

Residential Deck Guide

This information guide should be utilized if you are proposing to build a residential deck

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:

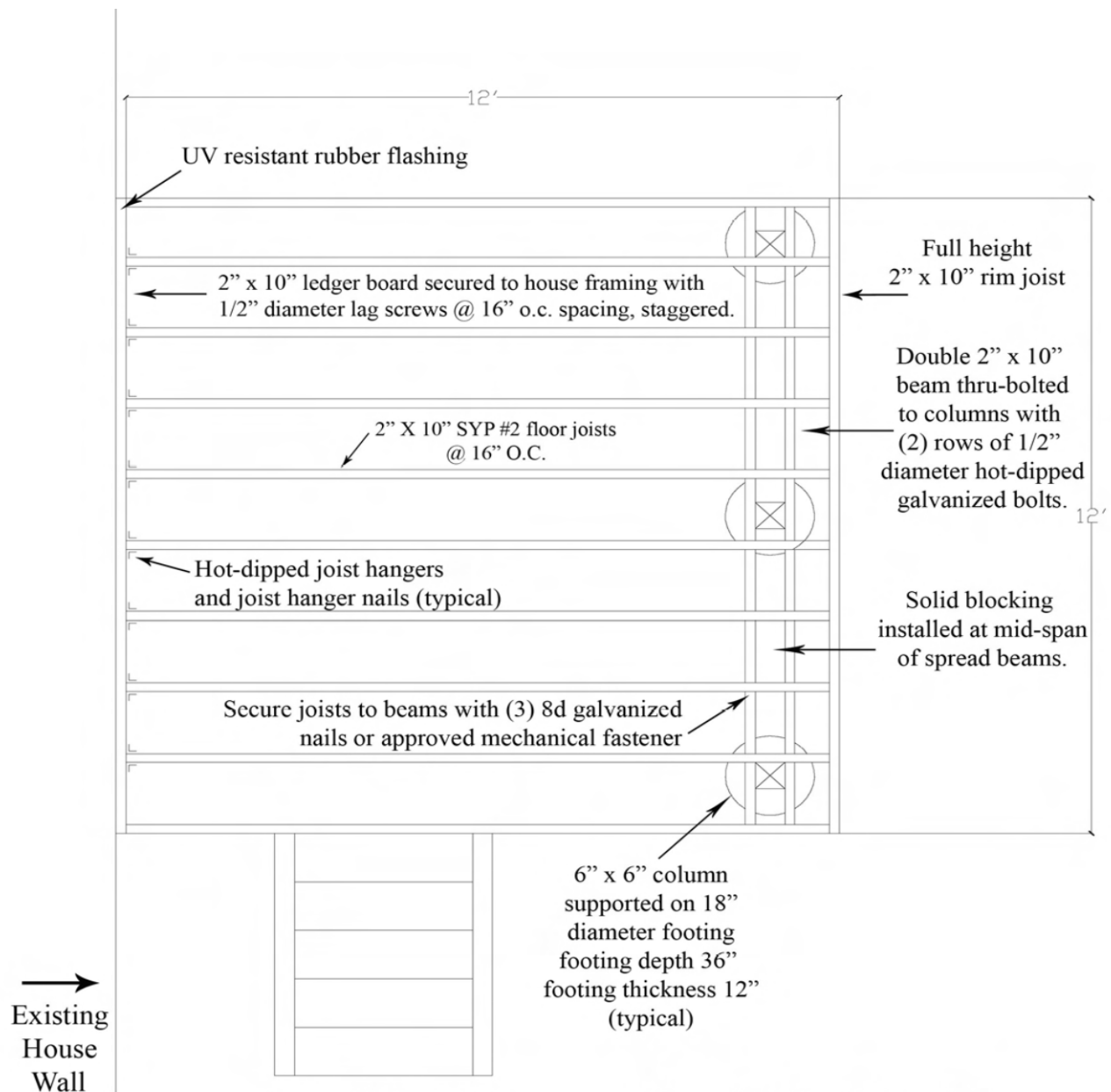
Two (2) copies of a plot plan which indicates the following:

