

TOWNSHIP OF PINE

230 PEARCE MILL ROAD

WEXFORD, PA 15090

(724) 625-1591

**PA State Uniform Construction Code
Residential Building Permit Submission Requirements -Decks**

NOTE: EFFECTIVE OCTOBER 1, 2018, THE 2015 INTERNATIONAL RESIDENTIAL CODE WITH SOME AMENDMENTS IS APPLICABLE.

Submission Requirements:

The following items must be submitted with the completed Building Permit Application:

- Two sets of drawings of the proposed construction.
- Two copies of the site plan/survey indicating the location of the proposed structure.
- The general contractor for the project shall provide a completed workers compensation insurance certificate or notarized exemption form.

Fees:

The cost of the building permit is based on the builder's estimate. See Fee Schedule for amounts.

Standard Building Code Requirements and Inspections for Accessory Structures and Decks:

Site Requirements: With excavation and clearing of building site, silt fence, trenched and staked, shall be installed at low sides of excavation area or property lines. The Building Permit shall be posted and visible from the street. Any accumulated mud or debris shall be removed from the streets immediately. On lot dumpsters shall be utilized to contain construction debris. No open burning permitted. **NOTICE: Failure to maintain on lot site requirements will result in the immediate shut down of construction activities until those items are brought into compliance.**

Footings: Trenches and forms shall be clean and free of any standing water. Deck post-holes shall be a minimum of 36 inch deep. Concrete footings shall be per section R507 of the 2015 IRC. Posts shall be laterally supported by a connector or a minimum embedment of 12" of soil or concrete footing, typically 12" wide x 6" thick. **Inspection required.**

General Framing: Deck ledger boards shall be attached to the house per R507.2. Ledger board attachment through or to brick/stone veneer and concrete block will **not** be accepted. Self-supporting decks are permitted. Stairs treads shall be a minimum of 9 inch with a rise no greater than 8-1/4 inch. Single beam spans have been added. Hold down tension devices shall be installed in not less than two locations and possible 4 locations depending on the device per deck. **Inspection required.**

Plumbing and Electrical Installations (Where applicable): All plumbing shall conform to Allegheny County Plumbing Code(s) and the IPC. Electrical installations shall conform to the ICC Electrical Code. Nail plates and fireblocking shall be installed where appropriate. **Allegheny County plumbing inspection required, and Township approved electrical inspection required for rough in and final inspections.**

Final/Occupancy: All handrails, guardrails and safety features shall be complete. All required fencing for pools shall be installed. Final plumbing inspections, electrical inspections and detail shall be verified complete. All features on the approved plans shall be complete. All access and egress features shall be installed. **Inspection required.**

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Residential Inspection Schedule: Decks

The Building Permit Applicant agrees to comply with the provisions of the Township of Pine Ordinances, Codes, and Regulations, and with all applicable laws and regulations of Allegheny County, Commonwealth of Pennsylvania and the United States, whether or not specified in these requirements.

NOTE: One business day notice is required to schedule inspection requests: 724-625-1636.

Footings: Schedule inspection following post hole excavation prior to concrete pour.

General Framing: Schedule rough frame inspection prior to concealing any structural members. If all structural members remain exposed, the framing inspection can be completed at Final/Occupancy Inspection.

Plumbing, Mechanical, and Electrical (If Applicable): Plumbing and electrical inspections should be scheduled with the appropriate agency/inspector as required. Mechanical inspections will be included with the general framing and final inspections.

Final/Occupancy: Schedule inspection when all required items are complete.

