

BIRMINGHAM TOWNSHIP
CHESTER COUNTY
1040 West Street Road, West Chester, PA 19382
Phone: 610-793-2600 Fax: 610-793-3417

DECK PLAN REQUIREMENTS

The following information shall be the minimum required information on all plans submitted for deck construction.

1. Provide complete, dimensioned drawings of entire deck design, including, but not limited to, deck support post footing layout, joist and beam spans, and length of unsupported cantilever of deck.
2. Species and grade of lumber shall comply with table R502.3.1(2) of the International Residential Code (IRC) for residential living areas, live load = 40 psf.
3. All framing lumber must be pressure treated lumber.
4. Describe and/or detail the connection of the deck support posts to header beam(s).
5. All beam splices must occur at a post. At such a splice both beams must be double bolted to the post at the splice.
6. Ledger board bolting pattern shall comply with the IRC, table 611.8(1).
7. Provide information of flashing material. Flashing over ledger board shall be compatible with pressure treated lumber.
8. Deck post footings shall be no less than 36" below grade (below frost line).
9. Concrete "pills" are not approved for use as footings. Pour 2500 lb concrete minimum.
10. Provide detail of post to footing connection. Do not embed pressure treated posts in concrete.
11. Provide details of stairs for deck, *i.e.* Number of risers, height of risers, depth of tread, handrail height, etc.
12. Tread depth and riser height of stairs shall comply with the pa uniform construction code. Provide details.
13. Stair stringers shall terminate on pressure treated lumber or on a concrete spread footing. Stringer shall not terminate against earth.
14. Guards around perimeter of deck shall be not less than 36" high. (IRC R312.1)
15. If a spa or hot tub is to be supported on the proposed deck, provide details and calculations that the structure of the deck has been designed to accommodate the imposed loads, per the requirements of the IRC §502.2.1.
16. If outdoor receptacles are provided above the deck, they shall comply with IRC §3801.7 and NFPA 70 §210.52(E).