- 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

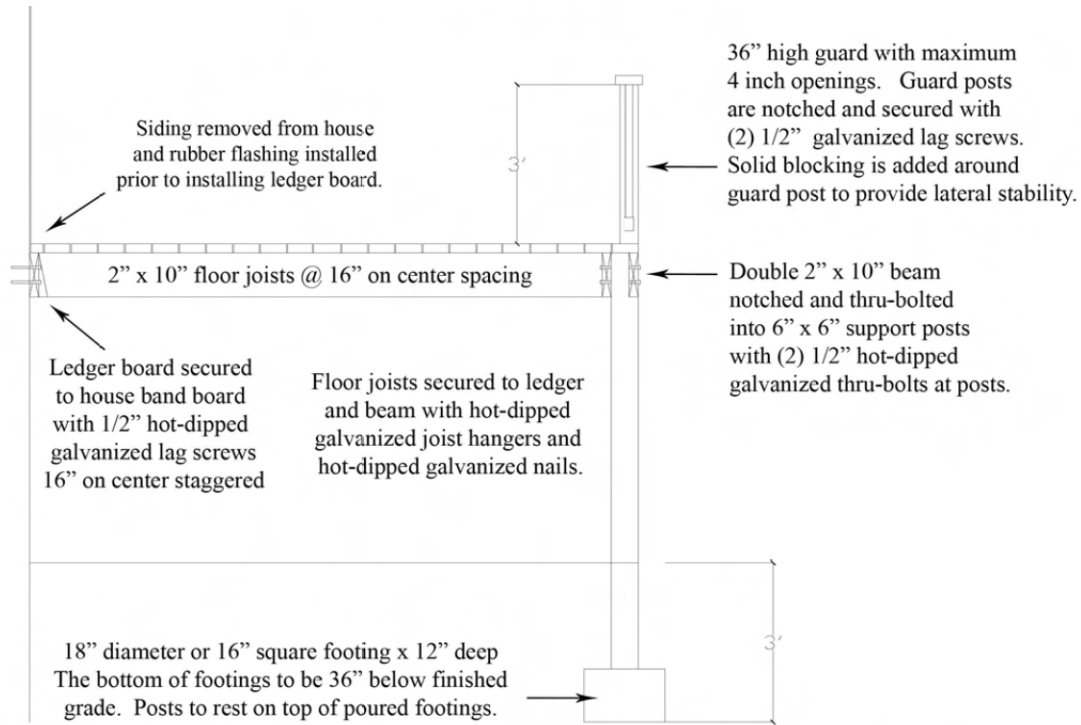


Stairs to Grade
 Refer to stair details
 for construction
 specifications and
 dimension requirements

Decking Specifications
 5/4" treated decking, 2x decking
 or composite decking. Composite
 materials are to be installed per the
 manufacturer's installation instructions.

