

LOWER OXFORD TOWNSHIP

220 Township Road • Oxford • PA • 19363
Phone: 610-932-8150 ext. 14 • Fax: 610-932-2367

BUILDING PERMIT & APPLICATION

RESIDENTIAL - DECK

TPI # 56-_____-_____	Date of Application: ____/____/____	Permit # Issued: K-_____-_____
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Name of Property Owner: _____
Last First MI Cell No.: (____) _____
Tel. No.: (____) _____

Property Address: _____

Owner's Address (if different than property) _____

Contractor/Builder: _____ Tel. No.: (____) _____

Address: _____

Subdivision Name: _____ Lot No. ____ Lot Size: _____ Zoning District: R1, R2, R3, R4, I1, C1, C2, C3

Dimensions: Width: _____ Length: _____ Height: _____ Total Square Footage: _____

To Type: Build Deck to SFR Use Group: Residential Foundation: _____

Remarks: Inspections: To be determined by Building Inspector on Plan Review. Please contact Building Inspector, Scott Moran, at 610-637-1003 at least 24 hours prior to each inspection.

I hereby certify that the work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and we agree to conform to all applicable laws of this jurisdiction. We also understand that all information contained in this building permit application is agreed to be essential, and any erroneous information contained herein shall render the Permit invalid ab initio, without regard to whether construction has commenced.

Signature of Owner: _____ Date: _____

Signature of Contractor (if applicant) _____ Date: _____

Signature of Approval of BCO: _____ Date: _____

Deborah J. Kinney, BCO (#002899)

Estimated Cost of Project: \$ _____ Permit Fee: \$ _____

Method of Payment: Check # _____ (Payable to Lower Oxford Township) Cash Money Order



If you have questions, or unsure about the interpretation of this requirement, please contact the Codes Enforcement Officer at 610-932-8150 ext. 14.

- Permit becomes invalid if work is not commenced within 180 days of issuance or if work is suspended or abandoned for more than 180 days after work begins.
- Permit holder may request an extension to begin construction. Approval must be in writing.

NOTE: Ledger Board must be attached when the Building Inspector conducts a footing inspection.

Blue Weather Card to Building Inspector - Date: ____/____/____

Copy with payment to Secretary/Treasurer - Date: ____/____/____

PLOT PLAN

Outline the shape of the building lot show dimensions, and locate NORTH point. Outline building and deck to be constructed, designate any other building on the same Plot, show dimensions, show set-back of front yard, rear yard, and side yards, also locate water and sanitary services.

THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET, ALLEY OR SIDEWALK OR ANY PART THEREOF, EITHER TEMPORARILY OR PERMANENTLY ENCROACHMENTS ON PUBLIC PROPERTY, NOT SPECIFICALLY PERMITTED UNDER THE BUILDING CODE, MUST BE APPROVED BY THE JURISDICTION, STREET OR ALLEY GRADES AS WELL AS DEPTH AND LOCATION OF PUBLIC SEWERS MAY BE OBTAINED FORM THE DEPARTMENT OF PUBLIC WORKS. THE ISSUANCE OF THIS PERMIT DOES NOT RELEASE THE APPLICANT FROM THE CONDITIONS OF ANY APPLICABLE SUBDIVISION RESTRICTIONS.

MINIMUM OF THREE CALLED INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK: 1) FOUNDATIONS OR FOOTINGS. 2) PRIOR TO COVERING STRUCTURAL MEMBERS (READY FOR LATH OR FINISH COVERING). 3) FINAL INSPECTION BEFORE OCCUPANCY.	APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE. WHERE A CERTIFICATE OF OCCUPANCY IS REQUIRED, SUCH BUILDING SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTION HAS BEEN MADE.
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POST THIS CARD SO IT IS VISIBLE FROM STREET

BUILDING INSPECTION APPROVALS	BUILDING INSPECTION APPROVALS	BUILDING INSPECTION APPROVALS
1) Footing Inspection ***(Ledger Board must be attached when this inspection is conducted.)		
2) Final		
OTHER:		DATE CERTIFICATE OF OCCUPANCY ISSUED: <hr/> ISSUED BY: <hr/>

WORK SHALL NOT PROCEED UNTIL THE INSPECTOR HAS APPROVED THE VARIOUS STAGES OF CONSTRUCTION.

PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION WORK IS NOT STARTED WITHIN SIX MONTHS OF DATE THE PERMIT IS ISSUED:

INSPECTIONS INDICATED ON THIS CARD CAN BE ARRANGED FOR BY TELEPHONE OR WRITTEN NOTIFICATION.

Lower Oxford Township
Permit Application for Constructing Decks Checklist

Application

2 (Two) Copies of Plans (Building Inspector will do plan review)

Plot Plan of Property

Check Setbacks (10 ft. from side and rear property lines – can only be placed in side yard or in rear of house)

Collection of Fees:

Permit Fee..... \$100.00

Inspections (TBD by Building Inspector)..... \$50.00@

Plan Review Fee \$60.00

Certificate of Occupancy (C of O)..... \$25.00

UCC Fee \$4.00

NOTE ON PERMIT:

1st Inspection: When footers are dug (before you pour) call Building Inspector, Scott Moran at (610) 637-1003.

2nd Inspection: Call Building Inspector upon Completion. Building Inspector conduct final inspection and the Building Codes Official will issue Certificate of Occupancy.

- Permit becomes invalid if work is not commenced within 180 days of issuance
- ...or, work is suspended or abandoned for more than 180 days after work begins
- Permit holder may request an extension to begin construction...approval must be in writing
- No permit may be valid for more than 5 years from its issue date.

2009 INTERNATIONAL BUILDING CODE - SECTION 110 - CERTIFICATE OF OCCUPANCY

110.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

110.2 Certificate issued. After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the department of building safety, the building official shall issue a certificate of occupancy that contains the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the building official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design occupant load.
11. If an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building permit.

110.3 Temporary occupancy. The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The building official shall set a time period during which the temporary certificate of occupancy is valid.

110.4 Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

Requirements for deck spacing with 40 PSF Live Load and 10 PSF Dead Load

Joist Span (maximum distance between ledger & beam or between beams)
Reference Table R502.3.1(2) Southern Pine #2

<u>Joist Size</u>	<u>Joist Spacing 16" O.C.</u>	<u>Joist Spacing 24" O.C.</u>
2 x 8's	12'-10"	10'-11"
2 x 10's	16"-1"	13'-1"
2 x 12's	18'-10"	15'-4"

