

DECK REQUIREMENTS

2009 INTERNATIONAL RESIDENTIAL CODE IN EFFECT

1. A building permit application must be submitted with complete construction details, including but not limited to: ledger, flashing, footer, framing, hardware, hand, and guardrail details along with a plot plan showing property lines and setbacks from every side.
2. Decks less than 200 square feet require a zoning permit. Any deck over 200 square feet requires a building permit.
3. The application must be approved and a permit must be issued prior to the start of work.
4. Property line setbacks in a residential zoning district are typically 15-20 feet for side yards and 30-50 feet for rear yard. These setbacks vary depending on the zoning district that you are in. If you are unsure, submit your permit with the setback you prefer and the building inspector will review your application and let you know if you must meet a larger setback.
5. Minimum railing height is 36 inches.
6. Maximum baluster opening is 4 inches.
7. Maximum stair rise is 8 1/4 inches and minimum run is 9 inches.
8. Graspable handrails 34 to 38 inches required on at least one side of stairs with 4 or more steps.
9. Deck lateral load connections must be visibly inspected. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting.
10. Deck ledger connections must be reviewable under IRC Chapter 5 or be designed in accordance with accepted engineering practice.

Applicant must call PA ONE CALL 3 days before digging 1-800-242-1776

INSPECTIONS REQUIRED FOR DECK PERMITS

1. Footing - prior to pouring concrete.
 - a. Ledger board must be installed and flashed at the time of footing inspection.
2. Framing - can be done at the same time as the Final inspection if the skirting is not on the bottom of the deck. See Deck requirement #9.
3. Final after completion.

ADDITIONAL IMPORTANT INFORMATION ON BACK OF FORM

INSPECTOR'S CORNER: DECK ATTACHMENT

There are a number of different types of very good engineered floor systems currently being used by the builders in the Township. These systems although very solid as floor structure present some unique conditions when one goes to attach deck ledgers to what would conventionally be a nominal 2" perimeter band. In most cases this band does not exist and care must be taken to correctly attach this ledger board to the house.

If your house uses open web trusses as floor joist this ledger must be bolted to the vertical end member of these floor joist. In a conventionally framed home this ledger would normally just be lagged to the band board without regard for the location of the floor joist, doing that with open web trusses means you would typically be lagging to 7/16 OSB or plywood neither of which is designed to carry the load of your deck.

TJI's or wood I beam type floor joist normally require backer blocks installed along the perimeter inside the basement to support the ledger board. The exception to this is if the builder used 1-1/4" Timberstrand or similar material as your band in this case normal lag bolts will typically carry your ledger. Failure to use the backer blocks could mean the ledger board is lagged to 1/2" or 3/8" OSB not designed to carry the imposed loads of your deck.

R323.3 Fasteners - Fasteners for pressure preservative and fire-retardant-treated wood shall be of hot-dipped galvanized steel, stainless steel, silicon bronze or copper. Flashing shall be compatible with the material being used. Aluminum flashing is NOT recommended!

LEDGER BOLT SIZE AND SPACING (for attachment to concrete)

Joist Span	BOLT SIZE AND SPACING	
	ROOF	FLOOR
10 FT.	1/2 AT 2 FT. 6 IN. 7/8 AT 3 FT. 6 IN.	1/2 AT 2 FT. 0 IN. 7/8 AT 2 FT. 9 IN.
10-15 FT.	1/2 AT 1 FT. 9 IN. 7/8 AT 2 FT. 6 IN.	1/2 AT 1 FT. 4 IN. 7/8 AT 2 FT. 0 IN.
15-20 FT.	1/2 AT 1 FT. 3 IN. 7/8 AT 2 FT. 0 IN.	1/2 AT 1 FT. 0 IN. 7/8 AT 1 FT. 6 IN.

LEDGER BOLT SIZE AND SPACING (for attachment to nominal lumber)

Joist Span	1/2 in. bolt on center spacing	1/2 in. screw on center spacing
10 Ft.	34 inches	18 inches
12 Ft.	29 inches	15 inches
14 Ft.	24 inches	13 inches
16 Ft.	21 inches	11 inches

Most builders who are using these products are familiar with these requirements, however the do-it-yourselfers and small contractors not familiar with engineered wood products should take note!!! It is very difficult if not impossible for an inspector to know what type of floor system is present. Typically we do not have access to the inside of your home at the time of inspection to check these connections. Make your contractor aware if your home uses one of these engineered floor systems and make sure that ledger is properly flashed during installation to prevent water damage to your home!!!!