



WESTTOWN TOWNSHIP

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Deck Permit Application

ALL INFORMATION MUST BE FILLED IN AND EITHER PRINTED LEGIBLY OR TYPED

-----TOWNSHIP USE ONLY-----

Zoning District _____ Parcel Number _____ Permit Number _____ Permit Fee _____
Use Group Classification _____ Construction Type _____ Lot Number _____
Site Address _____ Zoning Officer Approval _____

SITE ADDRESS: _____

CURRENT OWNER: _____

ADDRESS (if different than above): _____

EMAIL: _____

TELEPHONE: (HOME) _____

(CELL) _____

NAME OF CONTRACTOR: _____

TELEPHONE: _____

CONTRACTORS ADDRESS: _____

GENERAL INSTRUCTIONS:

1. All building permit applications must be accompanied by a sketch or drawing showing new construction in relation to property boundaries and/or setback limits.
2. All building permit applications must be accompanied by a valid Pennsylvania Home Improvement Contractor's Registration.
3. Both documents must be signed and dated.

NOTE: ATTACH DETAILED SKETCH/DRAWING AND APPROPRIATE WRITTEN DESCRIPTION.

Height of deck above grade level: MAXIMUM: _____ MINIMUM: _____ SQUARE FOOTAGE: _____

	Size	Spacing	Depth	Material
▪ Footers				
▪ Support Post/ Columns				
▪ Support Beams				
▪ Joists				
▪ Flooring/Decking				

CONTINUED ON NEXT PAGE

IMPERVIOUS COVERAGE DATA (all values should be expressed in **square feet**)

1. Original Lot Size	
2. Original Impervious Coverage	
3. Percentage of Original Impervious Coverage (#2 divided by #1)	
4. Additional Impervious Coverage	
5. Percent Total Proposed Impervious Coverage (#2 + #4 divided by #1)	

Notes:

- R-1 zoning district maximum impervious coverage is 20%. (170-602)
- R-2 zoning district maximum impervious coverage is 20% if property is not on public water *and* public sewer; 25% if it is. (170-702)
- Swimming pool coverage includes the pool area *and* surrounding apron.
- All driveways, walkways, and patios on the property are to be considered impervious surfaces. (170-201)

METHOD OF CONNECTION TO MAIN STRUCTURE:

Material _____ Size _____ Spacing _____

HAND RAILS:

	Material and Size	Height
Deck		
Stairway		

CODE REQUIREMENTS FOR DECK CONSTRUCTION:

1. Minimum depth of footer bottom to finish grade is 36 inches.
2. Deck must have minimum live load capacity of 40 lbs. per square foot.
3. Deck surfaces located 30 inches or more above grade shall have guard rails 34" to 36" inches high.
4. Open sides of stairways with total rise of more than 30 inches shall have guardrails not fewer than 34 inches above tread.
5. Maximum spacing between intermediate rails is 4 inches.

PROJECT VALUATION: \$_____ (cost of all subcontracts, labor, & materials). If the homeowner acts as contractor, then project valuation may be estimated by Building Inspector.

THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THEY HAVE READ THE APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL THE PROVISIONS OF THE WESTTOWN TOWNSHIP BUILDING CODE AND ZONING ORDINANCE.