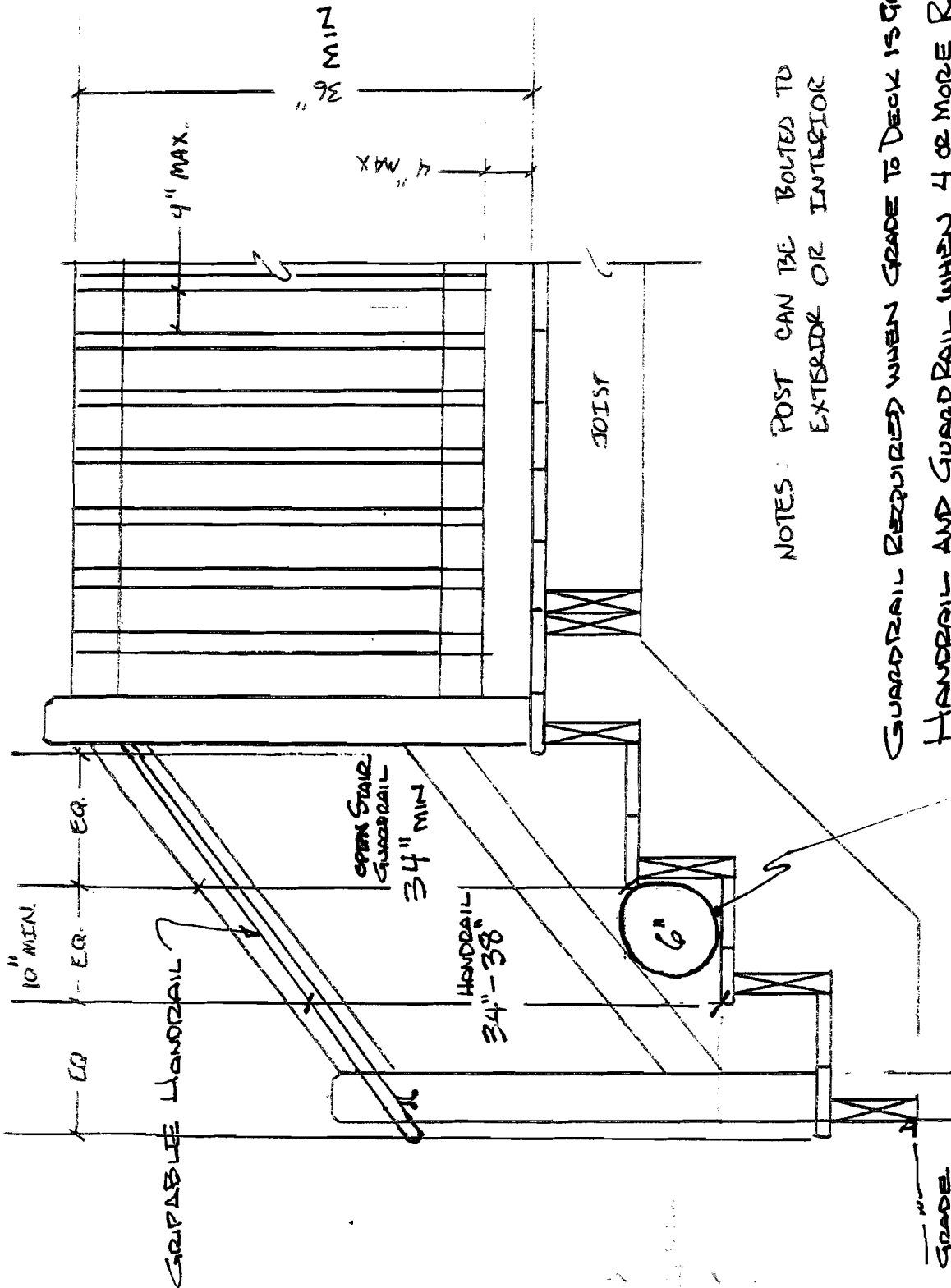
ALLOWED BEAM SPAN BETWEEN POSTS

Beam Size	Joist Span is (ledger board to beam or between beams)												
	4'	5'	6'	7'	8'	9'	10'	11'	12'	13'	14'	15'	16'
Double 2x8's	14-10	13-10	11-9	11-0	10-3	9-6	9-0	8-9	8-4	8-0	7-9	7-6	7-3
Double 2x10's	X	X	14-0	13-0	12-3	11-6	10-11	10-5	10-0	9-7	9-3	8-11	8-8
Double 2x12's	X	X	16-6	15-4	14-3	13-6	12-10	12-3	11-10	11-4	10-10	10-5	10-1

