

**FINDLAY TOWNSHIP BUILDING INSPECTION DEPT.**  
**1271 Route 30 / PO Box W / Clinton, PA 15026**  
**724-695-0500**

**PERMIT REQUIREMENTS**  
**FOR BUILDING A RESIDENTIAL**  
**DECK IN FINDLAY TOWNSHIP**



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**PERMIT REQUIREMENTS FOR DECKS**

In order to construct a deck, you must submit a **Building Permit Application**, and a **Use-By-Right (Zoning) Permit Application**. Two (2) copies of the **Plot Plan (survey)** of your property must accompany the Use-By-Right Permit Application. You must draw the proposed location of the deck (approximately to scale) on the plot plan. Include the distances from the deck to the rear and side property lines on the plot plan. Two (2) copies of the **deck construction plans** must also be submitted with your application. Contractors must provide a copy of their Worker's Compensation Insurance Certificate. Certificates may be faxed to 724-695-1700 (Att: Building Inspection Department). If the contractor is a single proprietor or the homeowner is performing the work, a **worker's compensation exemption form** must be completed and provided with the Building Permit submittal.

**NOTE: UNCOVERED DECKS WHERE THE WALKING SURFACE OF THE DECK IS NO MORE THAN 30 INCHES ABOVE GRADE DO NOT REQUIRE A BUILDING PERMIT. A USE-BY-RIGHT (ZONING) PERMIT IS STILL REQUIRED.**

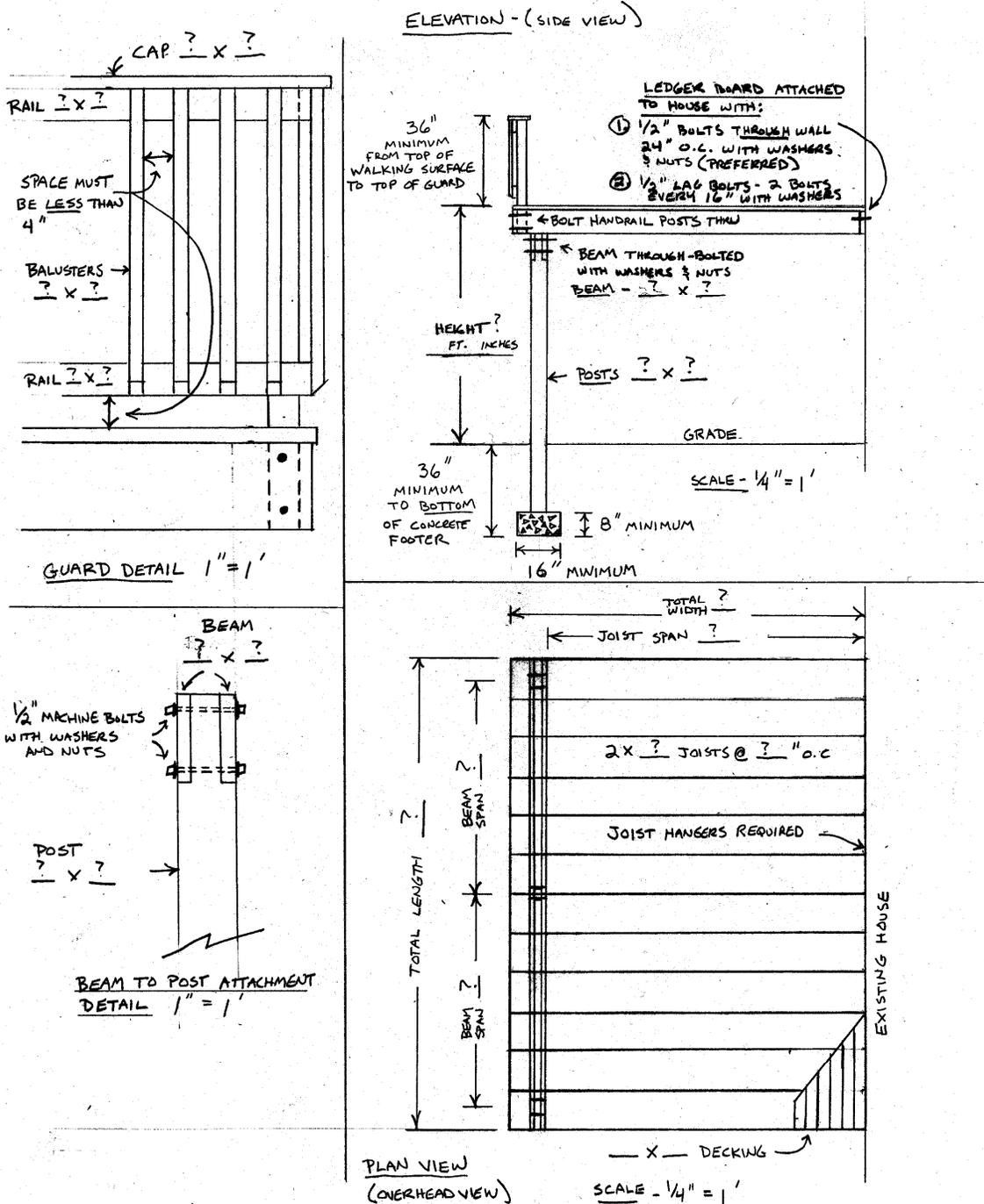
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## SAMPLE DECK CONSTRUCTION PLAN

