



# North Strabane Township

1929 Route 519 South  
Canonsburg, PA 15317  
(724) 745-8880 • Fax (724) 745-8935

## Deck Permit Application Requirements

Construction drawings are necessary to obtain a building permit for most structures. Only complete applications that include construction drawings and other required documents, as described below, will be accepted for review.

Once plans are submitted, any revision to the project that alters the original description must be approved.

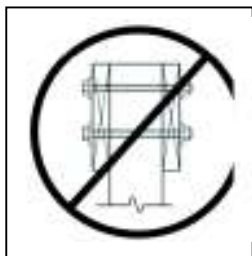
This checklist is provided to insure you have all materials necessary to submit for your project. This checklist will be used to review your application submittal for acceptance. Plans will not be accepted if the checklist is not followed.

An unlicensed person may prepare plans for one and two story wood-framed single family dwellings, accessory structures, and decks in conformance with conventional construction provisions; however, the Building Code Official may require some structural plans and specifications by a licensed engineer or architect. An architect or engineer, registered in the State of Pennsylvania as, must prepare calculations, plans, and specifications for any other project.

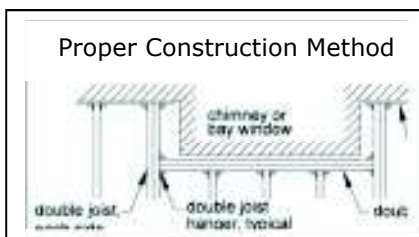
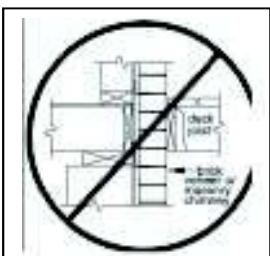
### GENERAL REQUIREMENTS FOR SUBMITTAL

- Completed Permit Application.
- Signed and sealed survey or survey waiver.
- Site Plan showing the dimensions and setbacks of existing and proposed structures; (See Sample Site Plan)
- Certificate of Workers Compensation, listing Township as the certificate holder, or waiver.
- Completed Deck Supplemental.
- Proof of property ownership. (*Deed/Tax Receipt*)
- Home owners letter of approval, if applicable.
- 2 complete sets of architectural / structural drawings in sufficient detail to review for code compliance.

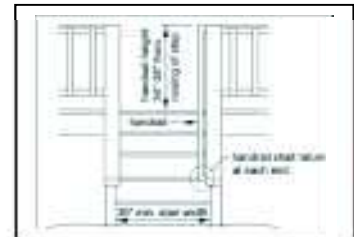
Typical reasons for failure. Review the accompanying deck construction guide.



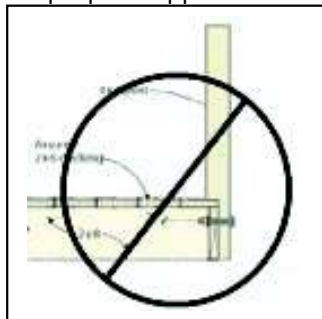
Improper Support or Attachment to Home



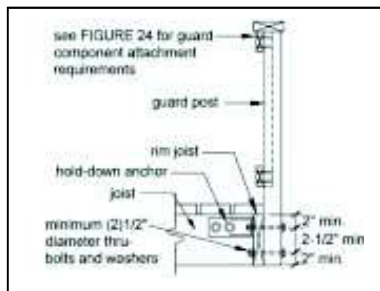
Decks may not be attached to cantilevers



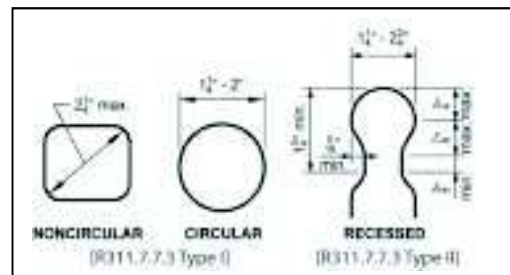
Failure to provide proper hand rail



Rail post may not be notched



Proper rail post attachment



Improper handrail size





# North Strabane Township

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Permit No. \_\_\_\_\_

## DECK PERMIT APPLICATION

**A. Applicant:** Applicant is:  Owner  Authorized agent of owner

Name / Co.			Phone	
			Email/Fax	
Street address	Suite	City	State	Zip

**B. Owner (if different from applicant)**

Name / Co.			Phone	
			Email/Fax	
Street address	Suite	City	State	Zip

**C. Property information:**

Street address	Suite	Parcel ID.	Lot No.
City	State	Zip	Plan Name

**D. Zoning Information**

Zoning District	Front Set back	Rear Set back	Right side Set back	Left side Set back
Describe Current use <input type="checkbox"/> N/A				
Variances, conditions or other				

**E. Purpose of application:**

<input type="checkbox"/> New Deck	<input type="checkbox"/> Addition to existing deck	<input type="checkbox"/> Alteration / repair	<input type="checkbox"/> Demolition	<input type="checkbox"/> Other
Contractor			Phone	
			Email/Fax	
Description of proposed work				
Area of work (sq.ft.)	Height above grade	Project value est. \$		

**F. Declaration of applicant**

I HEREBY CERTIFY THAT ALL STATEMENTS CONTAINED ABOVE ARE, TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT AND HEREBY APPLY FOR A BUILDING PERMIT TO PERFORM THE WORK ON THE PREMISES AS DESCRIBED ABOVE. I FURTHER UNDERSTAND THAT I MUST COMPLY WITH THE PROVISIONS OF ALL LAWS AND ORDINANCES AS ADOPTED BY THE TOWNSHIP AND THE UNIFIED CONSTRUCTION CODE OF PENNSYLVANIA.

\_\_\_\_\_  
Signature of applicant

\_\_\_\_\_  
Date



# SUPPLEMENTAL DECK INFORMATION

REFERENCE  
2009 INTERNATIONAL RESIDENTIAL CODE  
AMERICAN WOOD COUNCIL PRESCRIPTIVE GUIDE FOR DECKS

Interior area where deck will be attached to structure	<input type="checkbox"/> Finished	<input type="checkbox"/> Unfinished
Deck support method will be?	<input type="checkbox"/> Ledger supported by home	<input type="checkbox"/> Fully Self Supporting
If supported by wall and unable to inspect interior connection points for vertical and lateral loads ( <b>as in a finished basement</b> ) the deck must be self supporting <b>or</b> a signed sealed design by a licensed Architect or professional engineer under the Architects Licensure Law (63 P.S. §§ 34.1-34.22), or the Engineer, Land Surveyor and Geologist Registration Law (63 P.S. §§ 148-158.2) must be submitted.		
If ledger supported by home describe method of attachment to band joist (Ledger is not permitted to be supported by stone or brick veneer) <span style="float: right;"><input type="checkbox"/> Details attached</span>		
Describe lateral load connection – The deck must be secured to primary structure, ie: deck joist to floor joist in a minimum of 2 points (ledger to band joist is not sufficient) <span style="float: right;"><input type="checkbox"/> Details attached</span>		
Describe stairs 4 risers or more:	<input type="checkbox"/> Open Riser <input type="checkbox"/> Closed Riser <input type="checkbox"/> Details attached	<input type="checkbox"/> N/A
Describe hand rail / guards (30" above grade): <small>(max handrail width 2 ¾" the length of stairs and uninterrupted by support post)</small>	<input type="checkbox"/> Type I <input type="checkbox"/> Type II <input type="checkbox"/> Details attached	<input type="checkbox"/> N/A
Required guard rails adjacent to fixed seating shall be measured from top of seat	<input type="checkbox"/> N/A	
Electrical Requirements <input type="checkbox"/> Receptacle at deck level <input type="checkbox"/> Stairway / landing lighting provided		
Addition of any electrical lighting, receptacles fans or other:	<input type="checkbox"/> Details attached	<input type="checkbox"/> N/A
Roof over deck – Posts shall be continuous to the footer <b><u>or engineered design</u></b>		<input type="checkbox"/> N/A
Spas, hot tubs, or other to be placed on deck <b><u>shall be engineered design</u></b>		<input type="checkbox"/> N/A
All window glazing adjacent to stairs and landings below 60" to tread or landing and within 36" of top riser and 60" of bottom riser must be safety glass and shown on plan		<input type="checkbox"/> N/A