International Residential Code 2009 Requirements

Footing depth is 36" minimum x 12" minimum diameter	Tables R301.2(1) & R403.1
Treated post to rest on 6" minimum thick concrete base	R403.1
Treated post alternate to rest on 8" minimum treated plate over 6" crush stone	R403.1
Treated post minimum size is 4" x 4" minimum (consider 6" x 6" when over 48" high)	R407.3
Beams & joist (use tables above for treated material only)	R502
Cantilever maximum overhang see Table R502.3.3(2) (may require Professional Design Engineer)	R502.3.3
Bolting ledger board to house	Table R502.2.2.1
Flashing at ledger board to wall sheathing	R703.8 (item 5)
Deck surface to top of exterior door threshold is 7 3/4" maximum	R311.3.2
Landing, 36" in direction of travel required at doors if more than 2 treads to deck surface	R311.3
Stair width must be not less than 36"	R311.7.1
Stair riser no greater than 7 3/4" and tread less than 10"	R311.7.4.1 & .2
Stair risers to be closed with no greater than 4" opening	R311.7.4.3
Handrail required on one side of steps when more than 4 or more risers	R311.7.7
Handrail height shall not be less than 34" & not more than 38"	R311.7.7.1
Handrail grip size to be 1 1/4" minimum and 2" maximum in width and if greater than 6 1/4" perimeter, provide graspable finger recess along it's length	R311.7.7.3
Guardrails required if deck surface is greater than 30" above grade	R312.1
Guardrails shall not be less than 36" above deck surface	R312.2
Guardrail opening limitation is 4" maximum	R312.3
Guardrail opening at stairs shall not allow a sphere 4 3/8" to pass through	R312.3 exception 1
Guardrail openings at step triangle is a 6" sphere maximum	R312.3 exception 2
Guardrails required on open sides of stairs when rise is more than 30" above floor or grade.	R312.1
Guardrail at open sides of stairs shall not be less than 34" measured vertically from nosings.	R312.2 exception 1

Note, handrails and guardrails are not the same and serve separate functions.



NOTES: POST CAN BE BOLTED TO EXTERIOR OR INTERIOR

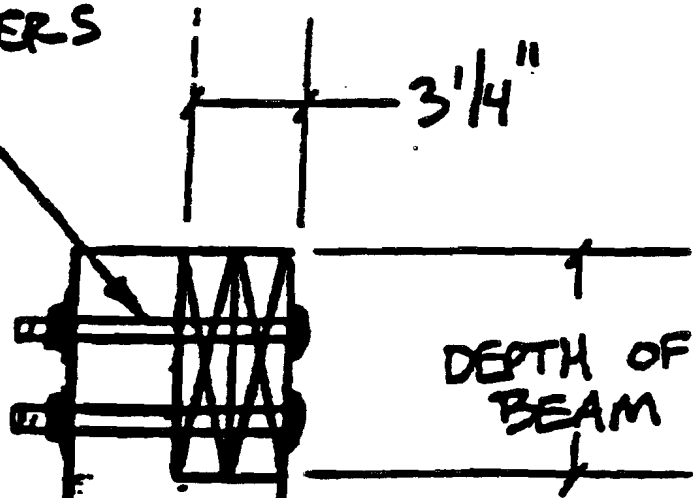
GUARDRAIL REQUIRED WHEN GRADE TO DECK IS GREATER THAN 30" HANDRAIL AND GUARDRAIL WHEN 4 OR MORE RISERS OCCUR ON STEPS.

