Expansion of Existing Decks/New Decks

Expansion of existing decks shall be in accordance with Deck Expansion Schemes No. SK-DC-1ETW and No. SK-DV-1WCD.

Scheme No. SK-DC-1ETW covers expansion of standard size decks of Emerson, Thoreau and Whittier units.

Scheme No. SK-DC-1WCD covers expansion of standard size decks of Wolcott, Cooper and Dickenson units.

Scheme No. STD-TU covers construction of an added deck at the front entrance of a Thoreau.

Decks not defined as aforementioned schemes will be considered on a case by case basis.

B. Construction Details of All Decks.

Construction shall conform to all state and local codes, and all requirements of the Oronoque Village Condominium Association, Oronoque Village Architectural Committee and Oronoque Village Maintenance Department including all current revisions. Materials and methods specified hereunder have been approved by OVCA, OVAC and OVMD. Use of other materials and methods will be permitted after approval by the OVAC and OVMD.

## 1. Deck and Deck Support Construction

- a. Location: New decks and expanded decks shall be located where approved by the OVAC and authorized by the OVCA.
- b. Material: Wood: Pressure treated structural grade dimension lumber.
- c. Composite: Trex or equivalent  
  
Other: Authorized materials approved by OVMD and OVAC.

Construction: Deck surface shall be 5 1/4" x 6" P/T lumber using stainless steel nails supported by joists (using joist hangers) spaced and sized including girder, in accordance with the requirements of the Stratford Building Code. Trex decks shall be supported by joists spaced 12" on center (OVCA Standard). Joists shall span from a ledger on the building wall to a girder supported by posts and concrete footings. All conforming to Town code and inspected by the Town of Stratford Building Department. Other structural systems such as cantilevered joists may be required by the OVAC as a result of its review of the Application for Change and plans will also require Town approval.

The following items are required for new deck and deck expansion projects:

- (1) Ledger board shall be fastened to the face of the siding with 1/2"x 4 1/2" hot dipped galvanized lag bolts and flashed with 16oz. copper, vinyl coated aluminum or ice and water shield a minimum of 6" up behind the tar paper or tyvek. (see flashing detail)

## 2. Top Rail Construction

- a. Rail height: 3' – 0"
- b. Top rail: 1" x 8" continuous
- c. Material: Trex or equivalent
- d. Construction: Butt construction at corners

## 3. Trim Construction

- a. Trim: 1" x 4" trim continuous both sides below top rail.
- b. Material: Cut from rough sawn cedar the same as the siding.
- c. Construction: Apply trim directly over siding.

**4. Solid Rail Wall Construction**

- a. Location: Railing shall be solid (siding on both sides of wall) for approximately 18" minimum from points where rail abuts building wall and from each corner of the deck. Rail wall shall be solid from 18" before top riser of any deck stair and continuous down the stair to the bottom riser. Deck rail wall may also be solid in specified locations when existing or approved by the OVAC . For exception to the requirement for solid deck stair walls see Item 6a, below.
- b. Material: Structural grade dimension lumber
- c. Construction: Rail wall shall be constructed of 2" x 4" studs erected on a 2" x 4" plate finished with vertical siding matching the siding material and color used on the building. Siding shall extend from the bottom of the top rail to 1" below the bottom of the lowest deck girder on the exterior and to  $\frac{1}{4}$ " to  $\frac{3}{8}$ " to the top of deck on the interior.

**5. Open Rail Wall Construction**

- a. Location: Areas not required being solid wall.
- b. Material: Structural grade dimension 2x4 lumber or 2" by 2 Trex Balusters.
- c. Construction: The wall shall be open with 2" x 4" vertical balusters or 2 x 2 Trex spaced to provide an opening between balusters complying with the state and local building codes. The wall shall extend from a 2" x 4" horizontal rail below to the underside of the top rail construction above. The 2" x 4" horizontal rail below shall be spaced above the deck so that the maximum opening between horizontal and deck complies with state and local building codes. The horizontal rail shall extend from a solid rail wall to solid rail wall and shall be supported at least every 4' - 0" by a nominal 2" structural lumber spacer cut to fit between deck and horizontal rail. Deck planks shall extend a

minimum 1/2" beyond siding on skirt below. Siding on skirt below deck planks shall be continuous with, and of the same material and color as, the adjacent solid deck siding. Siding on skirt below deck planks shall also extend to 1" minimum, 2" maximum below the lowest deck girder.