Workers' Compensation Insurance Coverage Information  
(Attach to building permit application)

- A. The applicant is a contractor within the meaning of the Pennsylvania Workers' Compensation Law  Yes  No

If "Yes", Complete sections B and C below as appropriate

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B. Insurance Information

Name of Applicant \_\_\_\_\_

Federal or State Employer Identification No. \_\_\_\_\_

Applicant is a qualified self-insurer for workers' compensation.  Certificate Attached.

Name of Workers' Compensation Insurer \_\_\_\_\_

Workers' Compensation Policy No. \_\_\_\_\_

Policy Expiration Date \_\_\_\_\_

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C. Exemptions

*Complete section C if the applicant is a contractor claiming exemption from providing workers' compensation insurance.*

The undersigned swears or affirms that he/she is not required to provide workers' compensation insurance under the provisions of Pennsylvania's Workers' Compensation Law for one of the following reasons as indicated:

- Contractor with no employees. **Contractor prohibited by law from employing any individual to perform work pursuant to this building permit unless contractor provides proof of insurance to the township**
- Religious exemption under the Workers' Compensation Law

Subscribed and sworn to before me this

\_\_\_\_ Day of \_\_\_\_\_ 20 \_\_\_\_

\_\_\_\_\_  
(Signature of Notary Public)

My commission expires: \_\_\_\_\_

(SEAL)

Signature of applicant: \_\_\_\_\_

Address: \_\_\_\_\_

County of: \_\_\_\_\_

Municipality of: \_\_\_\_\_

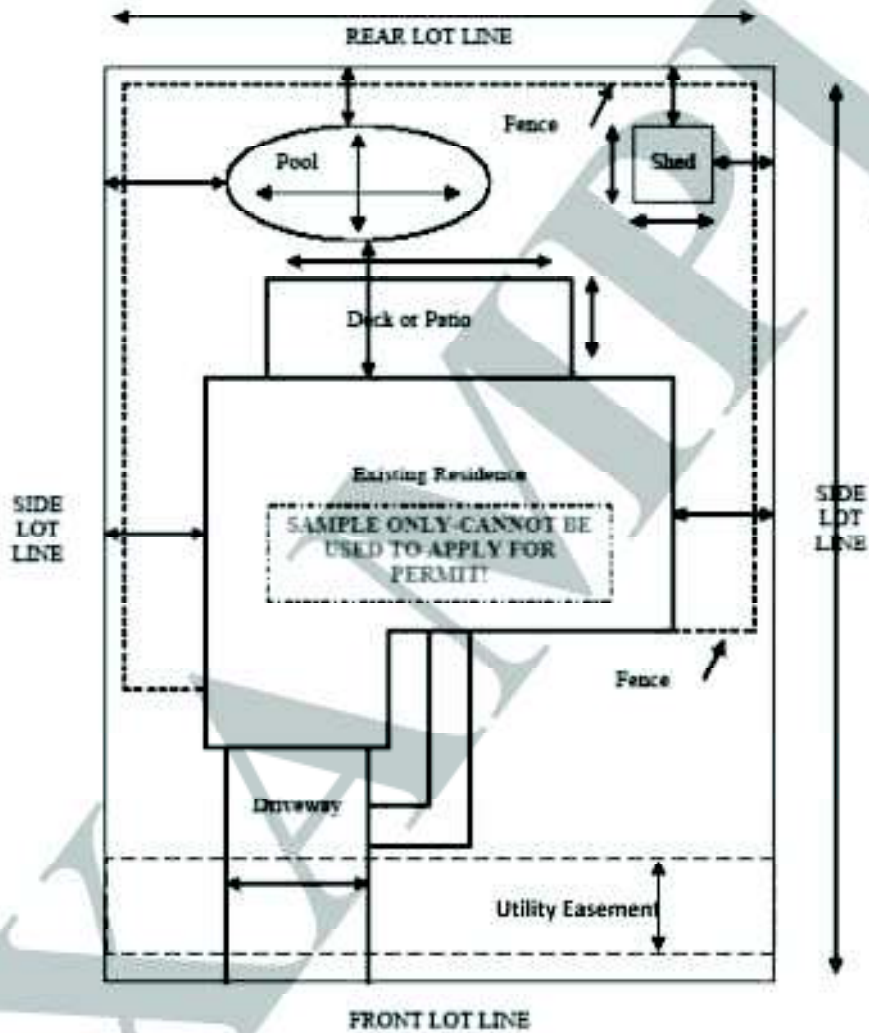




## TYPICAL SITE PLAN (EXAMPLE ONLY)

All existing structures & proposed structures applied for under permit **must be drawn** on copy of survey/site plan.

Copy of completed survey **must be submitted** with permit application.



Include all dimensions where  lines are shown.

Example:  25'6"





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## **SEALED SURVEY WAIVER**

*(NOT TO BE USED FOR NEW SINGLE FAMILY DWELLINGS)*

**The Township, at its sole discretion, reserves the right to require a sealed survey prior to the issuance of any construction, grading alteration, demolition or other permit.**

NOT TO BE USED FOR NEW RESIDENTIAL STRUCTURES

Parcel Id. No. \_\_\_\_\_

I, \_\_\_\_\_, certify that the information shown  
(PRINT NAME)  
on the accompanying drawing is representation of my existing home and property lines. All information is correct and true and all easements, right-of-ways, buildings, property lines, setbacks and any other recorded requirements are shown on the drawing.

