

DECK GUIDELINES

Submit your application for a deck more than 30 inches above grade and/or attached to the house on the Building Permit Application form.

Submit your application for a deck less than 30 inches above grade or free standing and not attached to the house on a Zoning Permit Application form.

- Enclose two copies of a site plan showing existing features, including septic field if applicable, with location and dimensions (including height above grade) of the proposed deck. Show the distance the deck will be to the rear and side property lines. Show dimensions and location of any Easements on the property.
- Decks with any part of the structure 30 inches above grade are to show full construction details including diagonal bracing and location on ledger of Lateral Load Connectors. For construction detail guidance follow the recommendations found in the “Prescriptive Residential Wood Deck Construction Guide” found on the American Wood Council website at <https://awc.org/wp-content/uploads/2022/02/AWC-DCA62015-DeckGuide-1804.pdf>
- If lighting or additional electrical circuits are associated with the deck, cut sheets of the light fixtures (required to be shielded down lighting that do not shine over the property boundary) and an Electrical Permit Application will also be required.
- If natural gas is piped to the deck for a fireplace or grill include a PECO “Increase in Natural Gas Load” approval and a Mechanical Permit Application form. A mechanical permit is not required for propane gas piping which is exempt from Municipal permits.
- Decks that hold a Hot Tub require plans and construction details signed and sealed by a PA Engineer or Architect.