

DECKS

(Greater than 30 inches above ground level at any point, or decks with roofs or coverings any height above ground level.)

BUILDING PERMIT APPLICATION SUBMITTAL REQUIREMENTS

Please read all of the following information.

The following is a check list. You must have a "checkmark" in all the sections listed below prior to submitting your application.

_____ A site plan showing the proposed deck, the width and length of the deck, the distances in feet, to the front, sides, rear property lines, and the height of floor surface above grade at highest point.

_____ Three (3) sets of construction drawings that show in detail code compliance for all of the work proposed, to include but not limited to the following information;

Decks attached to houses must be bolted to the house wood to wood. All decks will have a beam unless all bearing sides are supported by walls. Deck posts must bear on 6" or thicker bases sized to support the floor load (40 lbs. live and 5 or 10 lbs dead load). Beams must bear on posts and be bolted (1/2" bolts and the bolts must be hot dipped). All loads (roof, floor, post, etc.) must transfer to the footer or post base by an approved load path. All joints in beams must occur over posts.

_____ Floor joist size, species and grade of wood.

_____ Floor joist spacing (16" on center, 24" on center, etc.)

_____ Span of floor joist (clear distance between supports).

_____ Attachment to existing structure (Bolts or lags, with sizes and spacing.)

-Ledger shall not be supported on brick or stone veneer.

-Flashing detail.

_____ Depth of post footing below finished grade. (shall be below frost line).

_____ Guardrail height from floor of deck, (36" minimum).

_____ Guardrail on stairs (34" minimum measured vertically from nose of tread).

_____ Spacing of balusters. (maximum 4")

_____ Stairs - Riser height and tread depth. (Rise 8 1/4" maximum depth 9" minimum).

_____ Stairs - Handrail height (from nose of tread, minimum 34", maximum 38").

_____ Handrail grip size - if circular must have a cross section of 1 1/4" minimum to 2" maximum.

_____ Width of stairs (36" minimum)

_____ Lateral bracing detail.

_____ Completed residential construction permit application for inspector and zoning certificate application for Sugar creek Borough.

INSPECTION PROCEDURES

- Building permit must be posted on the site of the work and clearly visible from the road until completion of the project.
- Your approved plans must be available at all times for inspections. These are the plans that were submitted with your application and were marked "Approved" by the Inspector.
- The permit applicant or authorized agent is responsible for scheduling all inspections.
- To schedule an inspection call Tim Keller, 724-714-8364.
- DO NOT SCHEDULE AN INSPECTION IF THE WORK IS NOT READY!!!