**6. Deck Stair Construction**

a. Location:

The OVAC may approve construction of Deck stairs. The average vertical height of the stair run above grade at stair landing is 3' – 0". But OVCA can propose an additional height depending on location. Deck stair wall may be of open rail from construction when the vertical height deck to grade at landing requires not more than two risers.

b. Material:

Structural grade board and dimension lumber

c. Construction:

Maximum riser height for deck stairs :

7 1/2"

Minimum tread depth for deck stairs:

10" width

1" nosing

Stair width:

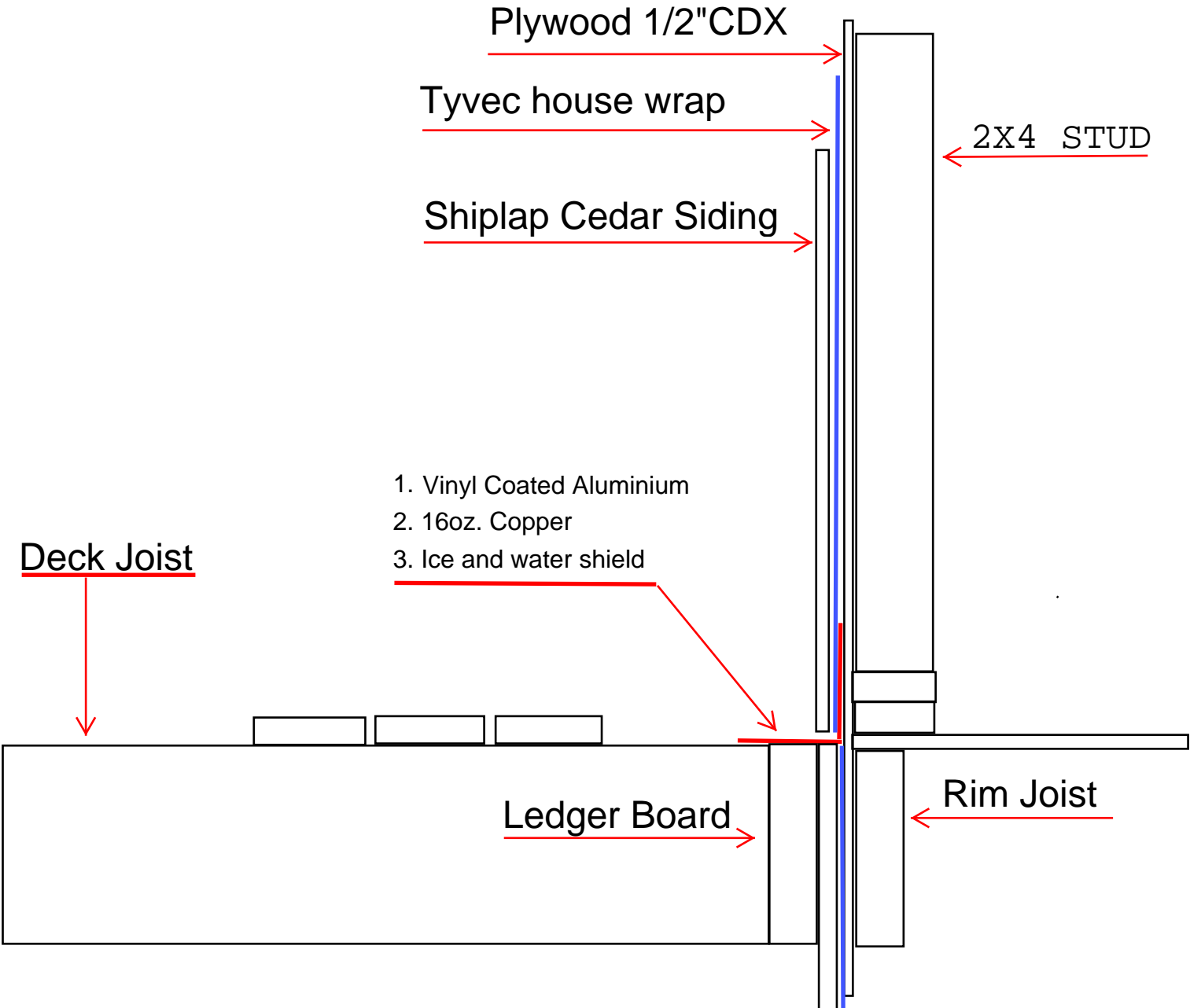
3' – 4'

Anything over 4' requires OVAC approval.

Stair wall construction:

- (1) Top rail shall be similar to top rail for deck rail. Height of top rail shall be 3' – 0" above height of stair at face of nosing.
- (2) Solid stair wall shall be similar to solid deck wall construction with the following modifications:
  - A. A notched stringer, 2" x 12", shall be continuous from deck to grade.
  - B. A handrail conforming to the requirements of state and local building codes shall be mounted on the inside face of one of the stair walls.

