

HORSHAM TOWNSHIP

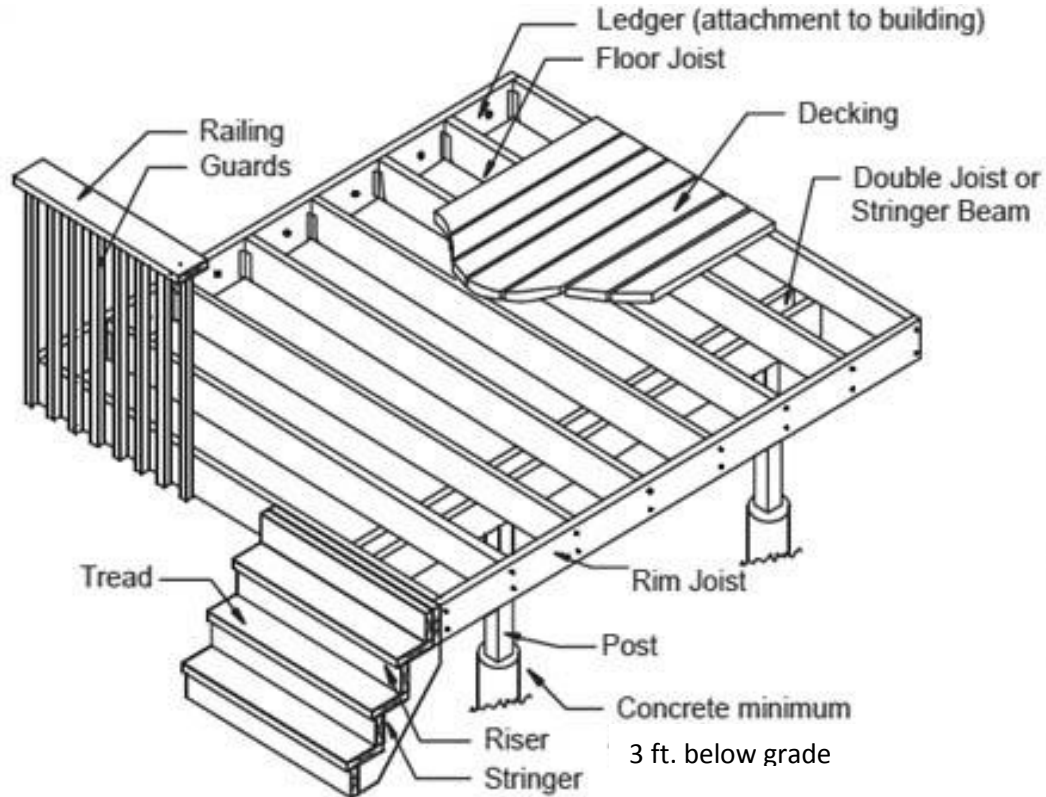
Department of Code Enforcement

1025 Horsham Road • Horsham, PA 19044 • P: (215) 643-3131 • F: (215) 643-0448



DECK ELEVATION SAMPLE

***** Not to be used for construction submission *****



GENERAL INFORMATION REQUIRED WITH APPLICATION:

1. A signed and dated Building Permit with the required fee. Show estimated cost and permit fee.
2. A plot plan showing new structure location and the distance from the property line.
3. Detailed building construction plans (see sample above)
 - Show top, side and front views of deck, including angles and dimensions.
 - Show elevations and slope of ground.
 - Size of the deck
 - Height of the deck off ground
 - How deck is attached to house
 - Size of beams & how constructed
 - Size of joists
 - Size and location of posts
 - Footers – minimum of 36" deep – diameter/size
 - Details on handrails – 36" high. 4" maximum space between balusters.
4. Show stairs, if any. Steps with 3 or more risers require a hand rail.
5. Deck must meet 60 lb. per square foot live load.
6. Inspections required for: Footing excavation prior to pouring concrete, structural framing and final inspection of deck.

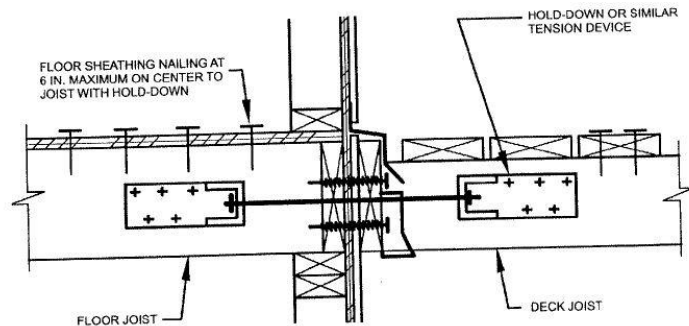
ATTENTION

RESIDENTIAL DECK BUILDERS

Do your plans show compliance with the new 2009 IRC, adopted January 1, 2012 “lateral tie-back bracket” requirements?

(Section 502.2.2.3) If not, your plans will be rejected.

R502.2.2.3 Deck lateral load connection. The lateral load connection required by Section R502.2.2 shall be permitted to be in accordance with Figure R502.2.2.3. Hold-down tension devices shall be installed in not less than two locations per deck, and each device shall have an allowable stress design capacity of not less than 1500 pounds (6672 N).



Additionally, if the existing home is constructed using engineered lumber products (I-Joists or open-web floor trusses) the lateral tie-back detail MUST BE SIGNED AND SEALED BY A DESIGN PROFESSIONAL (ARCHITECT OR STRUCTURAL ENGINEER) LICENSED IN PENNSYLVANIA (NO EXCEPTIONS).

*** IN LIEU OF PROVIDING SIGNED AND SEALED DETAILS, DECK MAY BE CONSTRUCTED AS A FREE-STANDING STRUCTURE.**