

Ellis Neighborhood Guidelines for rear decks.

These are general guidelines to be used to review a request for decks that extend off the back of a building. The ground level is exempt from these guidelines.

All decks that are covered by these guidelines must conform to all city and state building and fire codes.

The two issues that are being addressed by these guidelines are light and shadows for abutter and lower level units in the same building and the privacy for abutters.

MATERIALS:

Frame, supports and railings to be fabricated from steel or iron.

The flooring can be either steel, iron, pressure treated wood, wood substitute material or a combination of the above.

SIZE:

Depth: Decks above the ground level will extend no more six feet from the building.

All decks will be at least one foot from the demising wall.

Any portion of the deck that extends more than four feet from the back wall must be at least two feet in from the demising walls.

All connections between the new decks and existing fire escapes and balconies must be maintained.

All legally installed existing decks will have a grandfather clause to allow for repairs and rebuilding within their existing measurements.