**NOTE:** Plans shall be a minimum 8 1/2" x 11". All plans shall be drawn to minimum 1/4" = 1' scale using a straightedge (no freehand sketches will be accepted). Plans may be multiple pages (sample drawing shown with all views on one page for space considerations). Indicate dimensions of all framing members and all other dimensions shown on sample drawing. Include name, address and date on all drawings.



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## STAIRWAY, GUARD AND HANDRAIL REQUIREMENTS FOR RESIDENTIAL DECKS

(As required by the 2006 International Residential Code)

### DEFINITIONS:

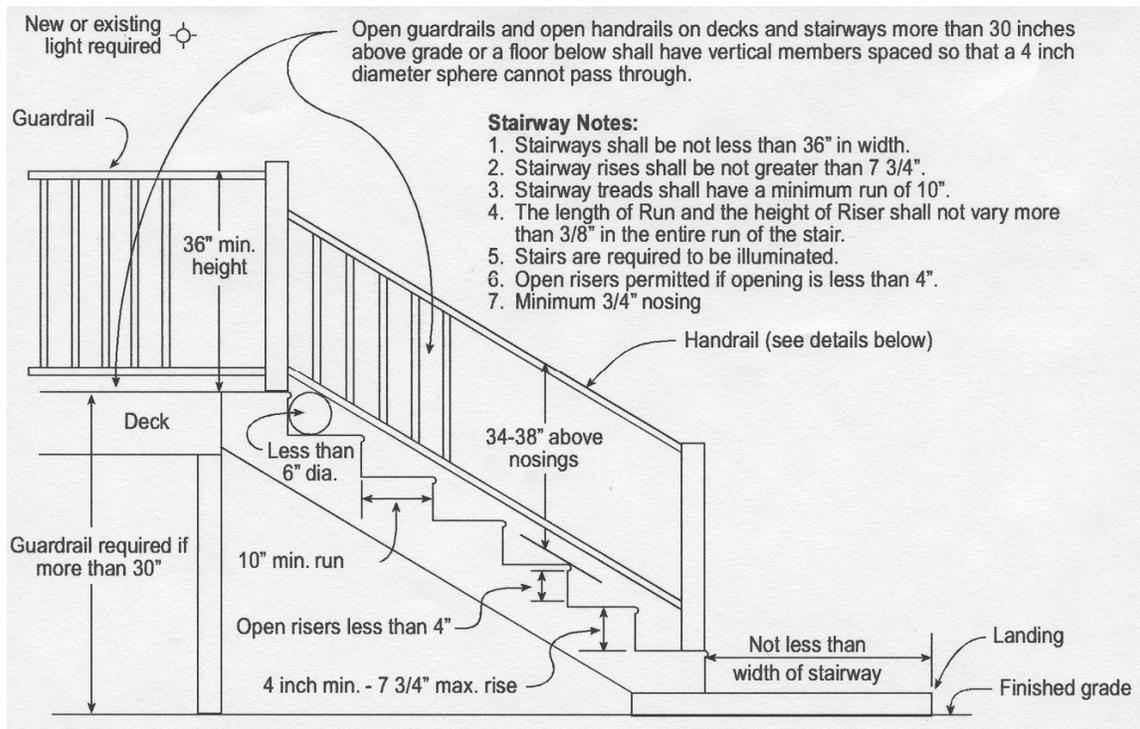
**1. GUARD-A** building component or a system of building components located near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to the lower level.

### Relevant Sections from 2006 International Residential Code:

Section R312.1 Guards. Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches in height measured vertically from the nosing of the treads.

Porches and decks which are enclosed with insect screening shall be provided with guards where the walking surface is located more than 30 inches (762 mm) above the floor or grade below.

Section 312.2 Guard opening limitations. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a 4 inch sphere.



