

Building Permit Application Requirements

Wood Decks

1. Two sets of construction plans including:
 - a) Post hole layout, with distances between posts
 - b) Size of posts, beams, joist and decking
 - c) Beam spacing
 - d) Stair location with tread and riser dimensions
 - e) Section view of deck
 - f) Guard and hand rail detail
2. Two site plans showing dimensions of property and location of the following:
 - a) Proposed deck indicating setback from all property lines
 - b) All existing structures
 - c) Septic field
 - d) Well
 - e) Easements
 - f) Roadways and rights-of-way
3. A completed building permit application.
4. A \$75.00 non-refundable deposit that must be submitted at time of application, this will be subtracted from the total permit cost when the permit is obtained.
5. Copy of builder's license must be submitted at time of application if permit is being obtained by a licensed builder.
6. Required inspections: (some decks may require others)
 - a) Post hole and ledger board
 - b) Final
7. Foundation:
 - a) Post must be set a minimum of 42" below grade.
 - b) Posts shall bear on undisturbed soil and back filled with pea gravel, or cement.
 - c) Posts may not be located within 3 feet of basement walls. A ledger board bolted to the bond joist must be used. Hanging ledger board on brick will not be permitted if deck is more than 30" above grade.

8. Framing Material:

- a) All material in contact with the ground must be .40 pressure treated and labeled "ground contact acceptable". All other material to be .25 treated pine, redwood, cedar or other acceptable material to provide protection against decay and termites.
- c) All nails, bolts, brackets and fasteners shall be of zinc, zinc coated or other approved corrosion-resistive materials.

9. Framing Requirements:

- a) Posts shall be minimum size of 4"x4", if deck is more than 4 feet' above grade 4"x6" posts should be used.

b) Beams:	Size	Post Spacing
	(2) 2"x6"	6 feet
	(2) 2"x8"	8 feet
	(3) 2"x6"	8 feet
	(2) 2"x10"	10 feet
	(3) 2"x8"	10 feet
	(2) 2"x12"	11 feet

c) Floor joist maximum clear span

Size	12" o.c.	16" o.c.	24" o.c.
2"x6"	10 feet	9 feet	8 feet
2"x8"	13 feet	12 feet	11 feet
2"x10"	17 feet	15 feet	13 feet
2"x12"	20 feet	18 feet	16 feet

- d) Decking - minimum size 5/4", 2"x6" or 2"x4".
- e) Handrails- Graspable handrails are required on all stairs with four (4) or more risers. Handrails are to be between 30" and 38" measured vertically off the nose of the treads. Maximum top cross section of graspable handrail is 2 5/8".
- f) Stairs- stairs shall have a maximum rise of 7 3/4" and minimum tread depth of 10" measured nose to nose. 1" nosing is not required if tread depth is 11".
- g) Guardrails- Guardrail is required on decks with floors 30" or more above the adjacent grade. Guardrails are to be a minimum of 36" above the finish floor with intermediate rails or ornamental closures which will not allow passage of an object (4") or more in diameter.

h) Stairs must be illuminated in compliance with section R303.4.

Setbacks from property lines vary greatly in different parts of the Township. Please contact this building department for the setbacks on your property.

This packet is provided to help applicants obtain the proper permits and may not include all requirements.

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