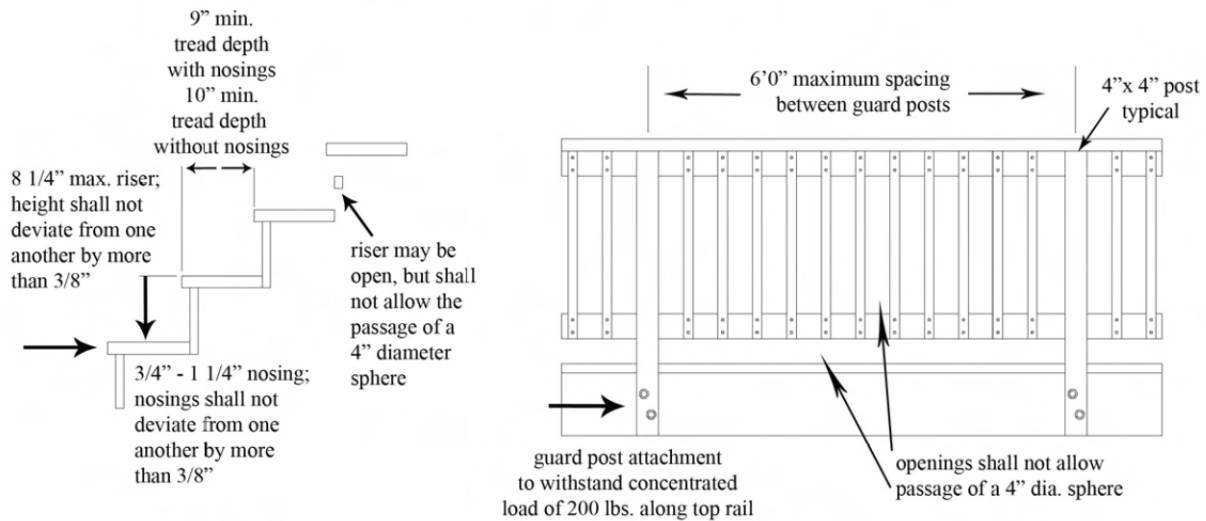
SAMPLE DECK FRAMING PLAN

DRAW TO SCALE OR INCLUDE DIMENSIONS ON PLANS



SAMPLE DECK CROSS SECTION

DRAW TO SCALE OR INCLUDE DIMENSIONS ON PLANS

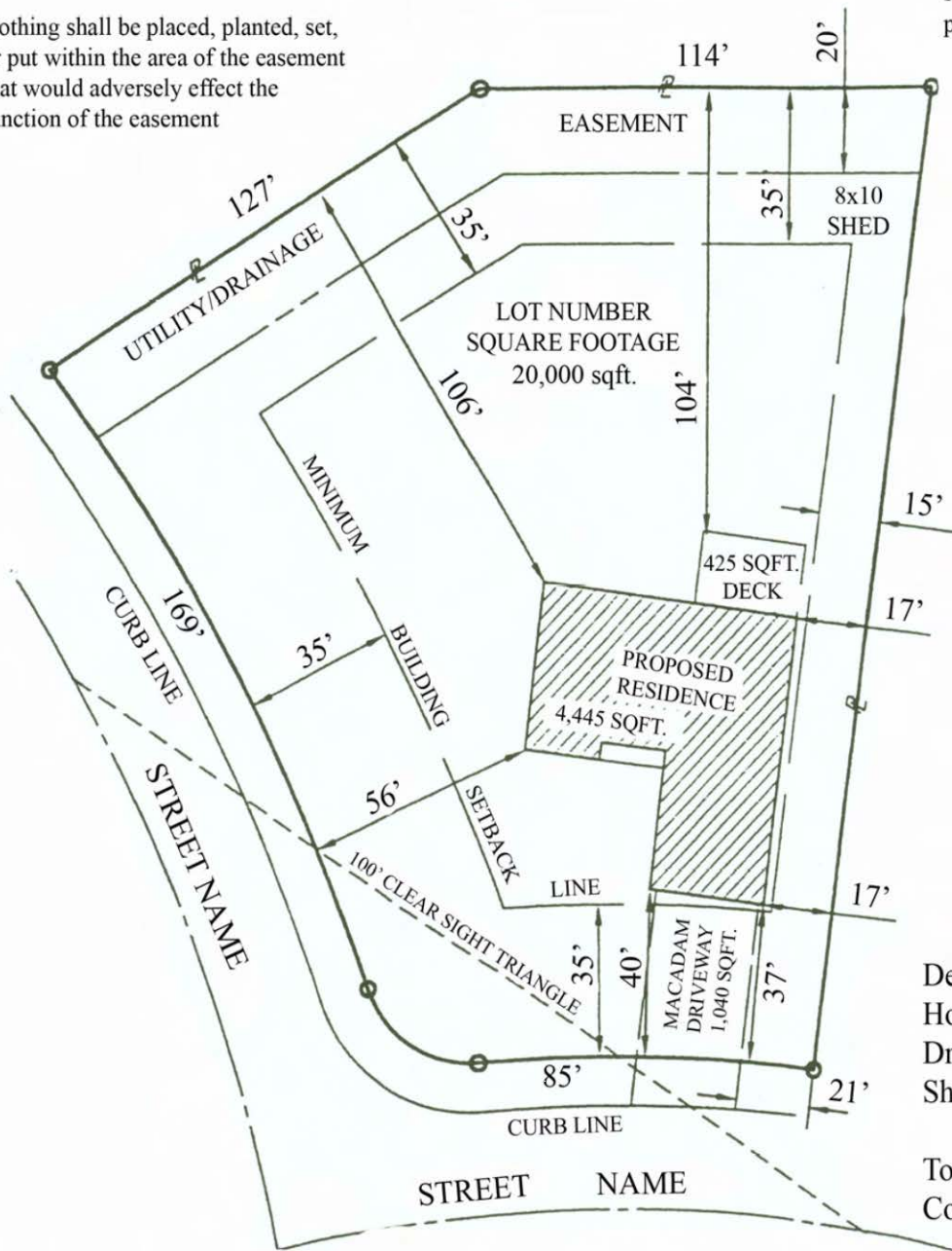


STAIR DETAIL

GUARD DETAIL

Nothing shall be placed, planted, set, or put within the area of the easement that would adversely effect the function of the easement

shed and side/rear property lines



Deck	425sqft.
House	2445 sqft.
Drive	1040 sqft.
Shed	80 sqft.
Total	3990 sqft.
Coverage	

Nothing shall be placed, planted, set, or put within the area of the 100-foot clear sight triangle that has the possibility of growing in excess of 30 inches or may obscure motorist vision.

Name
 Address
 City, State, Zip code
 Home Phone Work Phone

TYPICAL SITE PLAN

SCALE: 1" = 40'0"