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**STAIRWAY, GUARD AND HANDRAIL**  
**REQUIREMENTS FOR RESIDENTIAL DECKS**

(As required by the 2006 International Residential Code)

**DEFINITIONS: (cont.)**

**2. HANDRAIL-**A horizontal or sloping rail intended for grasping by the hand for guidance or support.

**Relevant Sections from 2006 International Residential Code:**

**Section R311.5.6 Handrails.** Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

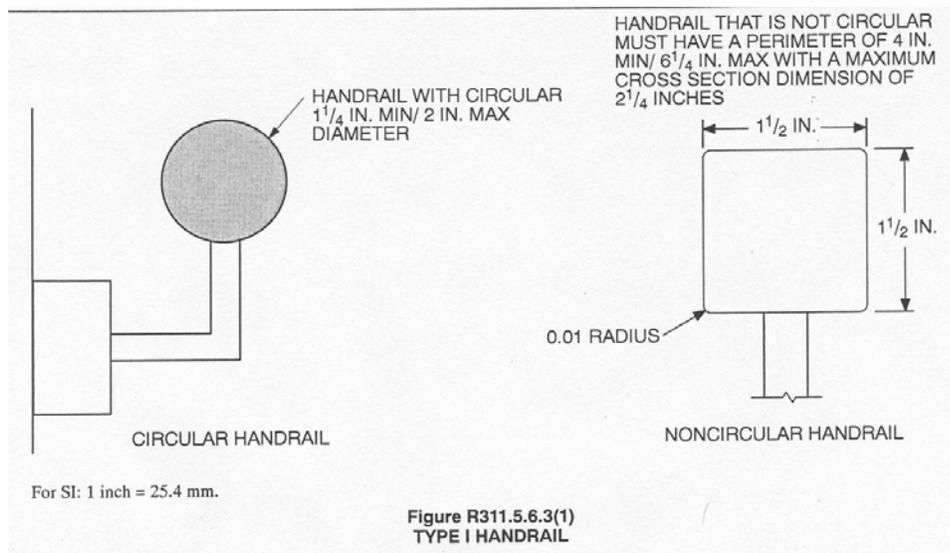
**Section R311.5.6.1 Height.** Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches and not more than 38 inches.

**Section R311.5.6.2 Continuity.** Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inch between the wall and the handrails.

**R311.5.6.3 Handrail grip size. All required handrails shall be of one of the following types or provide equivalent graspability.**

**TYPE I.** Handrails with a circular cross section shall have an outside diameter of at least 1 1/4 inches and not greater than 2 inches. If the handrail is not circular it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) with a maximum cross section dimension of 2 1/4 inches.

**EXAMPLES OF TYPE I HANDRAILS**



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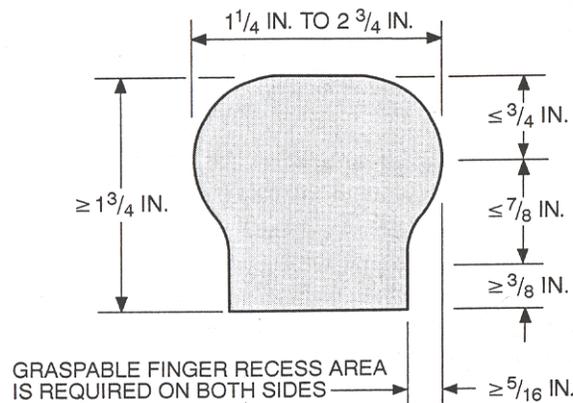
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R311.5.6.3 Handrail grip size. (cont.)

**TYPE II** Handrails with a perimeter greater than 6 1/4 inches shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch within 7/8 inch below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10mm) to a level that is not less than 1 3/4 inches below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1 1/4 inches to a maximum of 2 3/4 inches. Edges shall have a minimum radius of 0.01 inches.

**TYPE II HANDRAIL**

HANDRAIL PERIMETER > 6 1/4 IN.



**Figure R311.5.6.3(2)**  
**TYPE II HANDRAIL**

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**DECK PERMIT FEES**

**Decks with an area of one hundred twenty (120) square feet or less.**

|                         |               |
|-------------------------|---------------|
| Bldg. Permit fee        | No Fee        |
| Use-By-Right permit fee | No Fee        |
| PA UCC fee              | \$4.00        |
| <b>TOTAL FEES DUE</b>   | <b>\$4.00</b> |

Please note that a Building Permit application and a Use-By-Right application must still be submitted and approved and a Building Permit must be issued prior to construction.

**Decks with an area greater than one hundred twenty (120) square feet.**

A building permit fee of twenty cents (\$.20) per square foot shall be charged for decks with an area greater than 120 square feet. The minimum Building Permit fee for a deck with an area greater than 120 square feet is thirty dollars (\$30.00). A fee of twenty-five dollars (\$25.00) shall be charged for the Use-By-Right permit application. A \$4.00 PA Uniform Construction Code fee must also be paid for every Building Permit.

***Example:***

**Three hundred (300) square foot deck:**

**Building permit fee**

- 300 square feet at twenty cents (\$.20) per sq. ft. = \$60.00

|                         |                |
|-------------------------|----------------|
| Bldg. Permit fee        | \$60.00        |
| Use-By-Right permit fee | \$25.00        |
| PA UCC Fee              | \$4.00         |
| <b>TOTAL FEES DUE =</b> | <b>\$89.00</b> |