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Typical Framing Requirements for Treated Lumber Decks

JOISTS SPANS

Southern Pine	Spacing of joists with no cantilever			Spacing of joists with cantilevers		
	12"	16"	24"	12"	16"	24"
2 x 6	9-11	9-0	7-7	6-8	6-8	6-8
2 x 8	13-1	11-10	9-8	10-1	10-1	9-8
2 x 10	16-2	14-0	11-5	14-6	14-0	11-5
2 x 12	18-0	16-6	13-6	18-0	16-6	13-6

BEAM SPANS

Southern Pine	Deck joists spans less than or equal to in feet						
	6	8	10	12	14	16	18
1 - 2 x 6	4-11	4-0	3-7	3-3	3-0	2-10	2-8
1 - 2 x 8	5-11	5-1	4-7	4-2	3-10	3-7	3-5
1 - 2 x 10	7-0	6-0	5-5	4-11	4-7	4-3	4-0
1 - 2 x 12	8-3	7-1	6-4	5-10	5-5	5-0	4-9
2 - 2 x 6	6-11	5-11	5-4	4-10	4-6	4-3	4-0
2 - 2 x 8	8-9	7-7	6-9	6-2	5-9	5-4	5-0
2 - 2 x 10	10-4	9-0	8-0	7-4	6-9	6-4	6-0
2 - 2 x 12	12-2	10-7	9-5	8-7	8-0	7-6	7-0
3 - 2 x 6	8-2	7-5	6-8	6-1	5-8	5-3	5-0
3 - 2 x 8	10-10	9-6	8-6	7-9	7-2	6-8	6-4
3 - 2 x 10	13-0	11-3	10-0	9-2	8-6	7-11	7-6
3 - 2 x 12	15-3	13-3	11-10	10-9	10-0	9-4	8-10

FASTENER SPACING FOR DECK LEDGER BOARDS

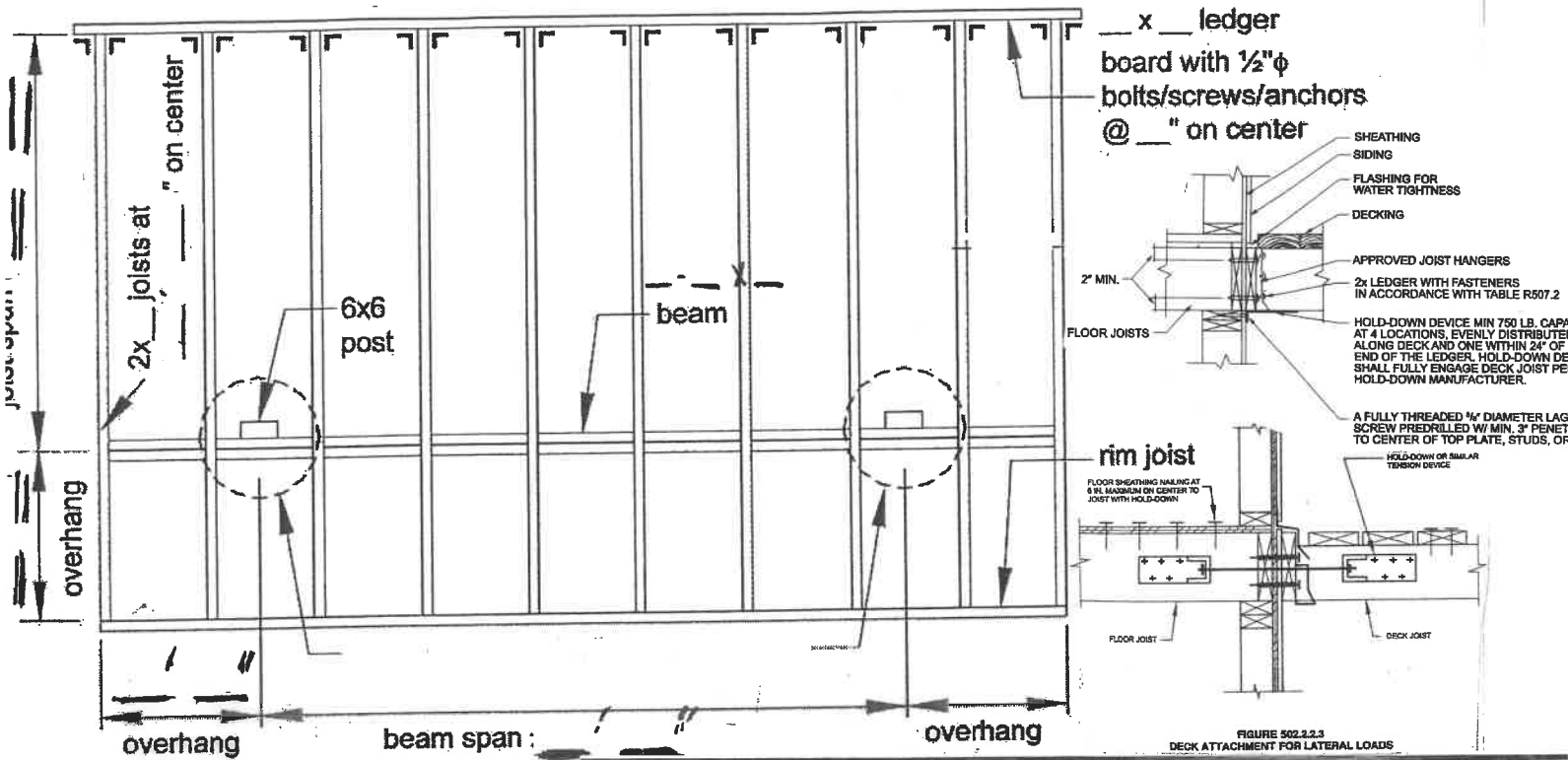
Joist Span	Under 6'	6'1"-8'	8'1"-10'	10'1"-12'	12'1"-14'	14'1"-16'	16'1"-18'
Connection Details	On-center spacing for fasteners						
½" lag screw with 1/2" max sheathing	30	23	18	15	13	11	10
½" bolt with 1/2" max sheathing	36	36	34	29	24	21	19
½" bolt with 1" max sheathing	36	36	29	24	21	18	16

