



Building Department
Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501
Tel: 914-271-4783
engineering@crotononhudson-ny.gov

BUILDING PERMIT

20240085

DATE ISSUED: 09/16/2024

EXPIRATION DATE: 09/16/2026

Application No.: 20240177

Application Date: 04/19/2024

Location: 9 BANK STREET

Parcel number: 078.08-003-070.00

Subdivision:

Lot #

Permission is hereby granted to:

Owner Name: HEPPNER NANCY
9 BANK ST
CROTON-ON-HUDSON, NY 10520

Contractor: J.T.H. CONSULTING
168 OVERLOOK ROAD
POUGHKEEPSIE, NY 12603

for the following authorized work:

CONSTRUCTION OF NEW REAR DECK (ZBA VARIANCE GRANTED 5/9/24)

at premises located at:

9 BANK STREET

pursuant to above numbered application, any variances or other permits issued and plans and specifications approved by the Building Inspector and subject to the following conditions.

1. This permit must be kept on the premises with one set of approved plans and specifications until full completion of the work authorized. There shall be no work performed between the hours of 8:00 p.m. and 8:00 a.m. Sunday through Saturday and between the hours of 8:00 p.m. Saturday and 10:00 a.m. Sunday.
2. Permit valid for commencement of work for a period of six months from date of issuance. All work must be completed within two years from date of issuance.
3. This permit is non-transferable and is issued based on the contractor's insurance documentation submitted with the application. This permit shall automatically become null and void if there is any lapse or cancellation of insurance coverage.
4. Work must be inspected by the Building Department; owner and contractor are responsible for scheduling all necessary inspections.
5. All provisions of the Building Code, Zoning Law and all other Village laws, County and State laws applicable thereto must be complied within the execution of the work authorized under this permit, whether or not shown on plans or specified in the specifications or application.
6. This permit does not give the right to construct or alter plumbing or drainage systems, nor does it permit the use of any street, sidewalk or other public place for storage of materials.
7. It is unlawful to occupy or use any new building or part thereof until a certificate of occupancy has been obtained from the Building Inspector.
8. As per Section 230-49D of the Village Zoning Code, all existing sidewalks abutting the property must be repaired and left in a safe and presentable condition prior to the issuance of the Certificate of Occupancy.

Cost of Construction: \$23000.00

Fee Received: \$563.00

Ronald Wegner, P.E., Asst. Village Engineer/Asst. Building Inspector



date: 6/17/2024

Revised:

7/17/2024 To show wider stairs
8/1/2024 revised stair location
8/16/2024 revised stair

RICHARD J. IUELE, P.E.

39 TRENTON ROAD
FISHKILL NY, 12524

DECK PLAN

HEPPNER RESIDENCE

9 BANK STREET
CROTON-ON-HUDSON, NY 10520

dwg:

project:

job no:

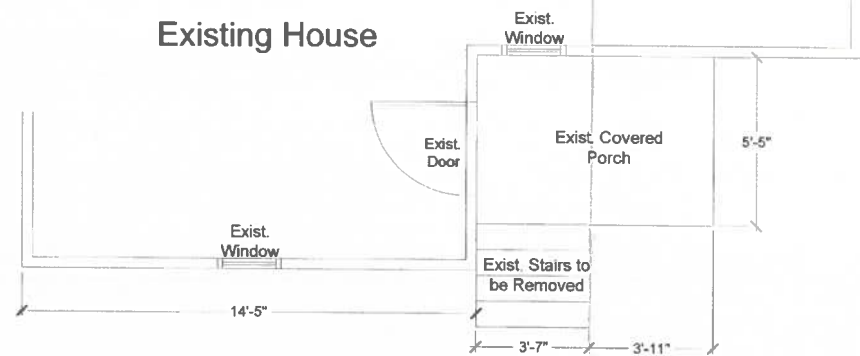
dwgn by:

scale:
As noted

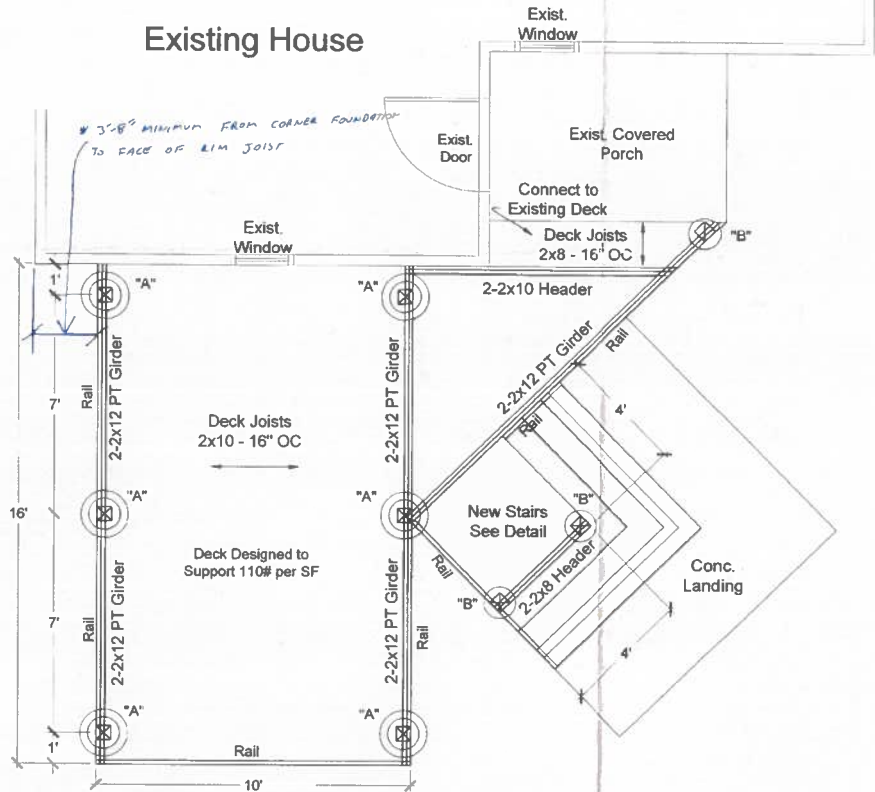
dwg no:

A
1 OF 1

Existing House

EXISTING DECK PLAN
SCALE 3/8" = 1'-0"

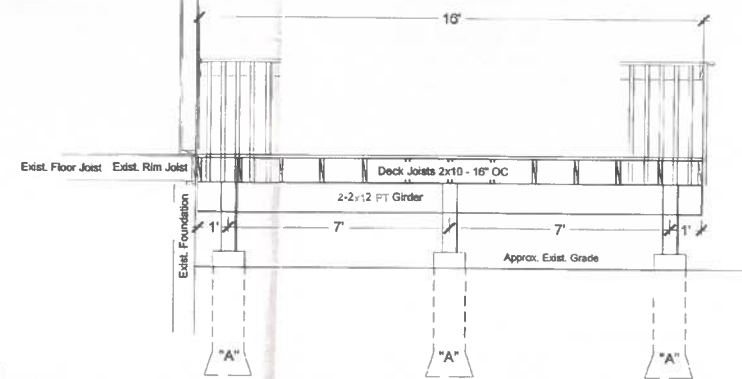
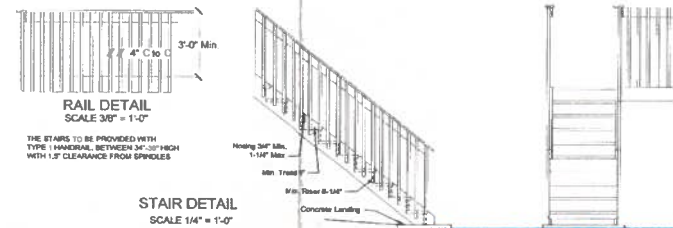
Existing House

PROPOSED DECK PLAN
SCALE 3/8" = 1'-0"Table R301.2(1)
Climatic and Geographic Design Criteria

Ground Snow Load	Wind Design				Seismic Design Category	Subject to Damage From			Winter Design Temp.	Ice Shield Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp.
	Speed MPH	Topographic Effects	Special Wind Region	Windborne Debris Zone		Weathering	Frost Line Depth	Termite					
30	115	No	Yes	No	B	Severe	42"	Moderate to Heavy	2	Yes	Local	1160	52.1

FRONT ELEVATION
SCALE 1/4" = 1'-0"

Exist. House

SECTION
SCALE 3/8" = 1'-0"

RAIL DETAIL
SCALE 3/8" = 1'-0"

STAIR DETAIL
SCALE 1/4" = 1'-0"

