

PERMIT REQUIREMENTS
FOR BUILDING A RESIDENTIAL
DECK IN FINDLAY TOWNSHIP



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

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 (Attn: 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 AT ANY POINT WITHIN 3 FEET OF THE DECK DO NOT REQUIRE A BUILDING PERMIT. A USE-BY-RIGHT (ZONING) PERMIT IS STILL REQUIRED.

**The Prescriptive Residential Wood Deck Construction reference guide
(based on the 2015 International Residential Code)
is available at:**

<https://www.awc.org/codes-standards/publications/dca6>

SAMPLE DECK CONSTRUCTION PLAN

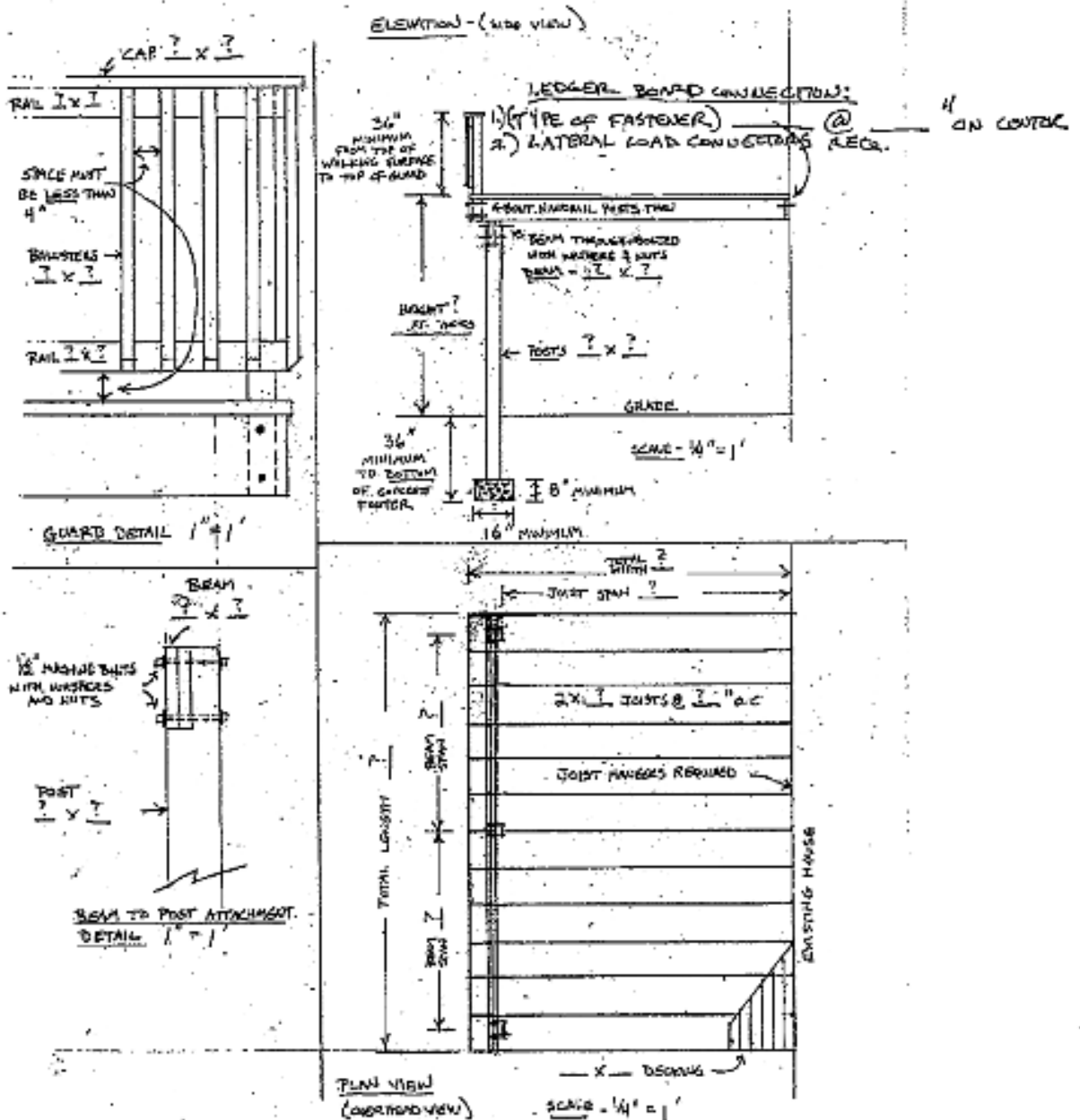
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SAMPLE DECK CONSTRUCTION PLAN