I further understand that I am solely responsible for showing all recorded information and agree that North Strabane Township is neither responsible for providing nor keeping records of deeds and recordings of properties within the Township and that the Township is not responsible for the removal, demolition or damages incurred by the property owner should this structure encroach on or into any unidentified easement or other as above mentioned.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# RESIDENTIAL DECK CONSTRUCTION GUIDE

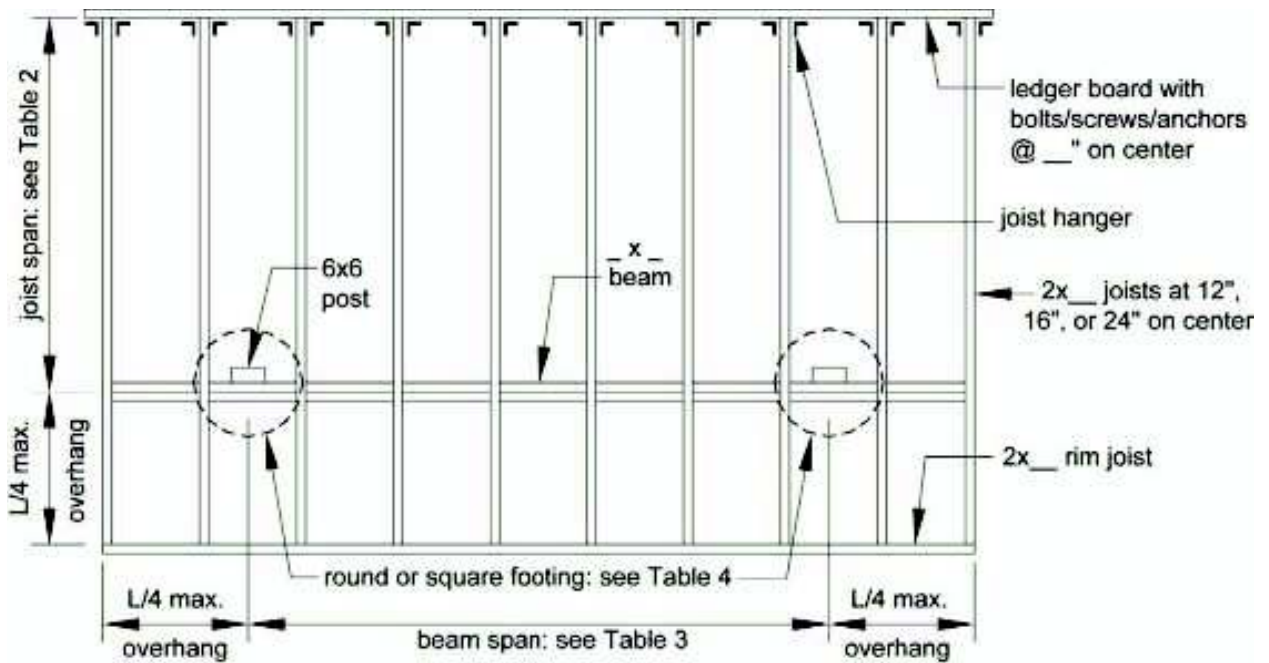
NORTH STRABANE DEPARTMENT OF BUILDING AND CODE ENFORCEMENT

1929 Route 519 South • Canonsburg, PA • 15317 • 724-745-8880 • Fax 724-745-8935

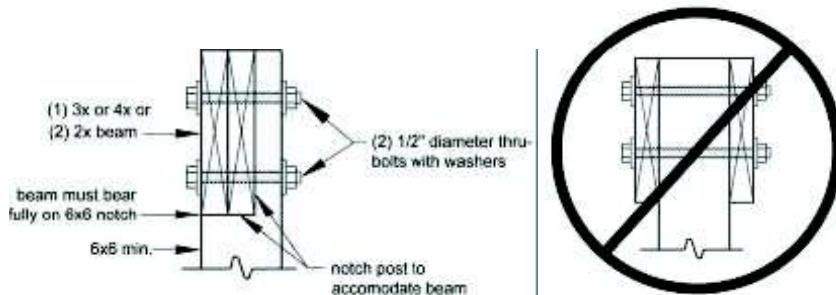
The information below is intended for use as a **guide only**. Provisions and details contained in this document are based on the 2009 International Residential Code (IRC) this guide is not intended to preclude the use of other construction method; however it is the responsibility of the builder to insure that construction is consistent with good industry practices. Where differences occur between good industry practices and the IRC, the provisions of the IRC shall apply.

## MINIMUM REQUIREMENTS

- This document applies to single level residential decks only. Decks with roofs shall show continuous bearing of the roof to the ground ore be engineered design.
- Decks supporting large concentrated loads such as hot tubs are beyond the scope of this document and must be sealed by a design professional
- **Decking**, wood or composite, shall be of sufficient size and specification for the design use. Joist for composite decking shall be space according to manufacturer's instructions.
- **Joist and Beam sizing** shall be in accordance with IRC span table recommendations. (A general guide is attached)



- **Beams shall bear on post and joists shall bear on beams or approved hangers.**



**TABLE R507.5  
DECK JOIST SPANS FOR COMMON LUMBER SPECIES<sup>1</sup> (ft. - in.)**

SPECIES <sup>a</sup>	SIZE	SPACING OF DECK JOISTS WITH NO CANTILEVER <sup>b</sup> (inches)			SPACING OF DECK JOISTS WITH CANTILEVERS <sup>c</sup> (inches)		
		12	16	24	12	16	24
Southern pine	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
Douglas fir-larch <sup>d</sup> , hem-fir <sup>e</sup> , spruce-pine-fir <sup>f</sup>	2 x 6	9-6	8-8	7-2	6-3	6-3	6-3
	2 x 8	12-6	11-1	9-1	9-5	9-5	9-1
	2 x 10	15-8	13-7	11-1	13-7	13-7	11-1
	2 x 12	18-0	15-9	12-10	18-0	15-9	12-10
Redwood, western cedars, ponderosa pine <sup>g</sup> , red pine <sup>h</sup>	2 x 6	8-10	8-0	7-0	5-7	5-7	5-7
	2 x 8	11-8	10-7	8-8	8-6	8-6	8-6
	2 x 10	14-11	13-0	10-7	12-3	12-3	10-7
	2 x 12	17-5	15-1	12-4	16-5	15-1	12-4

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa, 1 pound = 0.454 kg.

a. No. 2 grade with wet service factor.

b. Ground snow load, live load = 40 psf, dead load = 10 psf, L/A = 360

c. Ground snow load, live load = 40 psf, dead load = 10 psf, L/A = 360 at main span, L/A = 180 at cantilever with a 220-pound point load applied to end.

d. Includes incising factor.

e. Northern species with no incising factor.

f. Cantilevered spans not exceeding the nominal depth of the joist are permitted.

**TABLE R507.6  
DECK BEAM SPAN LENGTHS<sup>a, b</sup> (ft. - in.)**

SPECIES <sup>c</sup>	SIZE <sup>d</sup>	DECK JOIST SPAN LESS THAN OR EQUAL TO: (feet)						
		6	8	10	12	14	16	18
Southern pine	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
Douglas fir-larch <sup>e</sup> , hem-fir <sup>f</sup> , spruce-pine-fir <sup>g</sup> , redwood, western cedars, ponderosa pine <sup>h</sup> , red pine <sup>i</sup>	3 x 6 or 2 - 2 x 6	5-5	4-8	4-2	3-10	3-6	3-1	2-9
	3 x 8 or 2 - 2 x 8	6-10	5-11	5-4	4-10	4-6	4-1	3-8
	3 x 10 or 2 - 2 x 10	8-4	7-3	6-6	5-11	5-6	5-1	4-8
	3 x 12 or 2 - 2 x 12	9-8	8-5	7-6	6-10	6-4	5-11	5-7
	4 x 6	6-5	5-6	4-11	4-6	4-2	3-11	3-8
	4 x 8	8-5	7-3	6-6	5-11	5-6	5-2	4-10
	4 x 10	9-11	8-7	7-8	7-0	6-6	6-1	5-8
	4 x 12	11-5	9-11	8-10	8-1	7-6	7-0	6-7
	3 - 2 x 6	7-4	6-8	6-0	5-6	5-1	4-9	4-6
	3 - 2 x 8	9-8	8-6	7-7	6-11	6-5	6-0	5-8
	3 - 2 x 10	12-0	10-5	9-4	8-6	7-10	7-4	6-11
	3 - 2 x 12	13-11	12-1	10-9	9-10	9-1	8-6	8-1

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa, 1 pound = 0.454 kg.

a. Ground snow load, live load = 40 psf, dead load = 10 psf, L/A = 360 at main span, L/A = 180 at cantilever with a 220-pound point load applied at the end.

b. Beams supporting deck joists from one side only.