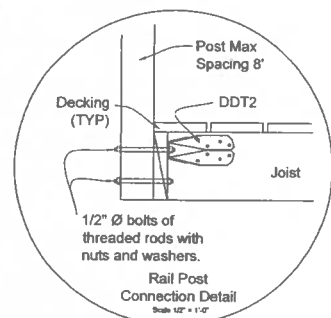
STAIRS TO HAVE A MINIMUM TREAD OF 9" WITH A NOSING NOT LESS THAN 3/4" BUT NO MORE THAN 1-1/4". THE MAXIMUM RISER SHALL BE 8-1/4". THE STAIRS TO BE PROVIDED WITH TYPE 1 HANDRAIL, BETWEEN 34"-38" HIGH WITH 1.5" CLEARANCE FROM SPINDLES. DECK GUARD RAIL TO MEET CODE AND HAVE A MINIMUM HEIGHT OF 36". SPINDLE SPACING NOT TO EXCEED 4". DOUBLE STAIR STRINGERS 16" O.C.

APPROVED
9-16-24
DATE

BUILDING INSPECTOR NOTE THAT THESE PLANS ARE INVALID:

- A. IF ALTERED
B. IF NOT STAMPED BY A NYS REGISTERED ENGINEER OR ARCHITECT.

1. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE CODE WITH THE NYS SUPPLEMENT..
2. THE CONTRACTOR SHALL MAKE NO DEVIATION FROM THE DRAWINGS OR SPECIFICATIONS UNLESS AUTHORIZED IN WRITING BY THE ENGINEER.
3. THE CONTRACTOR SHALL BRING ALL NON-TYPICAL FIELD CONDITIONS, NOT COVERED BY THE DRAWINGS AND SPECIFICATIONS, TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING ANY WORK AFFECTED BY THESE CONDITIONS.
4. ALL WORK SHALL COMPLY WITH LOCAL AND STATE CODE REQUIREMENTS REGARDLESS OF WHETHER OR NOT THEY ARE SPECIFIED IN THESE NOTES AND IN THE DRAWINGS. CODE REQUIREMENTS SHALL GOVERN.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE STRUCTURE DURING CONSTRUCTION.
6. ALL STRUCTURAL LUMBER (FLOOR JOISTS AND WOOD GIRDERS) TO BE SPF#2 OR BETTER AND HAVE A MIN. BENDING STRESS OF 875 PSI. AND A MODULUS OF ELASTICITY $\geq$ TO 1,400,000 PSI. ALL LUMBER TO BE EXPOSED TO THE WEATHER OR IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
7. ALL CONCRETE WORK SHALL CONFORM TO ACI DESIGN AND SPECIFICATIONS. CONCRETE SHALL BE A MINIMUM OF 3500 PSI IN STRENGTH.
8. USE ONLY LUMBER WITH OUT DEFECTS EFFECTING STRENGTH, DURABILITY, AND APPEARANCES FOR THE INTENDED USE.
9. STAIRS TO HAVE A MINIMUM TREAD OF 9" WITH A NOSING NOT LESS THAN 3/4" BUT NO MORE THAN 1-1/4". THE MAXIMUM RISER SHALL BE 8-1/4". THE STAIRS TO BE PROVIDED WITH TYPE 1 HANDRAIL, BETWEEN 34"-38" HIGH WITH 1.5" CLEARANCE FROM SPINDLES. DECK GUARD RAIL TO MEET CODE AND HAVE A MINIMUM HEIGHT OF 36". SPINDLE SPACING NOT TO EXCEED 4". HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.
10. SECURE POSTS TOP AND BOTTOM WITH SIMPSON CONNECTORS AS REQUIRED.
11. ALL ELECTRICAL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL CODES.



THE CONTRACTOR IS REQUIRED TO VERIFY ALL DIMENSIONS AND IS SOLELY RESPONSIBLE TO ENSURE THAT THE DECK DIMENSIONS MATCH THE DIMENSIONS FOR THE SUNROOM.

THESE PLANS ARE FOR THE INTENDED USE BY A COMPETENT CONTRACTOR ONLY. CONTRACTOR SHOULD HAVE AN UNDERSTANDING OF THE NYS BUILDING CODE AS WELL AS BE EXPERIENCED WITH WOOD FRAME CONSTRUCTION.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THERE ARE NO WARRANTIES, NOR ANY MERCHANTABILITY OF FITNESS FOR A SPECIFIC USE EXPRESSED OR IMPLIED IN THE USE OF THESE PLANS.