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.



STAIRWAY, GUARD AND HANDRAIL
REQUIREMENTS FOR RESIDENTIAL CONSTRUCTION

(As required by the 2015 International Residential Code)

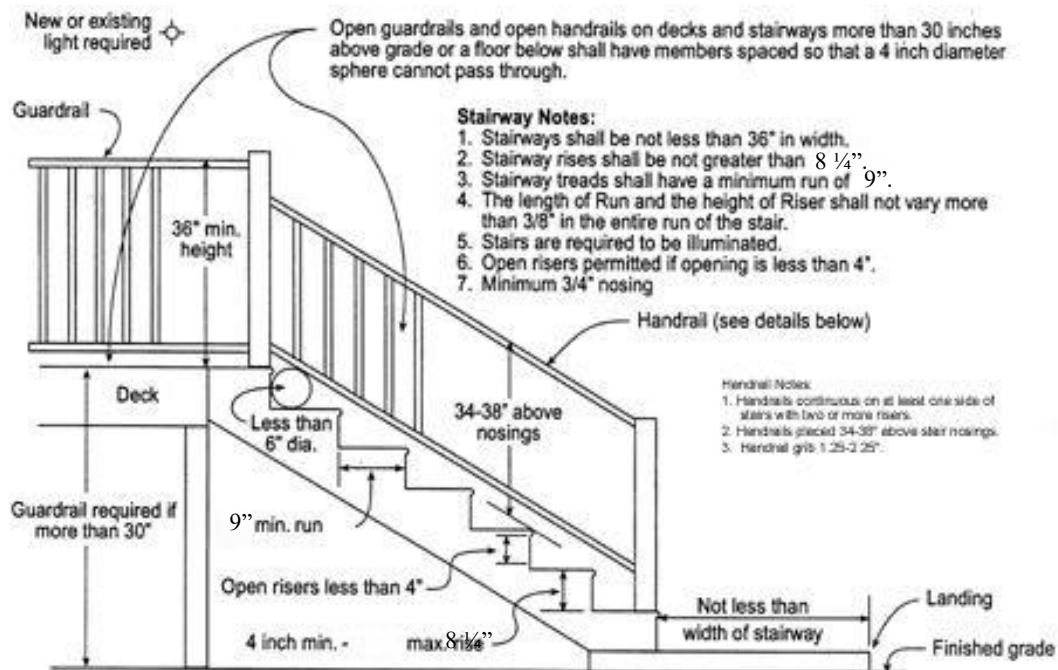
DEFINITIONS:

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 2018 International Residential Code:

Section R312.1.1 Where Required. Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that 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 measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

Section 312.1.2 Height. Required guards on open sides of walking surfaces, including stairways, raised floor areas, balconies and porches shall not be less than 36 inches in height as measured vertically above the adjacent walking surface or the line connecting the leading edges of the treads. There are 2 exceptions to stairs. 1 Guards shall not be less than 34 inches measured vertically from a line connecting the leading edge of treads. 2 When the top of guard serves as a handrail also, it shall be mounted 34-38 inches measured vertically from a line connecting the leading edge of treads .have intermediate rails or ornamental closures which do not allow passage of a 4 inch sphere.

