



Attachment B: Residential Deck Permits

Section B1: Supplemental Questions

None.

Section B2: Required Attachments

1. Please attach two (2) copies of assembled and bound sets building plans and specifications.
2. Please attach two (2) copies of plot plans.

Section B3: Inspection Schedule Acknowledgement

The issuance of this building permit requires you to comply with all provisions set forth in the Uniform Construction Code. Listed below are the stages of construction when the East Brandywine Township Codes Official must be notified. Inspections must be scheduled twenty-four (24) hours in advance. Failure to notify the township before proceeding to the next step will result in a stop work order. All inspections are scheduled by Township Staff at (610) 269-8230. Approved plans and specifications must be available on site at all times.

1. DECK SETBACK INSPECTION

Inspection will be made checking location of construction prior to excavation. Stakes or batter boards must be in place and property lines and corners clearly marked.

2. DECK FOOTINGS

Inspection will be made after excavation is completed. Concrete may not be poured until the footings are approved by the Building Inspector. The ledger board shall be installed and flashed at this time.

3. ELECTRIC

All electrical inspections must be performed by a Township Codes Official.

4. DECK ROUGH FRAMING

Inspection will be made after the posts, beams and deck framing is complete. This inspection shall be done prior to the deck boards being installed. **Proof of passed electrical inspection must be on site at the time of the rough framing inspection, if any electrical work was done.**

5. DECK FINAL INSPECTION

Inspection will be made once the deck is complete.

No dwelling may be occupied until the issuance of a Use and Occupancy Permit.

As per resolution number 06-11, the Township will bill the homeowner \$80.00 per inspection for additional inspections requested by a builder or homeowner, or for any re-inspections required due to failures of initial inspections.

To avoid this billing, if you know that you are not going to be ready for an inspection, you must call the Township at least one (1) hour prior to the scheduled inspection to cancel or to re-schedule.

I hereby acknowledge receipt of a copy of this form:

Applicant

Date



Attachment B (Continued): Supplemental Information for Deck Projects

Deck projects have become much more complex due to the variety of products that are on the market. Many of the products have specific manufacturer installation requirements that must be followed due to the limitations of the products and approved testing. Your deck shall be designed using Chapter 5 of the 2018 IRC. Please provide:

- Plot plan showing the deck and the distance to the side and rear property lines.
- Plan details showing joist spans from bearing point to bearing point, beam spans and cantilevers.
- Footing layout (including spacing), depth below grade (minimum 36"), thickness, width, and method of connecting the post base to the footing. All footings shall be poured concrete. In lieu of a sealed engineer design for footers you may use table R507.3.1 (utilizing 1500 psf load bearing value of soils). If you choose to use the table you must include a tributary load take off for the deck project and associated calculations.
- Detail of the post to beam connection.
- Ledger board detail showing flashing, joist hangers, fastening methods, and method of compliance for the lateral load connection. If using ledger board fasteners other than those specified by code you must provide an approved code compliance report along with the fastening table/requirements from the manufacturer. This is used to determine the on center spacing requirements of the fasteners. This is needed because all products have different requirements.
- Provide detail of the 4x4 guard post connection.
- Provide stair and landing details including guard rails, riser height, tread depth, and secondary continuous graspable handrail(s) as required.
- Deck boards other than traditional pressure treated lumber shall be submitted with a complete current copy of an approved code compliance report for the product. The report includes installation requirements. Refer to the report for the stair stringer spacing requirements. Note on the plans your spacing requirements.
- Guard system other than traditional pressure tested lumber shall be submitted with a complete current copy of an approved code compliance report for the product. The report includes installation requirements.
- If a spa or hot tub/spa is to be supported by the proposed deck you must provide signed and sealed engineered drawings. Construction details and calculations demonstrating that the structure has been designed to accommodate the imposed loads shall be provided as part of the application. Minimum 25' setback for hot tubs/spas from the side and rear lot lines.

The information noted above is designed to be helpful during the application process. If you have any questions during your submittal process please call.