

RESIDENTIAL DECK ADDITION SUBMITTAL GUIDE

Pennsylvania Uniform Construction Code (UCC) referencing
the 2009 & 2015 International Residential Code

PERMIT APPLICATION

An *Application for Zoning Review, Building Plan Examination, and Building Permit* is to be completed and submitted along with the plans/specifications for the proposed deck addition project. It is necessary to fill out all applicable areas of the permit application including the signature of the permit applicant. Our staff will assist applicants with questions regarding the permit application at time of submittal.

PLAN REQUIREMENTS

Two (2) copies of a site plan showing the property lines, home and proposed deck and the distance to the property lines will be forwarded to the Planning and Zoning Department for review.

Two (2) copies of the construction plans will be forwarded to the Building Code Official for review.

At time of permit issuance, an approved set of plans will be returned to the permit applicant along with the building permit and permit amendments.

PLAN SPECIFICATIONS

Deck Addition Plan

Construction Plans

- Footing and support details.
- Framing details, including attachment to structure.
- Guard, stair and handrail details.
- Any proposed electrical work (receptacles, lighting fixtures, etc.).
- Decks connected to a cantilever floor or wall system must be reviewed by an engineer.

RESIDENTIAL DECK ADDITION NOTES

2009 & 2015 IRC

- **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. Such attachment shall not be accomplished by use of toenails or nails subject to withdrawal. (15R507.1)
- **Deck Ledger.** Deck ledgers shall not be supported on stone or masonry veneer. (15R507.2.1)
- **Bearing.** The ends of each joist beam shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on concrete or masonry for the entire width of the beam. (15R507.7)

- **Deck Lateral Load Connection.** Deck attachment for lateral loads shall be installed in one of the following two ways (15R507.2.4), (or the deck shall be made freestanding). Method 1: Lateral load hold-down tension devices shall be installed in at least two locations per deck, within 24 inches of each end of the deck (see attached Figure 507.2.3(1)). Method 2: Lateral load hold-down tension devices shall be installed in at least four locations per deck (see attached Figure R507.2.3 (2)).
- **Deck Beams.** Beam plies shall be fastened with two rows of 10d nails minimum at 16 inches on center along each edge. (15R507.6)
- **Deck post to deck beam.** Deck beams shall be attached to deck posts in accordance with Figure R507.7.1 or by other equivalent means capable to resist lateral displacement. All bolts shall have washers under the head and nut. (15R507.7.1).
- **Deck posts.** The maximum height for 4x4 or 4x6 deck posts is 8' and 6x6 deck posts is 14' (measured to the underside of the beam). (15R507.8)
- **Stairway Width.** Stairs shall not be less than 36" in clear width. (09R311.7.1)
- **Treads and Risers.** The maximum riser height shall be 8.25 inches and the minimum tread depth shall be 9 inches. The greatest riser height and the greatest tread depth shall not exceed the smallest by more than 3/8" within the entire flight of stairs. (PA UCC)
- **Handrails.** Handrails shall be provided on at least one side of each stairway containing four or more risers. The handrail must be continuous the full length of the stairway and be mounted 34" to 38" above the nosing of the treads. The ends of the handrails must be returned or terminate in newel posts of safety terminals. (09R311.7.7)
- **Handgrip Size.** Handrails shall have either a circular cross section with a diameter between 1.25 inches and 2 inches. (09R311.7.7.3)
- **Guardrail.** Decks where the walking surface is located more than 30" above grade shall have guardrails not less than 36" in height. (09R312)
- **Openings.** Openings in the guardrail shall be such that a 4" sphere cannot pass through (4 3/8" where located on the sides of stair treads). (09R312)
- **Safety Glazing Requirements.** Safety glazing in window glass is required when the existing house wall acts as a barrier to adjacent stairs and landings. (09R308.4); Application of safety glazing film to glass that was not originally treated is acceptable to meet this requirement. (The use of safety glazing film only applies to existing windows).