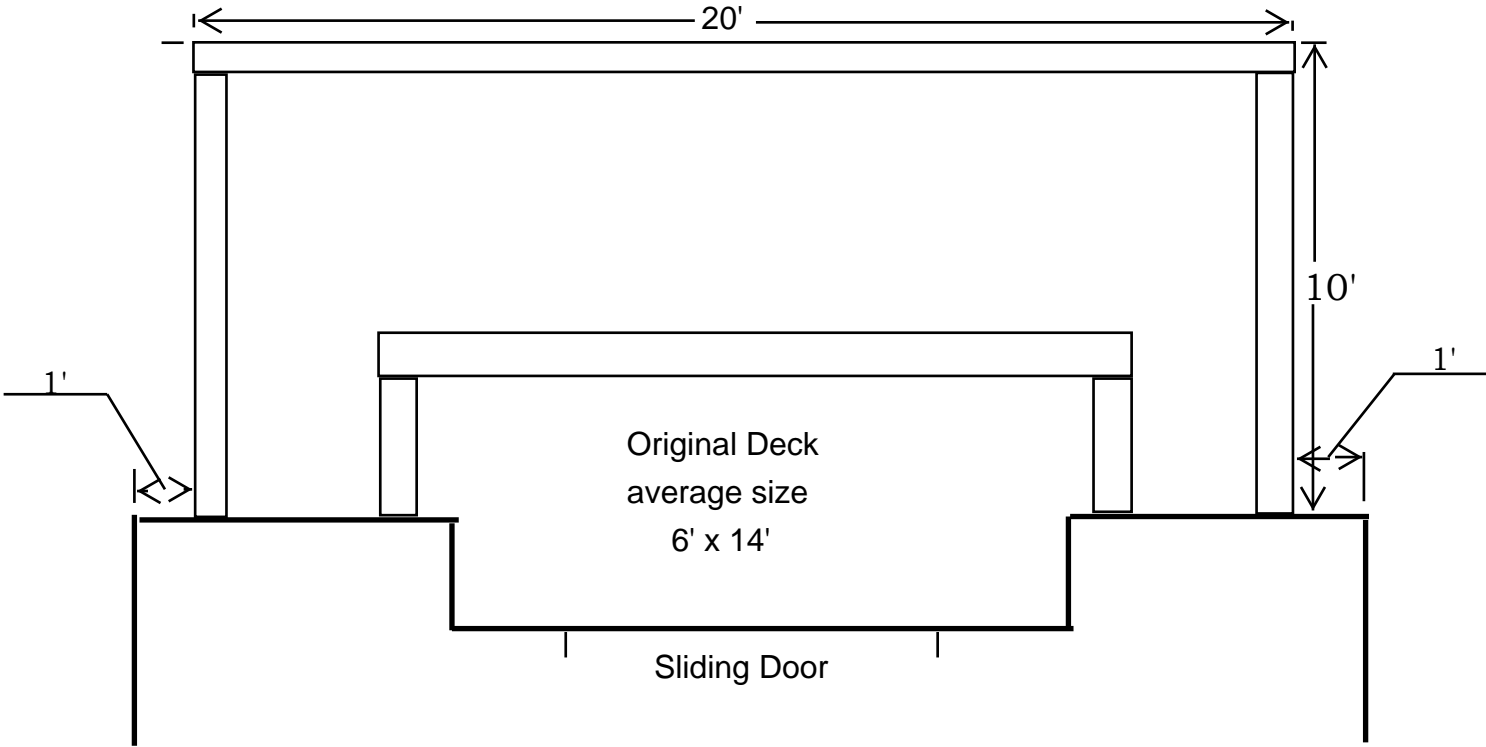
# Oronoque Village Flashing Detail





# EMERSON, THOREAU, WHITTIER DECK EXPANSION SCHEME

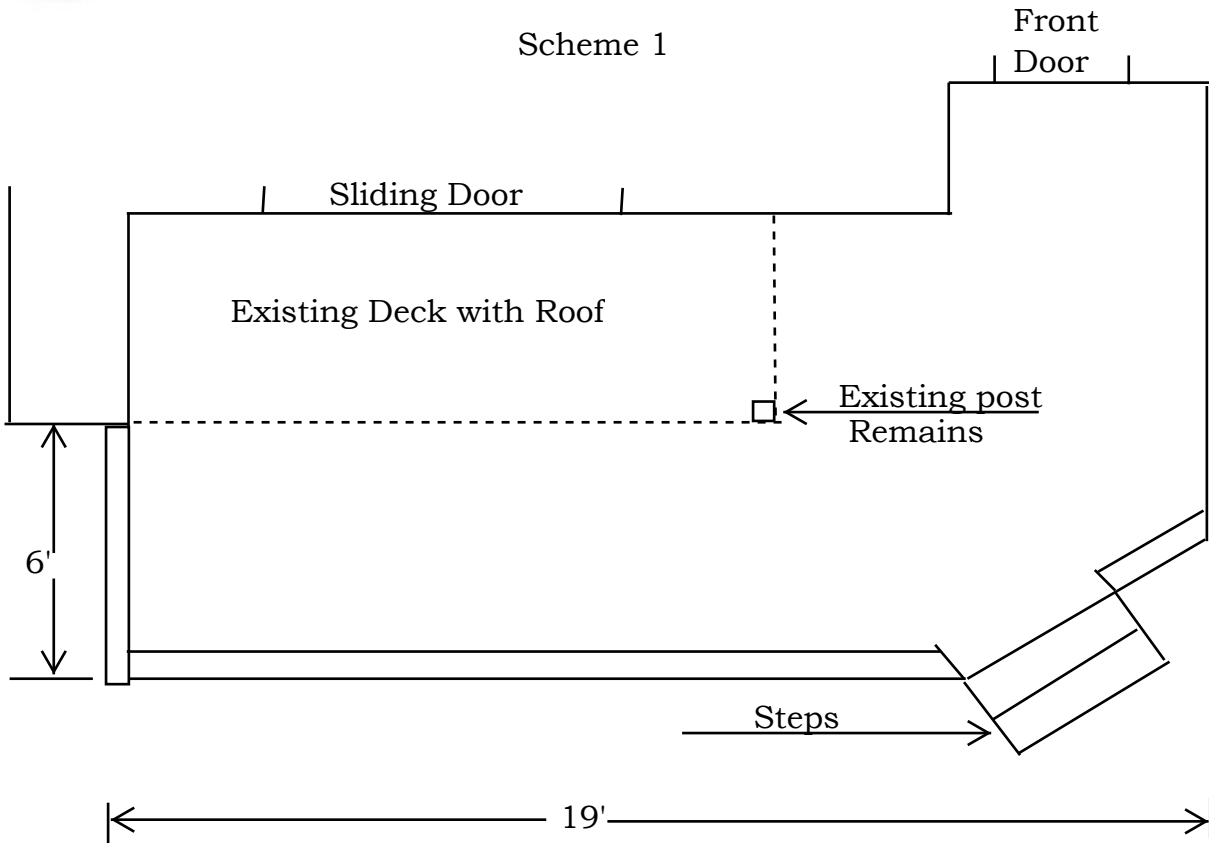
This is an average deck expansion for the unit models listed above other configurations and sizes will be considered on a case by case basis.



