



CODE ENFORCEMENT AGENCY

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BUILDING A DECK?

The Commonwealth of Pennsylvania has a minimum code standard which is commonly referred to as PA UCC and the International Residential Code (IRC) 2018 edition. The Deck section of the IRC may be found in Section 507 of the code for reference.

A minimum plan to review shall include the following:

- 1) Proper layout of the exterior deck including proper size, dimensions, materials used for construction (type of wood, composite, etc.), footing details, barrier (rail) information, fasteners, deck beam bearing, lateral supports and connections, joists information, ledger information (including how ledger is connected), band joist details, ledger to band joist details, weatherproofing details (flashing detail), Stairs (if applicable) dimensions and handrail information, stairway landing information (if applicable).

Load Information:

Deck Live loads = 40psi, dead loads of 10 psi and snow loads of 40 psi.

Footing Information:

Footing Depth is = 36" min. Footing materials used?

**** Please describe the backfill of holes for post supports****

Deck Frame Information:

Type of framing and materials used to frame the deck. Information must include height and spans of the framing. Floor joists information and connections to the ledger and beam? Lateral Load connector and type? Bridging (if applicable). ****Please include deck joist span. Last, include information on the deck flooring and any cover or flashing.**

Deck Flashing:

Please include information on the flashing method for the deck and how you are properly diverting water and debris from the ledger.

Fastener & Hardware Information:

Type of fasteners being used for the deck?

Fastener placement in ledger and band joists. Please include the lateral load connectors.

****NO Screws unless properly approved. (Any braces, brackets or hangers)****

Post & Beam Connector information:

The plans must include details on the post and beam information. This is not limited to the beam type and material, the span of the beams and how the beams are affixed to the posts. Information on your beam to joist fasteners (hurricane straps?).

Deck Beam Span Chart Table R507.5 Deck Beam Span Lengths NOTE: Values are for #2 or better Southern yellow pine only. For other woods consult Table R507.5 of the 2018 IRC. Beam cantilevers are limited to 25% of span. Example: 1–2x10 beam with joist span of 18' = 4'0" permitted 1' of cantilever for 5'0" overall beam length.

Deck Post Maximum Heights DECK POST SIZE MAXIMUM HEIGHT (feet-inches) 4X4 6'-9"
4X6 8'-0" 6X6 14'-0" 8X8 14'-0".

Steps, Barriers, Guards and Handrails:

Please include all information on the steps, barrier protection, guards and handrails. The information must include how you are affixing to the posts, deck or supports. Steps to include rise and tread information.

****Please NOTE**** Handrails for exterior deck steps must be approved treated materials and must be graspable or rounded. (Squaring off a 2x4 is not handrail & untreated stair handrails are not approved).

Exterior Electrical outlet – is now required if none is present. Outlet must be exterior approved.

E3901.7 Outdoor outlets

Not less than one receptacle outlet that is readily accessible from grade level and located not more than 6 feet, 6 inches (1981 mm) above grade, shall be installed outdoors at the front and back of each dwelling unit having direct access to grade level. Balconies, decks, and porches that are accessible from inside of the dwelling unit shall have at least one receptacle outlet installed within the perimeter of the balcony, deck, or porch. The receptacle shall be located not more than 6 feet, 6 inches (1981 mm) above the balcony, deck, or porch surface. [210.52(E)].

Here is a list of the most popular failure items to consider *prior* to filing your application:

What is the structure composite? How is the deck attached to the structure? What is the species of wood? What type of fasteners are being used? What is the projection from grade? What is the gross footage area (including steps)? Too many steps (require a landing)? Handrail detail. Lateral support details. Flashing information? Hurricane or support ties. Is there a proper electrical outlet?

Please NOTE: A material list or contract for services from a contractor or home improvement store is not a sufficient detail for a residential UCC plans examination. A description, layout or narrative of constructive details demonstrating the above information is best responded to in helping to expedite the permit.

Note to APPLICANT: The Building Department cannot assist in the design or layout of the application or plans for review. If designing the layout and detailing the information is beyond your scope, please seek assistance from a design professional

Submitted plans and applications must be LEGIBLE for review and approval.

No permit may be issued without proper supportive details and information attached to the application. If additional information or details cannot be provided, please consult with a Pennsylvania design professional for assistance. The Building Code Official, inspector, permit techs or administration cannot provide design advice for approvals.