6" SPHERE MAXIMUM OPENING

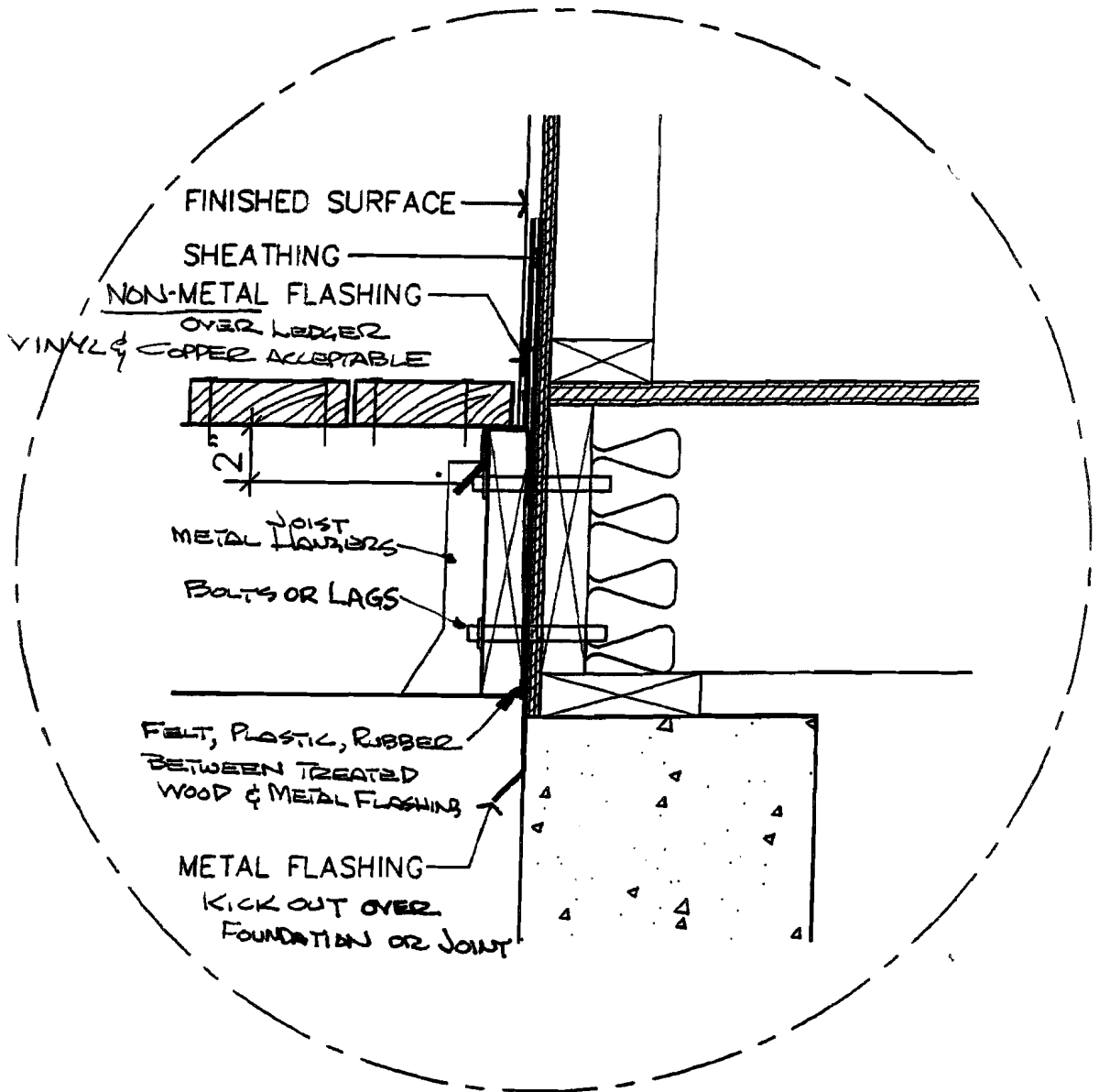
6" x 6" POST w/ NOTCHED BEAM

2-3/8" x 7" CARRIAGE
BOLTS w/ WASHERS
MINIMUM

12'-00" TO TOP OF
DECK MAX.



6 x 6 POST



FLASHING DETAIL

SCALE" 1/2" = 1'-0"