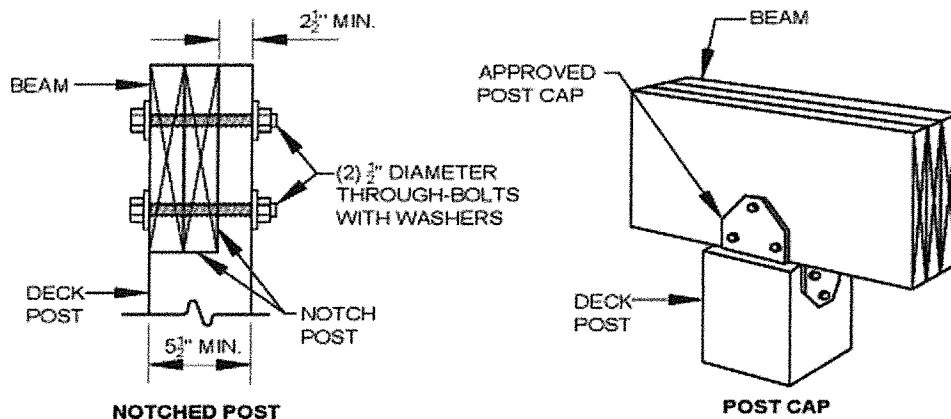
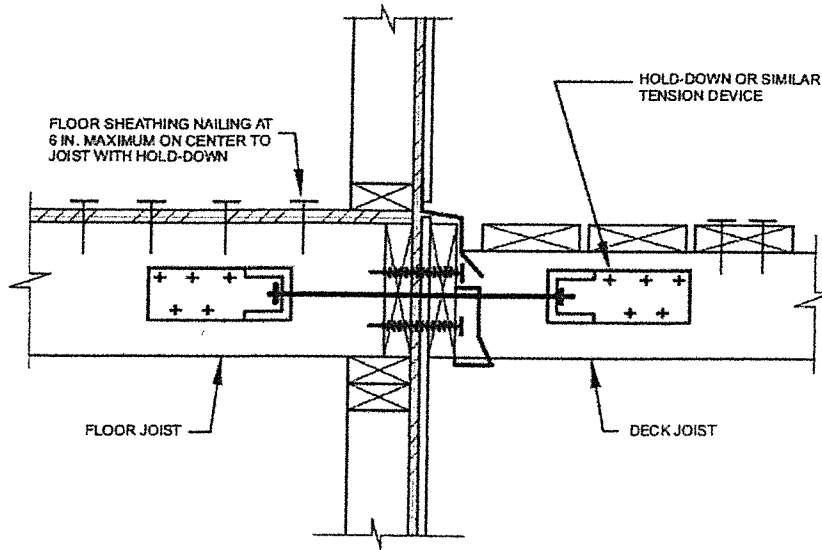


FIGURE R507.7.1 DECK BEAM TO DECK POST

2015 IRC Lateral Load Detail (Method 1)



For SI: 1 inch = 25.4 mm.

FIGURE R507.2.3 (1) DECK ATTACHMENT FOR LATERAL LOADS

2015 IRC Lateral Load Detail (Method 2)

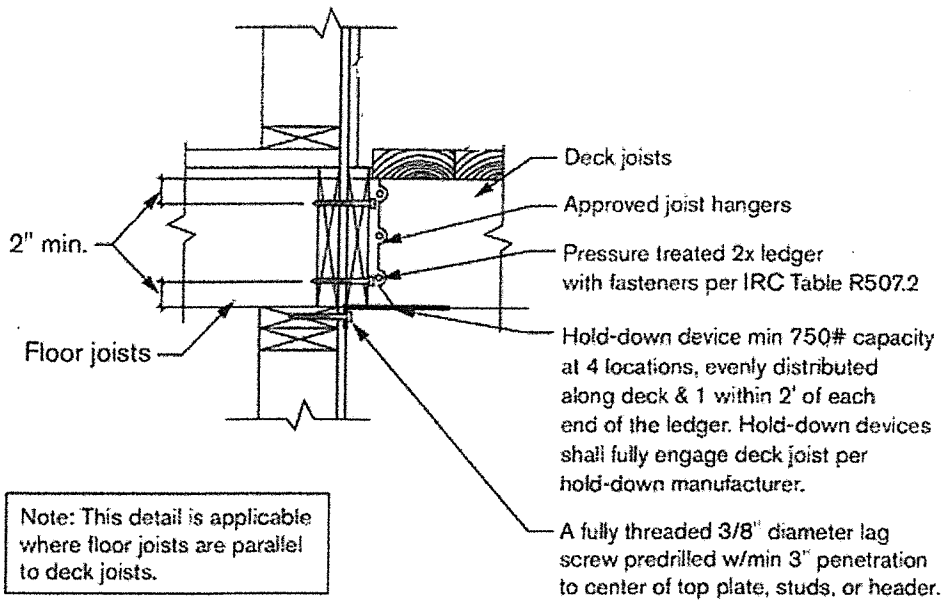


FIGURE R507.2.3 (2) DECK ATTACHMENT FOR LATERAL LOADS