

## **DECK REQUIREMENTS**

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 200 square feet and over 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 yards. 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 guard 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 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 811**

### **INSPECTIONS REQUIRED FOR DECK PERMITS**

1. Footing-PRIOR TO POURING CONCRETE.
  - a-Ledgerboard 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**

TABLE R507.2  
DECK LEDGER CONNECTION TO BAND JOIST-a, b  
(Deck live load= 40 psf, deck dead load= 10 psf, snow  
load ≤ 40 psf)

CONNECTION DETAILS	JOIST SPAN						
	6' and less	6'1" to 8'	8'1" to 10'	10'1" to 12'	12'1" to 14'	14'1" to 16'	16'1" to 18'
	On-center spacing of fasteners						
1/2 inch diameter lag screw with 1/2 inch maximum sheathing-d	30	23	18	15	13	11	10
1/2 inch diameter bolt with 1/2-inch maximum Sheathing-d	36	36	34	29	24	21	19
1/2 inch diameter bolt with 1 inch maximum sheathing	36	36	29	24	21	18	16

For SI: 1 inch= 25.4 mm, 1 foot= 304.8 mm, 1 pound per square foot= 0.0479 kPa.

- Ledgers shall be flashed in accordance with Section R703.8 to prevent water from contacting the house band joist.
- Snow load shall not be assumed to act concurrently with live load.
- The tip of the lag screw shall fully extend beyond the inside face of the band joist
- Sheathing shall be wood structural panel or solid sawn lumber.
- Sheathing shall be permitted to be wood structural panel, gypsum board, fiberboard, lumber or foam sheathing. Up to 1/2 inch thickness stacked washers shall be permitted to substitute for up to 1/2 inch of allowable sheathing thickness where combined with wood structural panel or lumber sheathing.

TABLE 507.2.1  
PLACEMENT OF LAG SCREWS AND BOLTS IN DECK  
LEDGERS AND BAND JOISTS

MINIMUM END AND EDGE DISTANCES AND SPACING BETWEEN ROWS				
	TOP EDGE	BOTTOM EDGE	ENDS	ROW SPACING
Ledger-a	2 inches-d	3/4 inch	2 inches-b	1 5/8 inches-b
Band Joist-c	3/4 inch	2 inches	2 inches-b	1 5/8 inches-b

For SI: 1 inch = 25.4 mm.

- Lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger in accordance with Figure R507.2.1(1).
- Maximum 5 inches.
- For engineered rim joists, the manufacturer's recommendations shall govern.
- The minimum distance from bottom row of lag screws or bolts to the top edge of the ledger shall be in accordance with Figure R507.2.1(1).