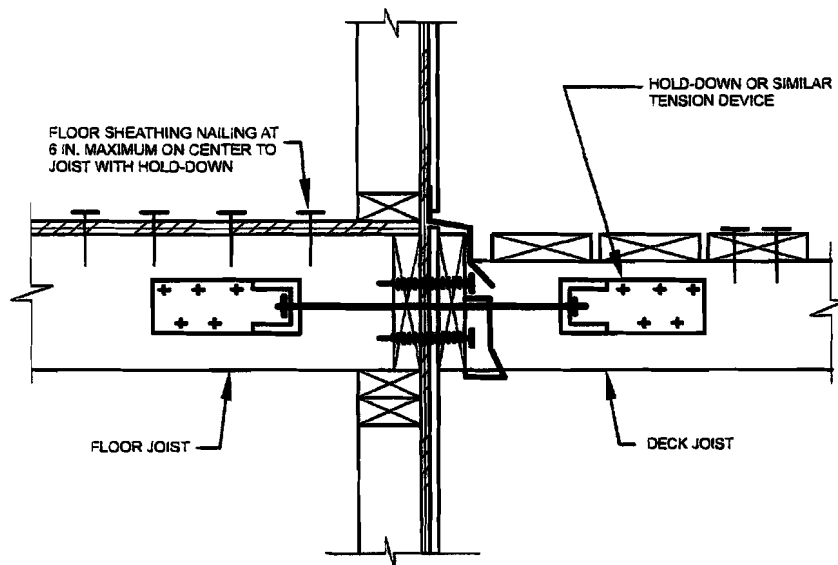
* All hangers, flashing, hardware & connectors to be suitable for use w/ ACR lumber.

TABLE R502.2.2.1
FASTENER SPACING FOR A SOUTHERN PINE OR HEM-FIR DECK LEDGER
AND A 2-INCH NOMINAL SOLID-SAWN SPRUCE-PINE-FIR BAND JOIST^{c, f, g}
 (Deck live load = 40 psf, deck dead load = 10 psf)

JOIST SPAN	6' and less	6'1" to 8'	8'1" to 10'	10'1" to 12'	12'1" to 14'	14'1" to 16'	16'1" to 18'
Connection details	On-center spacing of fasteners^{d, e}						
1/2 inch diameter lag screw with 15/32 inch maximum sheathing ^a	30	23	18	15	13	11	10
1/2 inch diameter bolt with 15/32 inch maximum sheathing	36	36	34	29	24	21	19
1/2 inch diameter bolt with 15/32 inch maximum sheathing and 1/2 inch stacked washers ^{b, h}	36	36	29	24	21	18	16

