



TOWNSHIP OF UPPER PROVIDENCE
1286 Black Rock Road, Phoenixville, PA 19460
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DECK REQUIREMENTS

2021 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 – dial 811

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