1. Spans are maximum between bearing points
2. Values are based on 40 psf live load and 10 psf dead load

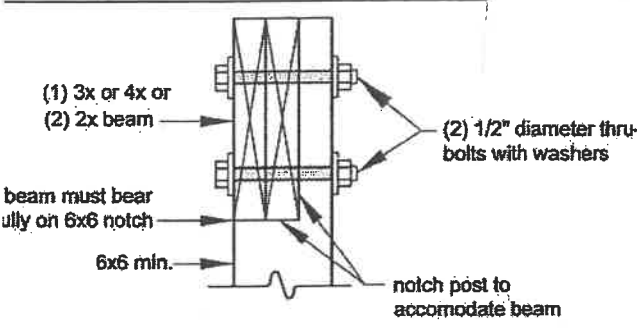
Notes:

- As of 10/1/2018, the 2015 IRC is currently enforced for deck construction with some amendments
- Deck posts are typically 6x6 that are notched to accommodate the beam or an approved post cap
- Full width of beam must bear directly on post and through bolted
- Decks shall **not** be supported on stone or masonry veneer. Self-supporting decks shall be permitted
- Decks over 30" above finished grade require guardrails per code
- Floor joists are permitted to cantilever one-fourth of adjacent joist span
- Beams are permitted to cantilever at each end up to one-fourth of actual beam span
- The tip of a lag screw shall fully extend beyond the inside face of the existing band joists
- Ledgers shall be flashed to prevent water from contacting the house band joists
- Lag screws or bolts shall be placed 2 inches in from the bottom or top of the deck ledgers and between 2 and 5 inches in from the ends. Lag screws shall be staggered along horizontal run
- Hold down tension devices shall be installed in not less than two locations or 4 locations depending on the type of device per deck. A manufactures connector will meet this requirement
- All stairs over 30" in height require a handrail/guardrail 34"-38" above the tread nosing
- Ledger boards shall not be attached to overhangs or bay windows
- Floor joists measuring 1 ¼" thick wood shall be spaced at 12" on center is decking is installed at a maximum 45-degree angle
- 6x6 post cannot exceed 14' in height. 4x4 and 4x6 post cannot exceed 8' in height