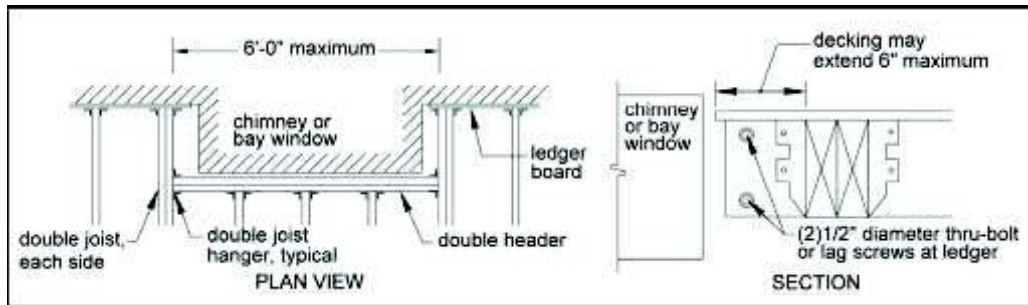
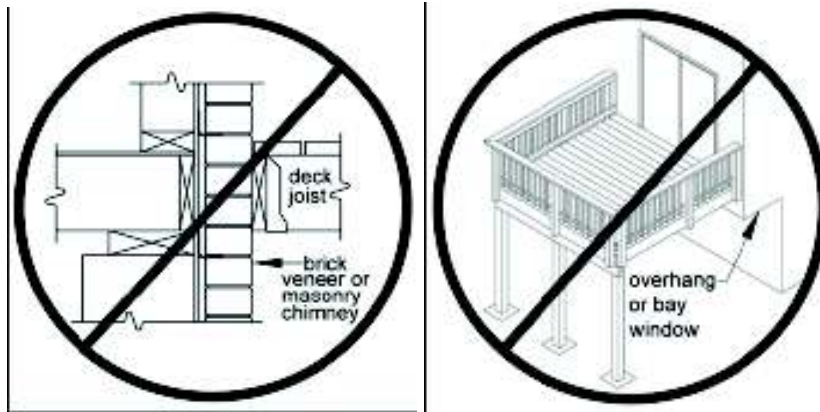
c. No. 2 grade, wet service factor.

d. Beam depth shall be greater than or equal to depth of joists with a flush beam condition.

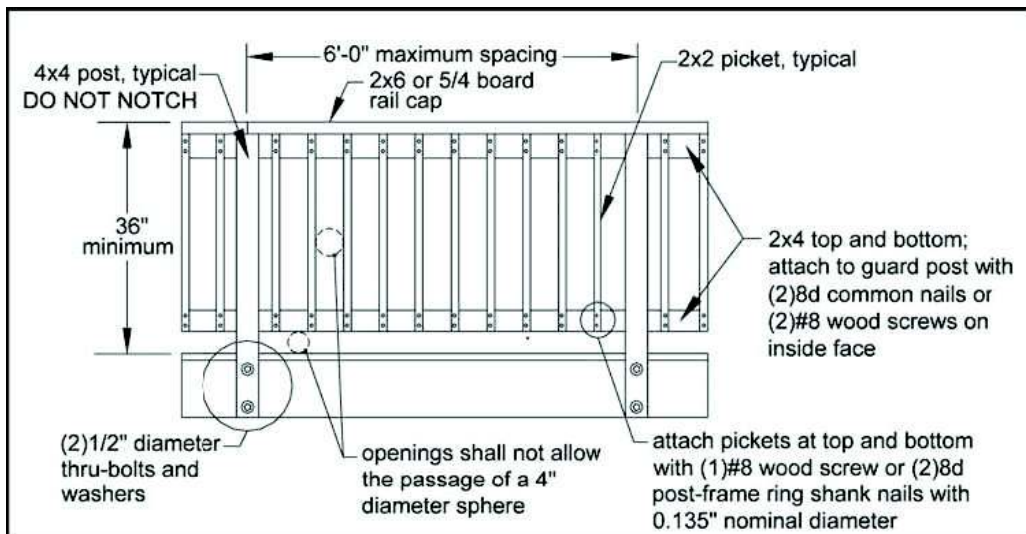
e. Includes incising factor.

f. Northern species. Incising factor not included.

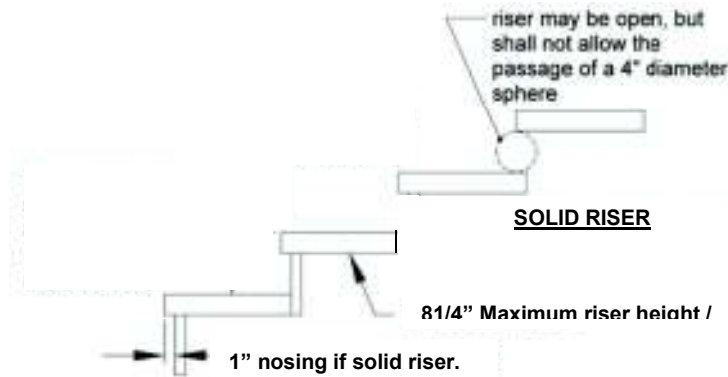
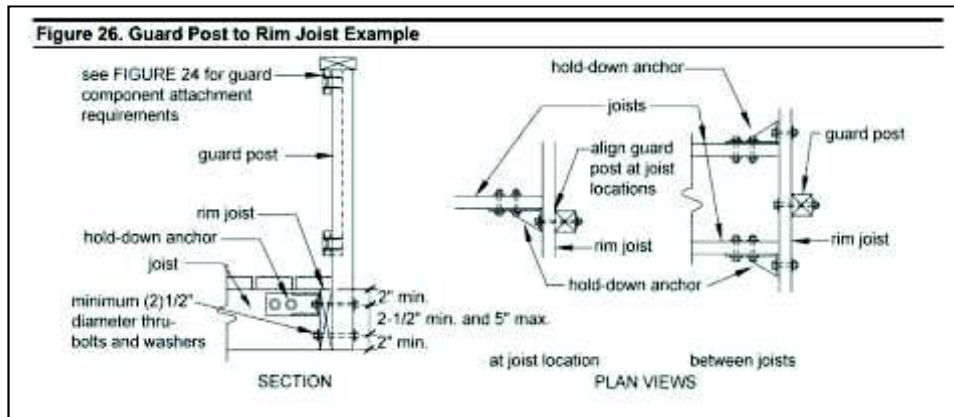
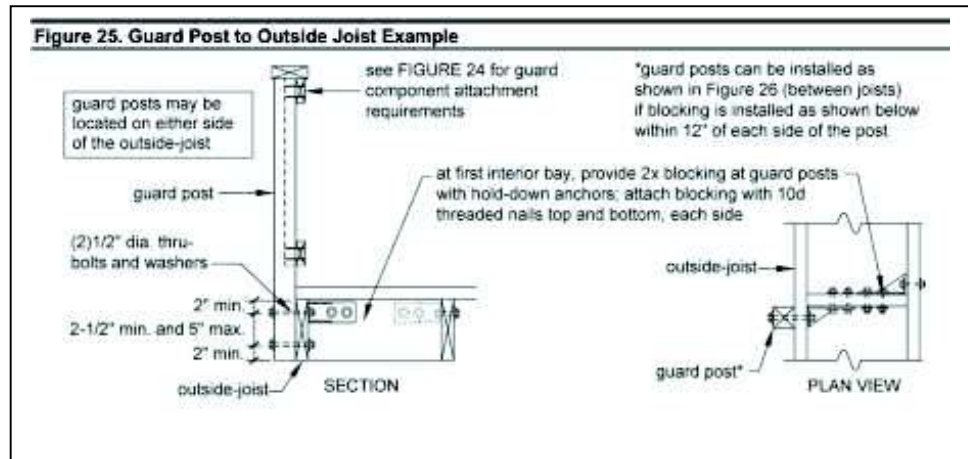
- **Footing depth** is 36" and shall be sized in accordance with the IRC. (Min. 12" round X 6" thick)
- **Ledgers** shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. (See Bracing and Lateral Loads)
- **Attachment of the ledger** to exterior veneers (brick, masonry, stone) and to cantilevered floor overhangs or bay windows are prohibited. In such cases the deck shall be free standing.