Section 312.1.3 Opening limitations. Required guards on open sides of stairways, raised floor areas, balconies and porches shall not have openings that allow the passage of a 4 inch sphere. There are 2 exceptions to stairs. 1) The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard, shall not allow the passage of a sphere 6 inches in diameter. 2) Guards on open side of stairs shall not have openings that allow the passage of a sphere 4 3/8 inches in diameter.



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

Relevant Sections from 2018 International Residential Code:

Section R311.7.8 Handrails. Handrails shall be provided on not less than one side of each flight of stairs with four or more risers.

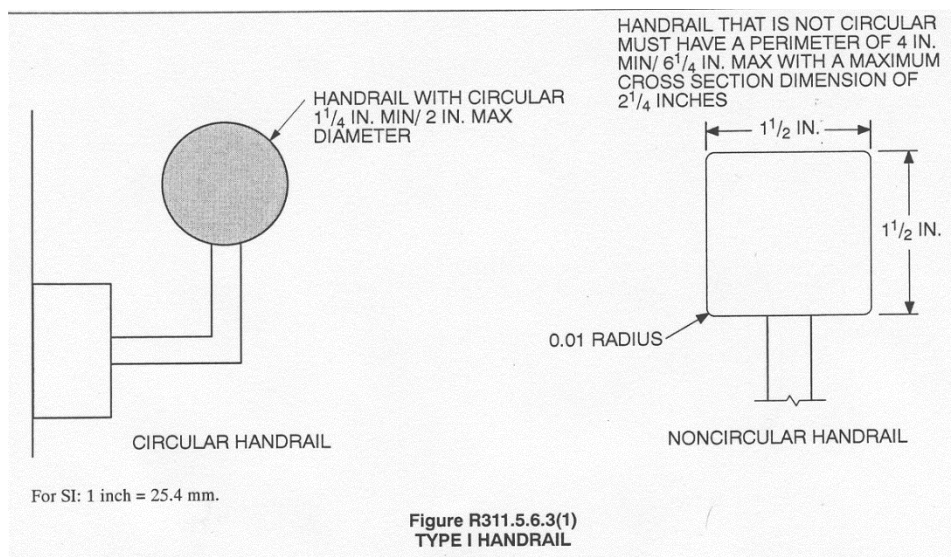
Section R311.7.8.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches and not more than 38 inches.

Section R311.7.8.4 Continuity. Handrails 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 ½ inch between the wall and the handrails.

R311.7.8.5 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 ¼ 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 ¼ inches (160 mm) with a maximum cross section dimension of 2 ¼ inches.

EXAMPLES OF TYPE I HANDRAILS



R311.7.8.3 Handrail grip size. (cont.)

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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.

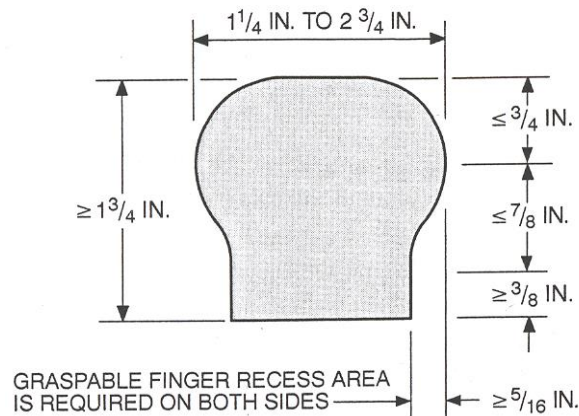


Figure R311.5.6.3(2)
TYPE II HANDRAIL

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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	\$4.50
TOTAL FEES DUE	\$4.50

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 \$4.50 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 so the fees will be as follows:

Bldg. Permit fee	\$60.00
Use-By-Right permit fee	\$25.00
PA UCC Fee	\$4.50
TOTAL FEES DUE =	\$89.50