Typical Deck Framing Plan



Post-to-Beam Attachment



Example Guard Detail

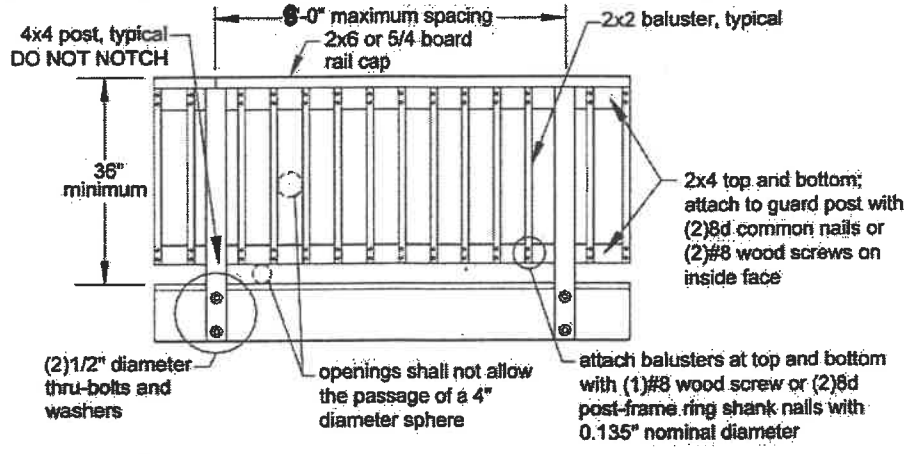
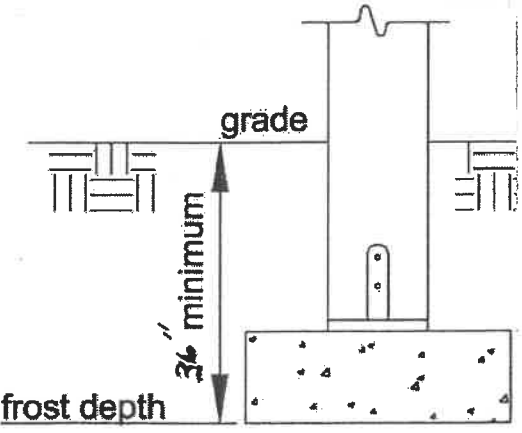
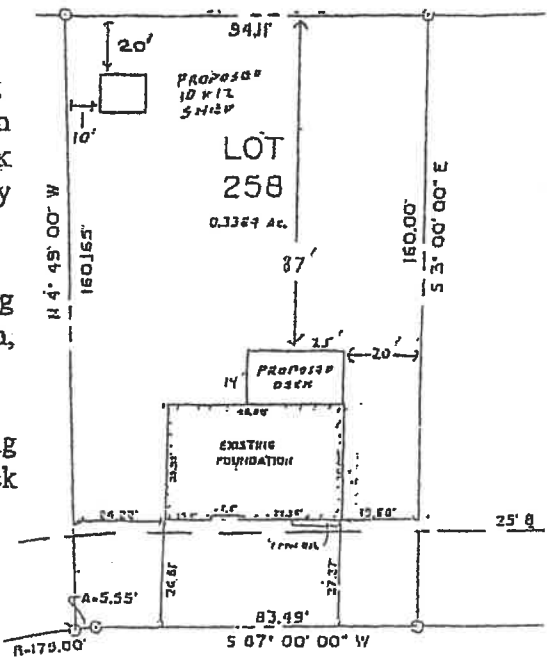


Figure 12: Typical Footing Options



EXAMPLES:

1. Existing property Survey Identifying The proposed location of an accessory structure and deck addition. Distances from property lines are identified.
2. Deck construction plans identifying beam sizes, post sizes, footing depth, and handrail details.
3. Deck construction plans identifying joist size and spacing and deck dimensions.



FOR ILLUSTRATION PURPOSES ONLY
 APPLICANT TO PROVIDE ADEQUATE INFORMATION
 WITH BUILDING PERMIT APPLICATION
 TO DETERMINE CODE COMPLIANCE