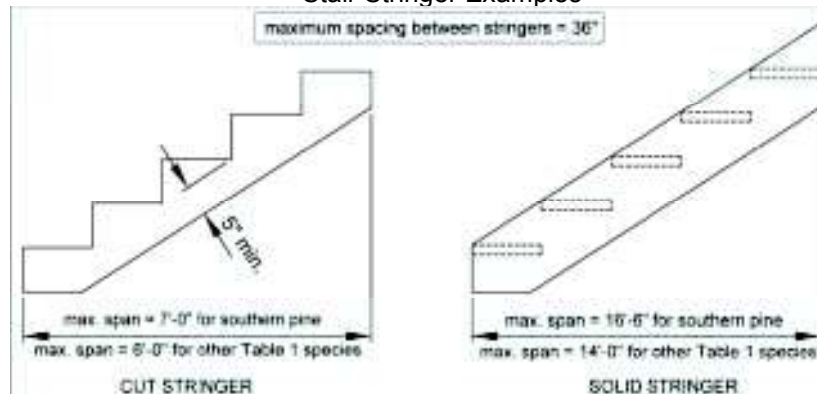
- Ledgers shall be attached with 1/2" through bolts, lag screws or other approved fastener and spaced accordingly.
- **Free Standing** decks greater than 2 feet above grade shall be provided with diagonal bracing or be attached to the exterior wall of the house.
- **Guards** are required on all decks greater than 30" above grade.
  - Guards adjacent to fixed seating shall be measured from the top of seat



# DO NOT NOTCH DECK RAIL POST



## Stair Stringer Examples

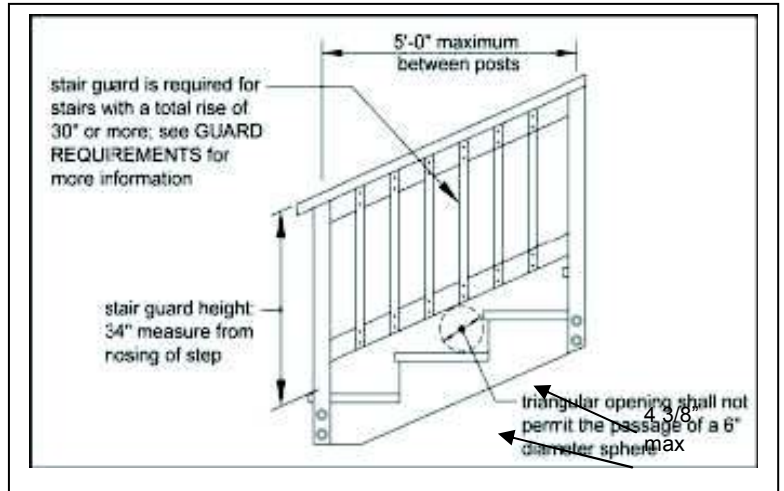
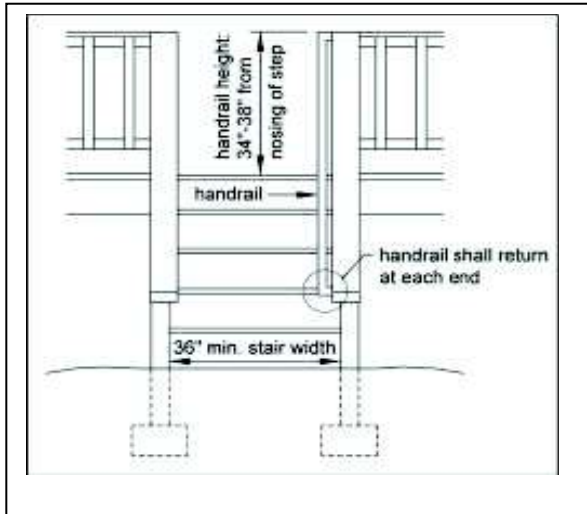




## STAIR HANDRAIL REQUIREMENTS:

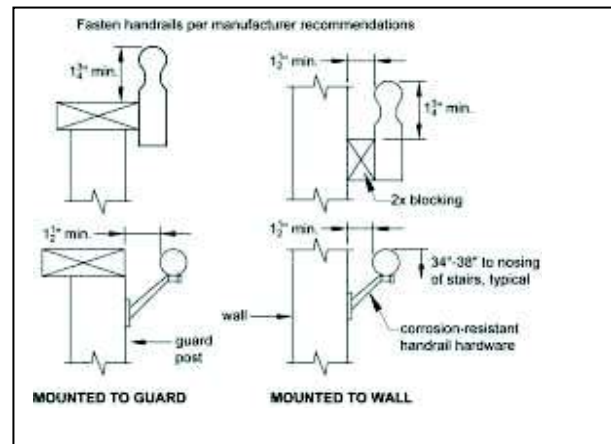
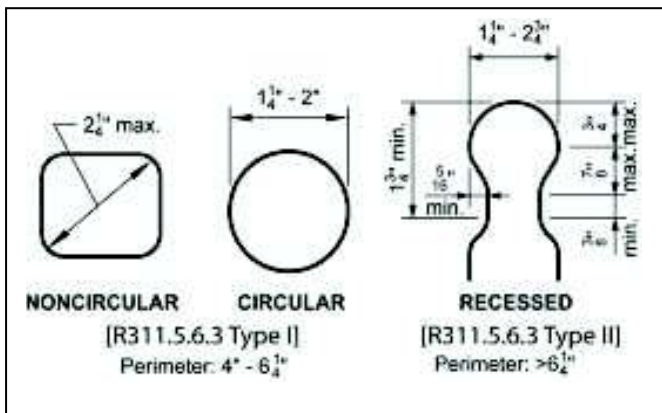
All stairs with 4 or more risers shall have a handrail on at least one side. The handrail height measured vertically from the sloped plane adjoining the nosing shall not be less than 34 inches. Handrails shall be graspable and shall be composed of decay-resistant and corrosion resistant material handrail shall be Type I, Type II, or provide equivalent graspability.

