

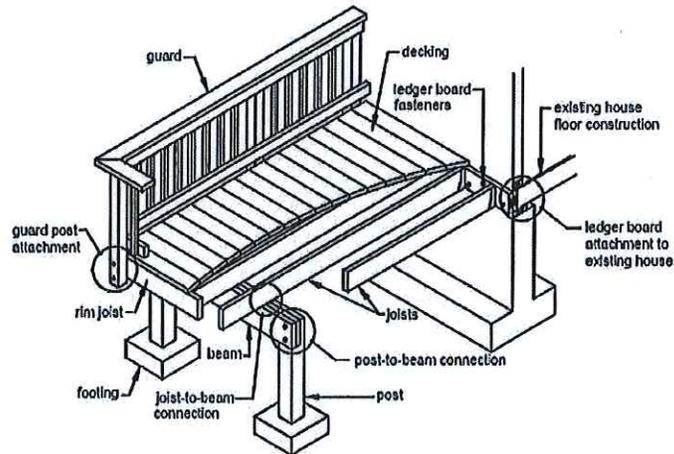
# EAST WHITELAND TOWNSHIP



Chester County, Pennsylvania

## RESIDENTIAL DECK ADDITION

### SUBMITTAL GUIDE AND CONSTRUCTION FACT SHEET



The Text and illustrations included in this guide represent tables and illustrations from the **2015** International Residential Code and the opinions of the East Whiteland Township Codes and Life Safety Department. This guide is for information purposes and should not be misconstrued as a full and complete interpretation of the Building Code

## RESIDENTIAL DECK SUBMITTAL GUIDE

Pennsylvania Uniform Construction Code (UCC) referencing the International Residential Code as adopted by East Whiteland Township Ordinances and Resolutions

### PERMIT REQUIREMENTS

"An owner or authorized agent who intends to construct, enlarge, alter, repair, move or demolish or change the occupancy of a residential building or erect, install, enlarge, alter, repair, remove, convert or replace an electrical, gas, mechanical or plumbing system regulated by the Uniform Construction Code shall first apply to the building code official and obtain the required permit under 403.62a" as adopted by East Whiteland Township

### PERMIT APPLICATION

Complete the "Application for Plan Examination and Building Permit" and submit it along with the required fee as determined by the "East Whiteland Township Fee Schedule", a site plan and plans specifications for the proposed deck project. East Whiteland Township building Staff can assist with questions regarding the permit application.

### PERMIT FEE SCHEDULE

Permit fees are required to be submitted with the permit application. No permit application will be reviewed without the proper fee payment attached. Review the fee schedule attached in the Building permit application to determine the applicable fee. East Whiteland Township building code staff can assist with determining the correct fee.

### PLAN REQUIREMENTS

Submit two (2) copies of a **site plan** (separate from the construction documents) for zoning. Submit (2) copies of a **deck framing plan including deck cross section, stairway/ handrail/guardrail, and lighting details (if applicable)**. At the time of permit issuance, the permit applicant will received an approved set of construction documents including construction and site plans with notations as approved

### GENERAL DECK CONSTRUCTION NOTES

- Lumber shall be southern pine, grade # 2 or better and shall be pressure treated ACQ
- Framing hardware and fasteners shall be hot dipped galvanized or stainless steel.
- **Decks shall not be attached to house overhangs, cantilevered bay windows, brick or stone veneers, exterior finishes or chimneys without the approval of a PA registered architect or Professional Engineer.**
- Inspections for decks include, but are not limited to Footing (prior to pouring concrete), Ledger board attachment/flashing, Framing and Final.
- Electrical work performed in conjunction with deck projects are subject to applicable provisions of the electrical code. Electrical work is to be inspected by third party inspections agencies ( an approved list is provided with the permit application) and should be inspected at the rough (prior to concealment) and final stages.
- **Decks shall not be used or occupied until all final inspections are completed and approved**

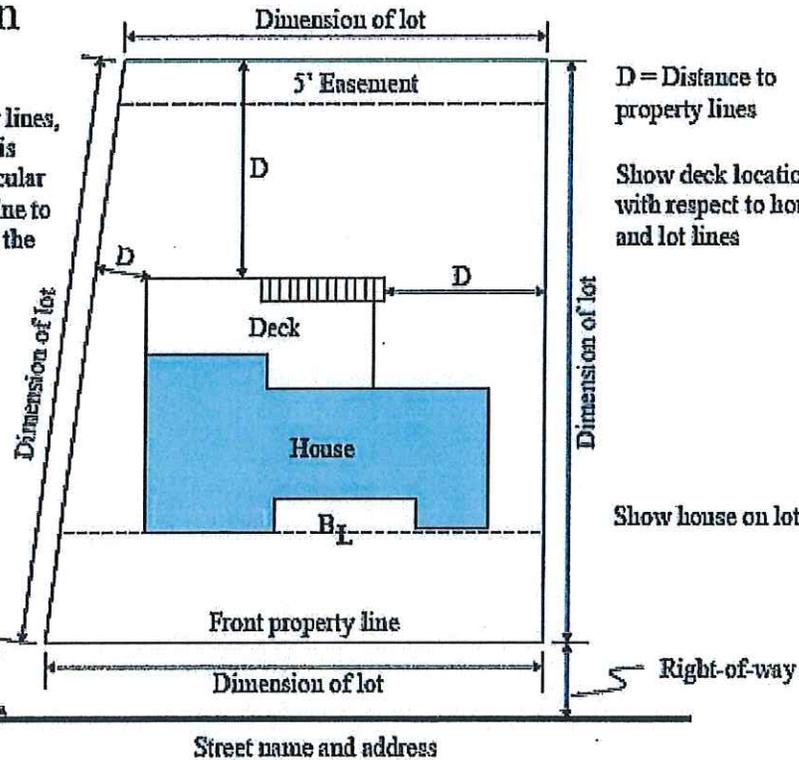


## Site Plan

On angled property lines, the dimension "D" is measured perpendicular from the property line to the nearest point of the structure

Don't forget to show easements and building lines on your site plan

Back of curb



D = Distance to property lines

Show deck location with respect to house and lot lines

Show house on lot

# SAMPLE SITE PLAN