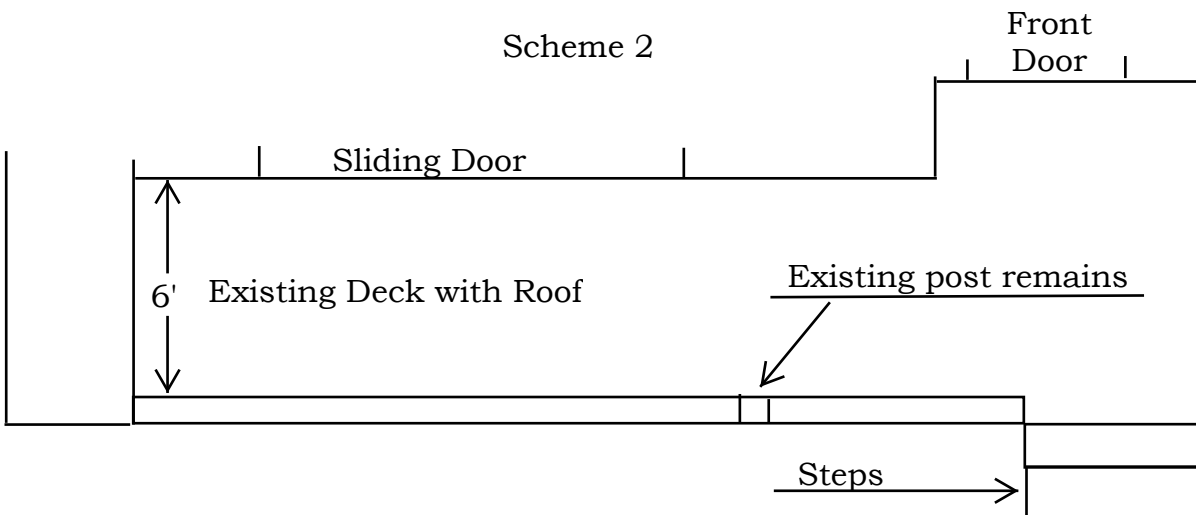


## Deck Expansion Schemes For Wolcott, Dickinson and Cooper

Scheme 1

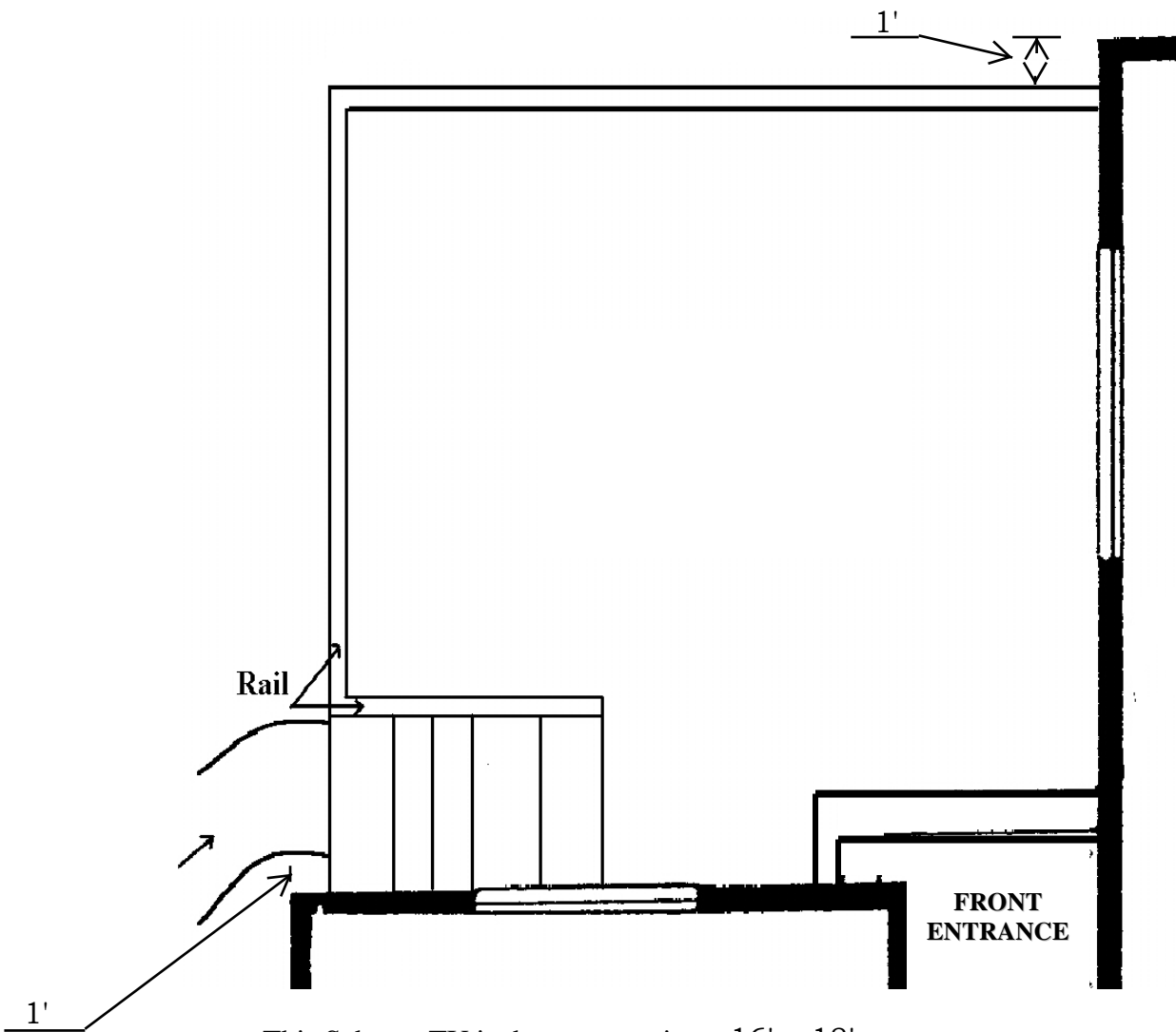


Scheme 2





**THOREAU ADDED DECK  
SCHEME TU**



This Scheme TU is the average size. 16' x 18'

Size of the deck may vary due to utility locations.

If sidewalk needs to be relocated it will be the owner's expense.

Height of the deck will also determine if it is appropriate.