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

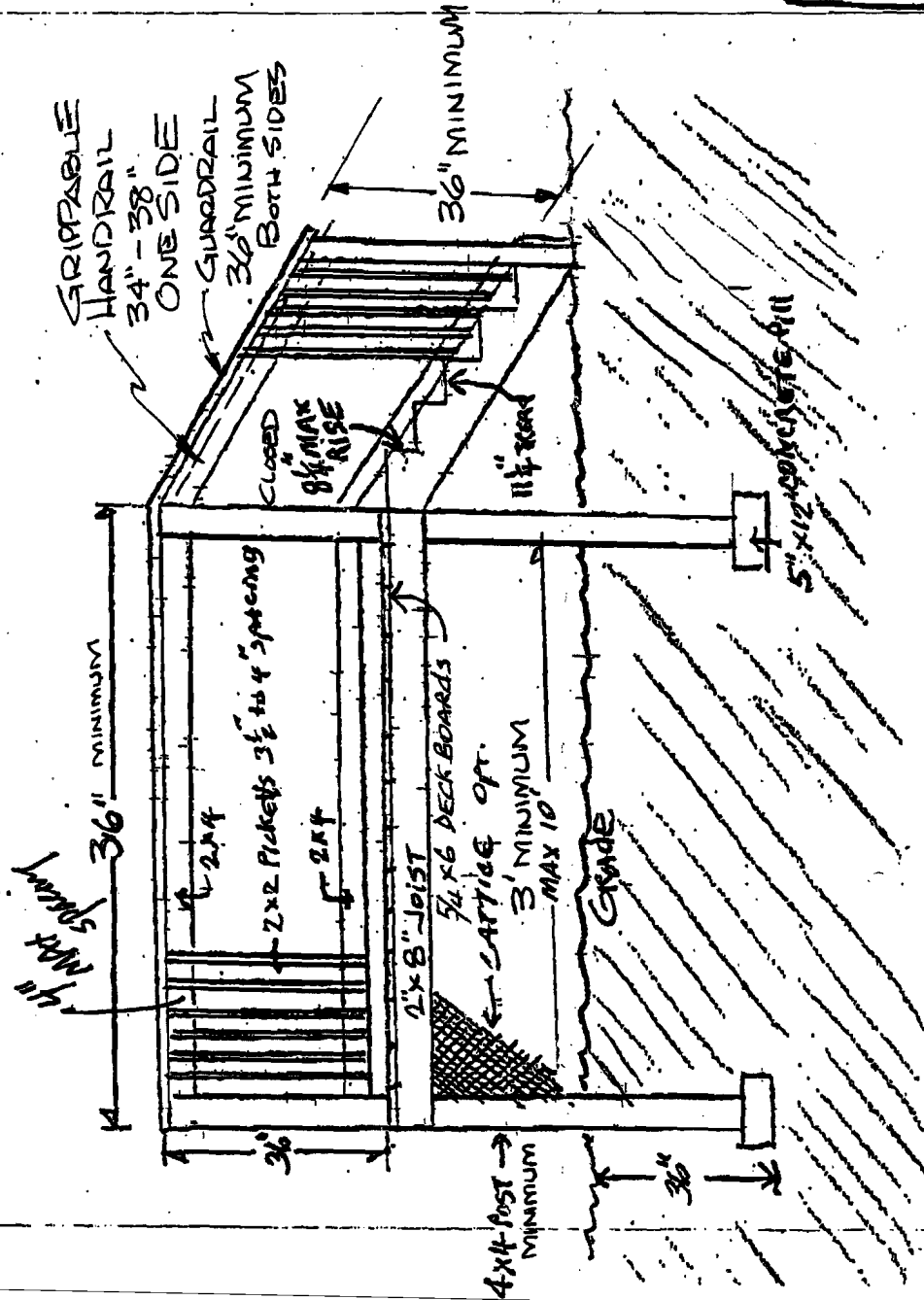
- a. The tip of the lag screw shall fully extend beyond the inside face of the band joist.
- b. The maximum gap between the face of the ledger board and face of the wall sheathing shall be 1/2".
- c. Ledgers shall be flashed to prevent water from contacting the house band joist.
- d. Lag screws and bolts shall be staggered in accordance with Section R502.2.2.1.1.
- e. Deck ledger shall be minimum 2 x 8 pressure-preservative-treated No. 2 grade lumber, or other approved materials as established by standard engineering practice.
- f. When solid-sawn pressure-preservative-treated deck ledgers are attached to a minimum 1 inch thick engineered wood product (structural composite lumber, laminated veneer lumber or wood structural panel band joist), the ledger attachment shall be designed in accordance with accepted engineering practice.
- g. A minimum 1 x 9 1/2 Douglas Fir laminated veneer lumber rimboard shall be permitted in lieu of the 2-inch nominal band joist.
- h. Wood structural panel sheathing, gypsum board sheathing or foam sheathing not exceeding 1 inch in thickness shall be permitted. The maximum distance between the face of the ledger board and the face of the band joist shall be 1 inch.



For SI: 1 inch = 25.4 mm.

FIGURE 502.2.2.3
DECK ATTACHMENT FOR LATERAL LOADS

R502.3 Allowable joist spans. Spans for floor joists shall be in accordance with Tables R502.3.1(1) and R502.3.1(2). For other grades and species and for other loading conditions, refer to the AF&PA Span Tables for Joists and Rafters.



HOME

← 2" x 2" GRIP RAIL AT 34" - 38"

STEPS

EXAMPLE OF SIDE ENTRY STAIRS

EXAMPLE -
 DECK LANDING WITH STEPS
 IF EXISTING CONCRETE SLAB IS USED, LANDING IS TO BE ALIGNED.