



# Residential Deck Guide

*This information guide should be utilized if you are proposing to build a residential deck, which is over 30" in height at any given point.*

All permits should have the following information submitted with the applications, as applicable. If the information is not submitted, the application can be considered incomplete and can be returned noted as such.

**\*\*Note: Plans/Drawings do not need to be prepared by an engineer or architect, but must be drawn clearly, accurately, to scale and with sufficient detail and clarity to indicate the nature and extent of the work proposed, and conform to the most recent provisions of the PA UCC.**

**The following should accompany the permit application:**

## **Zoning Permit Information:**

**Two (2)** copies of a plot plan which indicates the following:

- The location of all property lines associated with the property and a north point.
- Location of all **existing** structures located on the property and their distances to property lines and distances between structures (home, decks, sheds, pools, garages, etc.).
- Location of the **proposed** structure to all property lines and to other structures on the property. It is the property owners/contractors responsibility to know and to be able to identify the property lines.
- Location of the driveway.
- Location of the well and septic system, if applicable.
- Location of all streets, easements, and right-of-ways associated with the property.

## **Building Permit Information:**

**Two (2)** complete sets of the drawings/blueprints containing the following information:

- A cross section of the proposed structure from the top of the structure to the bottom of the footing. This cross section may identify most of the other requirements indicated below.
- Show how the deck will be accessed. If from a new opening in the home, this will require additional structural information on the new opening.
- Show any elevation transitions from the home to the deck (see notes below).
- Any stair details indicating rise and run of treads, widths, handrail and guardrail details, etc. (see notes below).
- Guardrail heights around the perimeter of the deck, spacing of pickets, guardrail support post locations and sizes, if applicable (see notes below).

- Decking material type, width, thickness and direction of placement. If manufactured material, please provide manufacturer specifications.
- Floor joist type, grade, specie, size, spacing, direction, method of attachment to any beams etc. If using joist hangers, please indicate mfr. of hanger and model #.
- Beam sizes, types, locations and method of attachment to support post.
- Size of ledger board (if applicable) and method of attachment of ledger board to existing home. Be specific on attachment method (size, length, spacing, etc.).
- Support post size, spacing and locations.
- Footing/pier size, depth below grade, locations, and method of attachment of support posts to piers (if manufactured product, please supply manufacturer and model #, see notes below).

#### **GENERAL NOTES FOR DECKS:**

- Maximum spacing between pickets is 4”.
- Minimum guardrail height is 36”.
- Handrail heights can be between 30” to 38” high.
- Minimum width of a stairway is 36”.
- Maximum elevation transition from a door threshold to a deck is 8 ½”.
- A stairs maximum rise is 8 ¼”; and minimum run is 9”.
- Minimum depth below grade for footings is 36”.
- All lumber must be pressure treated or be approved for exterior use.
- All fasteners must be hot-dipped galvanized steel, stainless steel, silicon bronze or copper.

- ❖ Copies of all contractors Workmens Compensation Insurance forms or exemptions.

#### **Time Required to Review Plans:**

The Codes Office has up to **15 working days** to complete a residential structure plan review. All applications are time stamped when submitted and plans are reviewed on a first come, first served basis. Once a plan review has been completed, if there is substantial additional information that is required, the revised plans will be processed as a new plan, which means the revised plan review could take up to 15 working days to re-review. The more thorough a plan submittal is, the less time that it will take to complete the plan review and have the appropriate permits ready for issuance.