Handrails shall be continuous (uninterrupted by post) and shall return into the post or landing below.



## ACCEPTABLE HAND RAIL DESIGNS

- Type I shall have a perimeter dimension of at least 4" and not greater 6-1/4"
- Type II handrail with a perimeter greater than 6-1/4" shall provide a graspable finger recess area on both sides of the profile

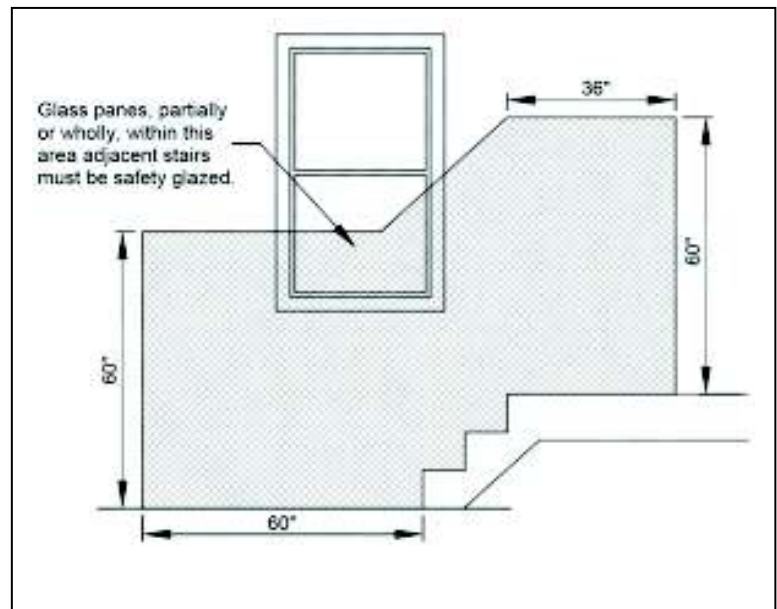


All shapes shall have a smooth surface with no sharp corners. Handrails shall run continuously from a point directly over the lowest riser to a point directly over the highest riser and shall return to the guard at each end. Handrails may be interrupted by guard posts at a turn in the stair

## SAFETY GLAZING:

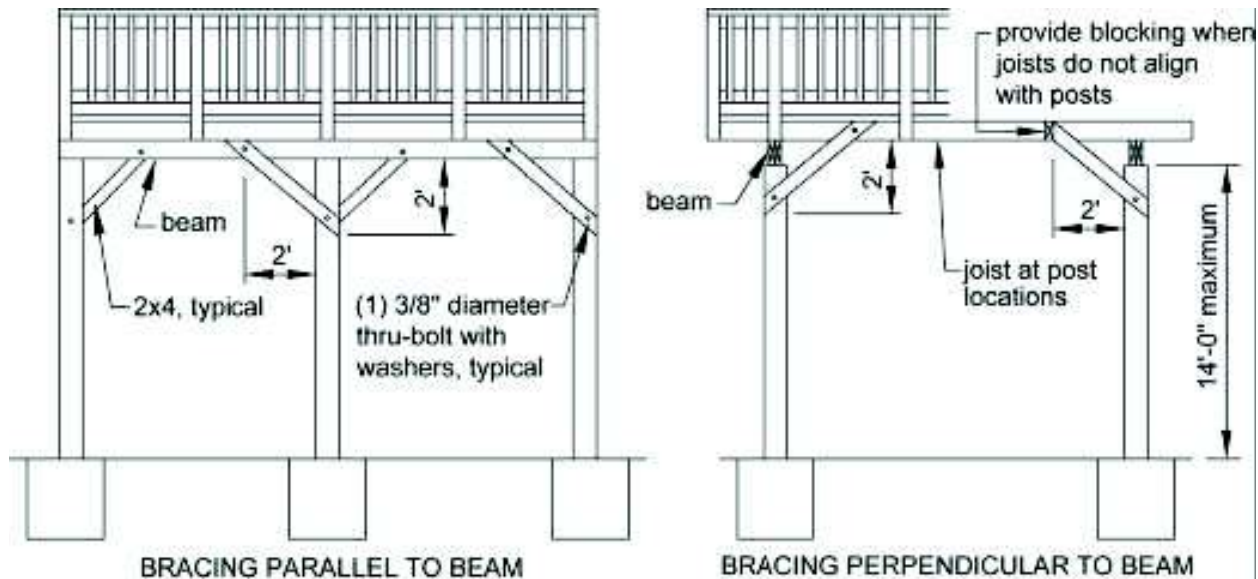
Safety glazing is required when a window is adjacent to stairways, landings and ramps within 36 inches horizontally of the walking surface when the exposed glazing is less than 60 inches above the plane of the adjacent surface

**DRAWINGS  
ARE FOR  
REFERENCE  
ONLY**



## DECK STABILITY

- Decks greater than 2 feet above grade shall be provided with diagonal bracing both parallel and perpendicular to the beam at each post.



### Free-standing Deck - Attachment to House:

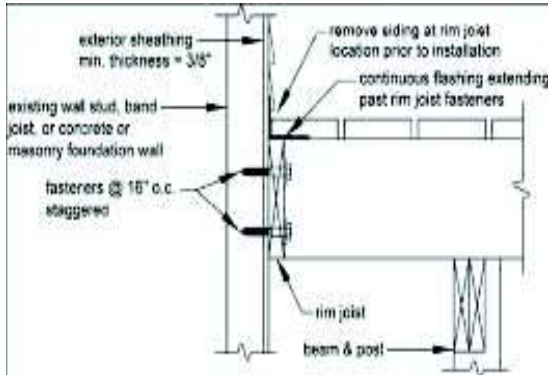
Attach the deck rim joist to the existing house exterior wall as shown below for a free-standing deck. The wall must be sheathed with minimum 3/8" wood structural panel sheathing. Use lag screws or thru-bolts when fastening to an

existing band joist or wall stud; use expansion anchors or epoxy anchors when fastening to concrete or masonry. DO NOT ATTACH TO BRICK VENEERS. VERIFY THIS CONDITION IN THE FIELD PRIOR TO UTILIZING THIS METHOD.