Signature of Applicant

Date: _____

**WESTTOWN TOWNSHIP
DECK DESIGN REQUIREMENTS**

1. **Design Criteria** for wood decks, porches, balconies, and stoops.
 - 1.1. All wood decks, porches, balconies and stoops shall be designed for 60 pounds per square foot live load and 10 pounds per square foot dead load, for a total of 70 pounds per square foot. Joist and beams shall be pressure treated #2 grade or better Southern Yellow Pine or equivalent.
2. **Cantilever** - Maximum overhanging cantilever shall be two feet (2’).
3. **Footings** – Footings shall be a minimum of thirty-six inches (36”) below finished grade, and poured concrete shall extend to the finished grade level. Excavations shall be smooth with straight edges and not fewer than 12 inches (12”) in diameter.
4. **Guide Rails** – Where the deck, porch, or balcony surface is more than twenty-one (21”) above finished grade, a railing shall be provided that is between 34” and 38” above the walking surface. Balusters shall be vertical and be constructed such that a sphere with a diameter of four inches (4”) cannot pass through any opening. Guide rail post shall be a minimal size of 4”x4,” spaced no more than four feet (4’) on center.
5. **Stairs** – Stairs shall be minimum three feet (3’) feet wide and treads shall be no fewer that eleven (11”) deep and have nosing or effective projection of not less than one (1”). Riser height shall be maximum seven (7”) and a minimum of four (4”) inches. Handrails shall be provided on one side of all stairs having three (3) or more risers. If stairs are twenty-one (21”) or more above finished grade, guardrails shall be provided.
6. **Landings** – Minimum landings shall be three feet by three feet (3’x3’). If landing is more than twenty-one inches (21”) above finished grade, a guardrail is required. Guardrail shall meet the same requirements as stated paragraph 4.
7. **Maximum Joist Spacing** – Maximum spans for floor joist, spaced at sixteen (16”) on center shall be as listed below. Approved metal hangers or ledger of proper size shall support all floor joists.

	Lumber	Span
Maximum spans for floor joist:	2” X 6”	7’-8”
(pressure treated lumber)	2” X 8”	10’-2”
	2” X 10”	13’-0”
	2” X 12”	15’-9”

8. **Support Post** – Where deck surface is forty-eight inches (48”) or fewer above finished grade, 4” x 4” posts are permitted. If the deck is more than forty-eight inches (48”) above finished grade, then the minimum post shall be a 6” x 6.”
9. **Maximum Post/Support Spacing** with two foot cantilever and (without cantilever):

	JOIST SPAN					
BEAM SIZE	6’	8’	10’	12’	14’	16’
Two 2”x6”	5’-10” (6’-10”)	4’-3” (5’-11”)	3’-8” (5’-3”)	3’-3” (4’-5”)	(3’-9”)	(3’-4”)
Two 2”x8”	6’-7” (9’-0”)	5’-7” (7’-9”)	4’-10” (7’-0”)	4’-3” (5’-10”)	3’-10” (5’-0”)	3’-5” (4’-4”)
Two 2”x10”	8’-5” (11’-6”)	7’-2” (9’-11”)	6’-3” (8’-11”)	5’-6” (7’-5”)	4’-11” (6’-5”)	4’-5” (5’-7”)
Two 2”x12”	10’-3” (14’-0”)	8’-9” (12’-1”)	7’-7” (10’-10”)	6’-8” (9’-1”)	6’-0” (7’-9”)	5’-4” (6’-10”)
Three 2”x12”	12’-10” (17’-11”)	11’-10” (14’-10”)	11’-0” (13’-3”)	10’-0” (12’-1”)	8’-11” (11’-2”)	8’-1” (10’-3”)

(continued)

Maximum Post/Support Spacing Intermediate Beam:

BEAM SIZE	JOIST SPAN					
	6'	8'	10'	12'	14'	16'
Two 2"x6"	3'-5"	2'-11"	2'-7"	---	---	---
Two 2"x8"	4'-6"	3'-11"	3'-6"	2'-11"	---	---
Two 2"x10"	5'-9"	5'-0"	4'-5"	3'-8"	3'-2"	---
Two 2"x12"	7'-0"	6'-0"	5'-5"	4'-6"	3'-10"	3'-5"

Values based on: Dead Load 10 psf/Live Load 60 psf = 70 psf total

Fb = 975 psi Southern Yellow Pine (moisture content 19%)

Fv = 86 psi Southern Yellow Pine (moisture content 19%)

- Bridging** – Where floor joists are longer than 11' 6", one row of solid bridging is required to be placed mid span every 11' - 6." Lateral bracing shall be provided.
- Lateral Load Connection-(requirement of the IRC 2009)** – The lateral load connection required by Section R-502.2.2. shall be in accord with figure R-502.2.2.3. Hold down tension devices shall be provided in not fewer than two locations per deck and each device shall have an allowable stress capacity of not fewer than 1500 lbs.

A deck tension device such as DTT2Z as manufactured by Simpson Strong-Tie Company Inc., or approved equal, shall be used. A manufacturer's cut sheet detailing this type of tension device is attached to this document.

Signature of Deck Contractor

Date

Print Name of Deck Contractor