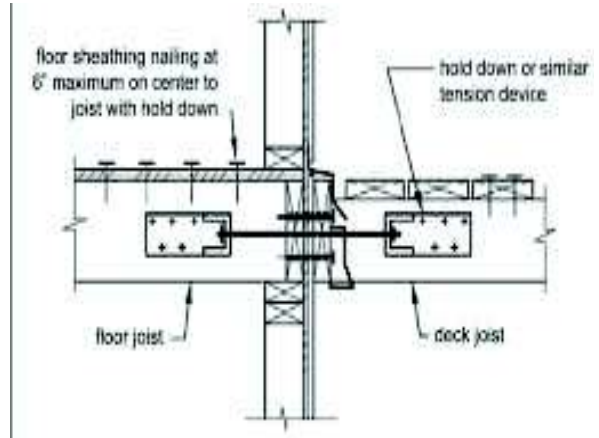
### Deck Supported by Ledger - Attachment to House:

Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable [R502.2.2]. The lateral load connection required shall be

permitted to be hold down tension devices and shall be provided in **not less than two** locations per deck. Each device shall have an allowable stress design capacity of not less than 1,500 lb [R502.2.2.3]. See below.



**FREE STANDING**

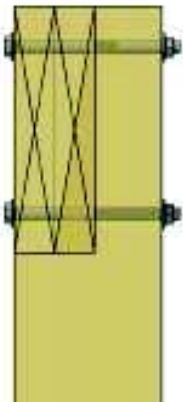


**ATTACHED TO HOUSE**

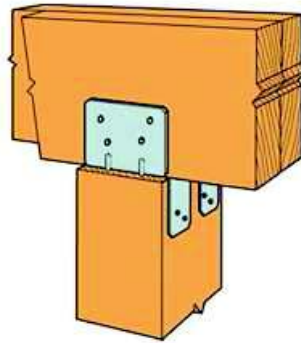
**NEW PA UCC  
DECK CONSTRUCTION REGULATIONS  
Effective Jan. 1 2016**

**ENGINEERED DESIGNS MUST BE INSPECTED BY THE DESIGNER AND REPORT SUBMITTED FOR  
FINAL INSPECTION**

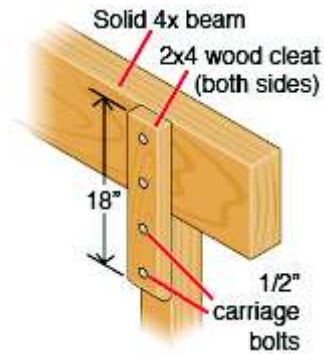
**DECK POST BEAM ATTACHMENT METHODS R507.7.1**



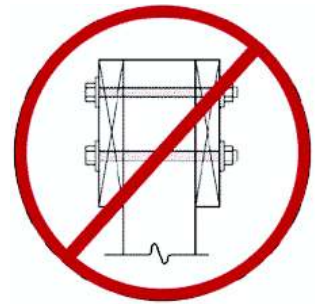
Notched



Approved Connector



Wood Connection



NOT  
PERMITTED

**MAXIMUM POST HEIGHT R507.8**

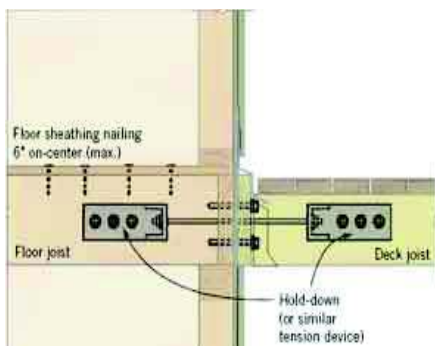
Post Size	Height
4 X 4	8'
4 X 6	8'
6 X 6	14'

**JOIST SPACING R507.5**

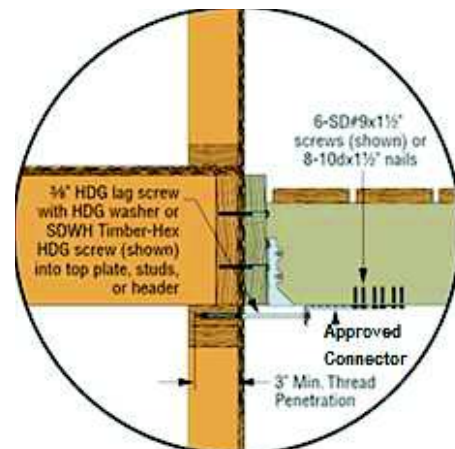
Material type and size	Joist Spacing	
	Perpendicular	Diagonal
1 1/4" Wood	16"	12"
2" Wood	24"	16"
Plastic composite	In Accordance with manufactures requirements	

**LATERAL BRACING REQUIRED**

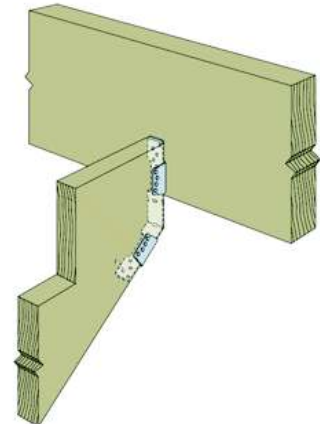
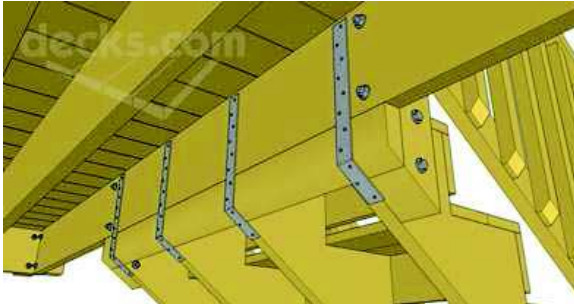
Minimum 2



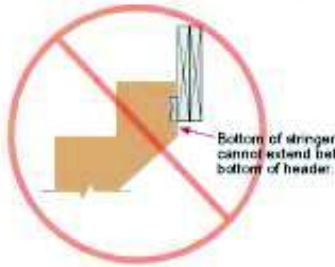
Minimum 4



**SEE DCA 6 "DECK CONSTRUCTION GUIDE" FOR ADDITION REQUIREMENTS  
STAIR STRINGERS SHALL HAVE APPROVED CONNECTORS INSTALLED**



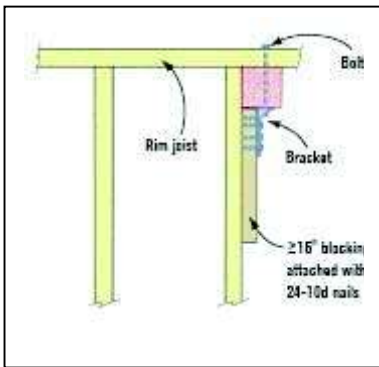
**DO NOT use shallow header depth**



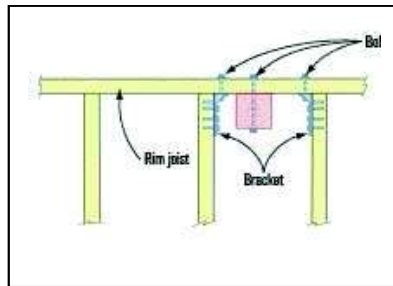
**GUARD / RAILING POST ATTACHMENT**

Post / Rim Joist must be mechanically fastened to floor joist

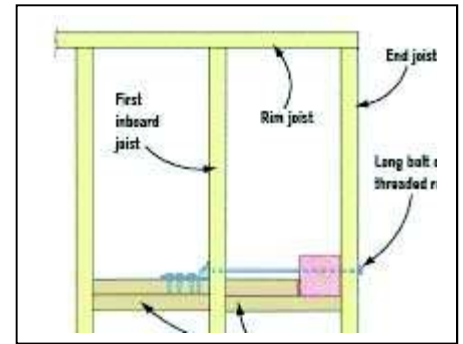
**Post Alongside Joist**  
joist



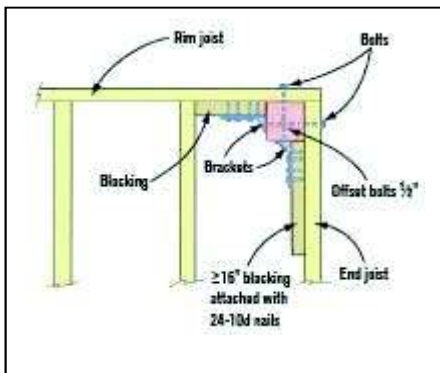
**Post Between Joist**



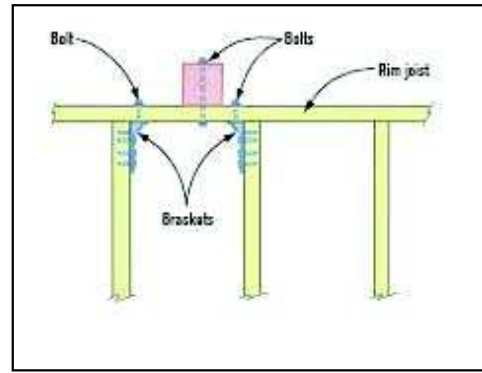
**Post along end**



**Inside Corner Post**

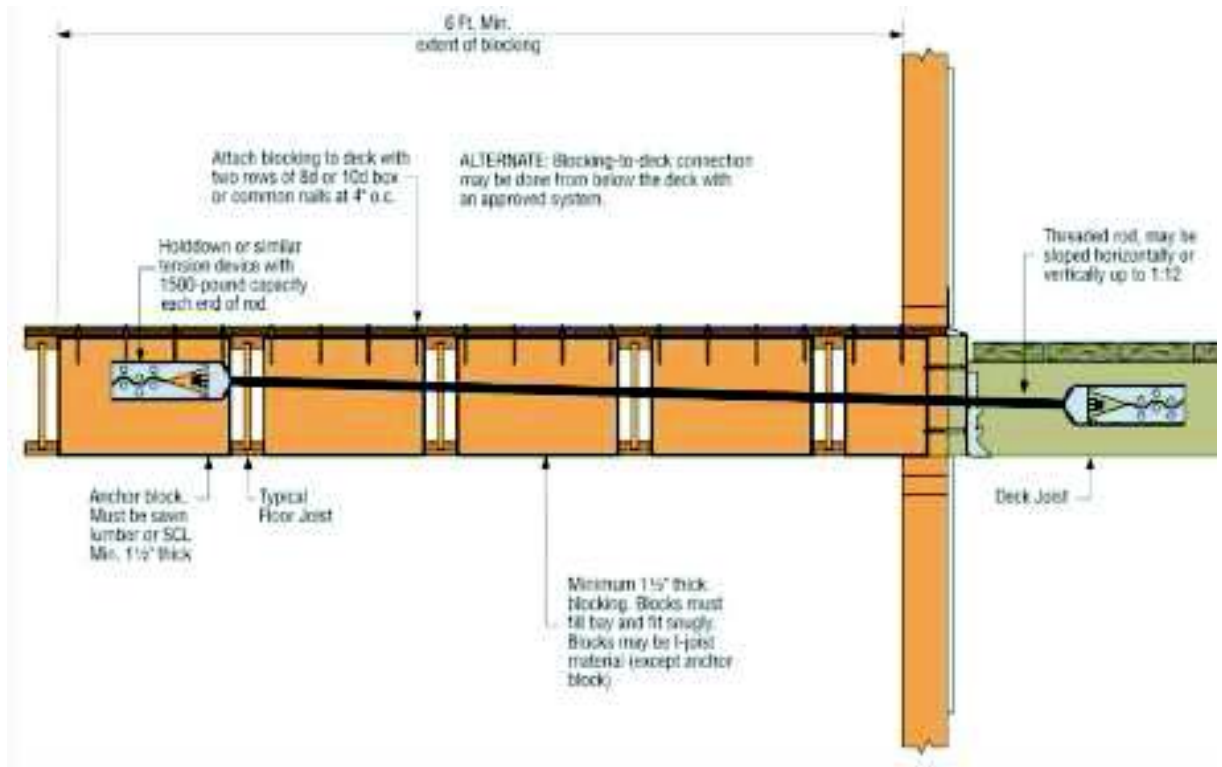


**Outside Rim Joist**

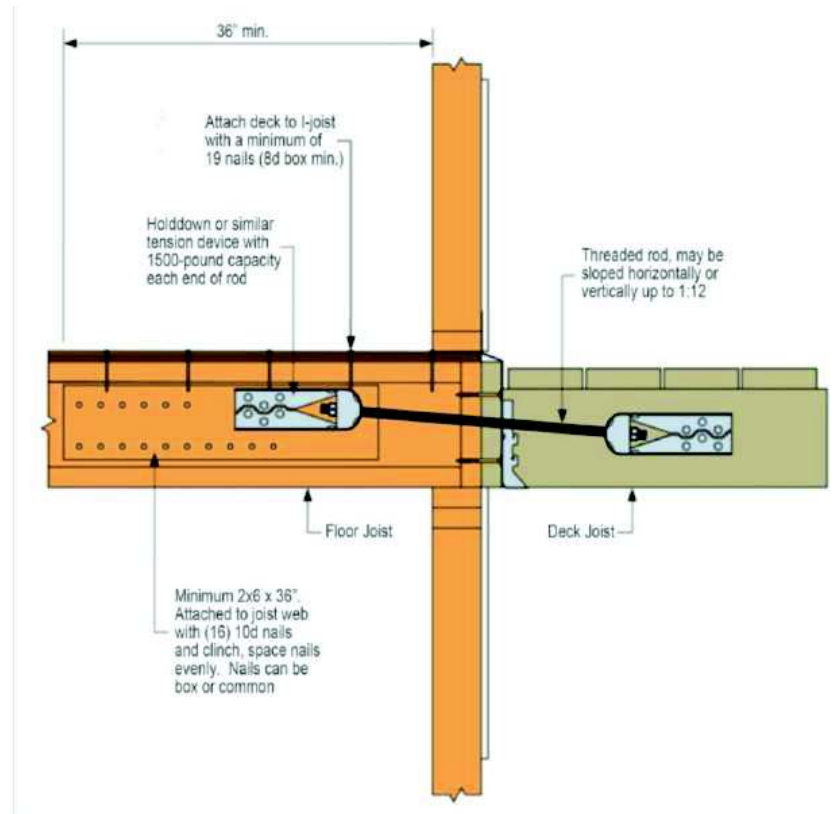


Additional details and configurations available upon request

## TJI JOIST



## Deck Framing Perpendicular to TJI Joist Floor Framing



## Deck Framing Parallel to TJI Joist Floor Framing