The Municipality of Bethel Park

Permit Procedure for Deck Projects

Building Po	ing information, where applicable, is required to be submitted when applying for a ermit for a Deck: ALL DECKS MUST HAVE A BUILDING OR ZONING RIOR TO CONSTRUCTION, CONTACT THE OFFICE FOR DETAILS.
	The permit application filled out in its entirety
	Certificate of Insurance, Workers Comp. or Affidavit of exemption
	A certified copy of the property survey:
	Construction <u>Drawings</u> * (clear, understandable, easy to read) to include:
	* We DO NOT accept any concept drawings from Box Stores or the like.
	A Detailed Cross Section Plan
	o Footing Details (Size, Shape, Depth, Etc.)
	 Exterior finish of existing house and ledger attachment details
	o Size, Span, Type and Method of Attachment of all Supporting Columns
	o Size, Span and Method of Attachment of all Beams / Headers
	o Size, Spacing & Span of all Floor Joists
	o Specifications & Attachment Detail of Stairs, if applicable
	 (Rise, run, length of stringer, etc. *Stairs must rest on footings) Railings and Posts Sizes, Locations of ALL posts and Attachment Details
	o All Necessary Dimensions (height, width, length, all spans, etc.)
	Engineer approved drawings and / or specifications on any engineered lumber or alternate
	methods of construction.
	methods of construction.
II. The permi	t holder is required to schedule the following inspections, where applicable:
	FOOTINGS -Before Concrete is Poured
	FRAMING -Before any Finishes are Applied
	FINAL -Upon Completion of all Permitted Construction
TT . A	
	ll inspection requests shall be made 24 hrs. prior to the required inspection by calling the epartment of Building Inspections between the hours of 8:00am – 4:30pm.
	he cost for a building permit is based on the total cost (labor & materials) of Construction installation and is as follows:
•	\$50.00 for the first \$1000.00 and \$10.00/ each additional \$1000.00 \$50.00 for Re-Inspection

IV. All construction shall comply with Bethel Park Municipal Ordinance 7-12-93A as-well-as all other applicable codes, laws and regulations

Municipality of Bethel Park

Residential Decks

1 & 2 Family Dwellings and Townhouses



Responsibility for compliance with applicable codes and ordinances falls on the owner or contractor. For specific questions regarding code requirements, refer to the applicable codes or contact your local Building Department.

Building Permits Requirements:

Building permits are required for the construction of all attached or freestanding decks that are elevated 30" or more above grade. Deck construction shall meet the requirements of the 2018 International Residential Code.

A Building Permit is required:

When decks are constructed for a means of egress.

When a roof is constructed over the deck.

When a deck is constructed for a pool no matter the elevation of the deck.

Zoning Permit Requirements:

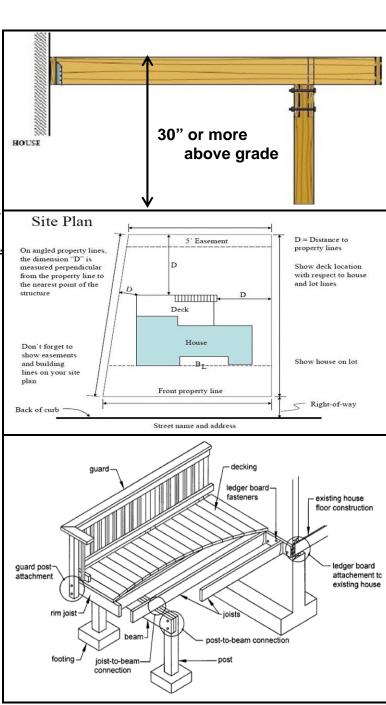
Zoning permits are required for the construction of all freestanding decks that are elevated under 30".

Zoning Requirements:

Any deck construction requires a property survey and will need to meet the land use and setback requirements of the Municipal zoning code. (See example)

Plan Review & Inspections:

The plan is reviewed by the plans examiner in order to identify potential problems that may arise prior to construction. Construction inspections will be done during the project to ensure code compliance and that the materials used are installed correctly.



Builders and homeowners are required to obtain a permit prior to constructing, altering, or replacing a deck.

The following are examples of information that should be included on plans submitted for building permits for residential decks. They are **examples** only and should not be construed as being code compliant for every application. It is the responsibility of the homeowner or person preparing the plans to show in detail how they will build their deck. Some designs may require more detail than others.

Your deck plans should replicate exactly how you will build your deck. We will review your plans before we issue the building permit to verify code compliance before you start work. The more detailed your plans, the more likely you will avoid mistakes during construction.

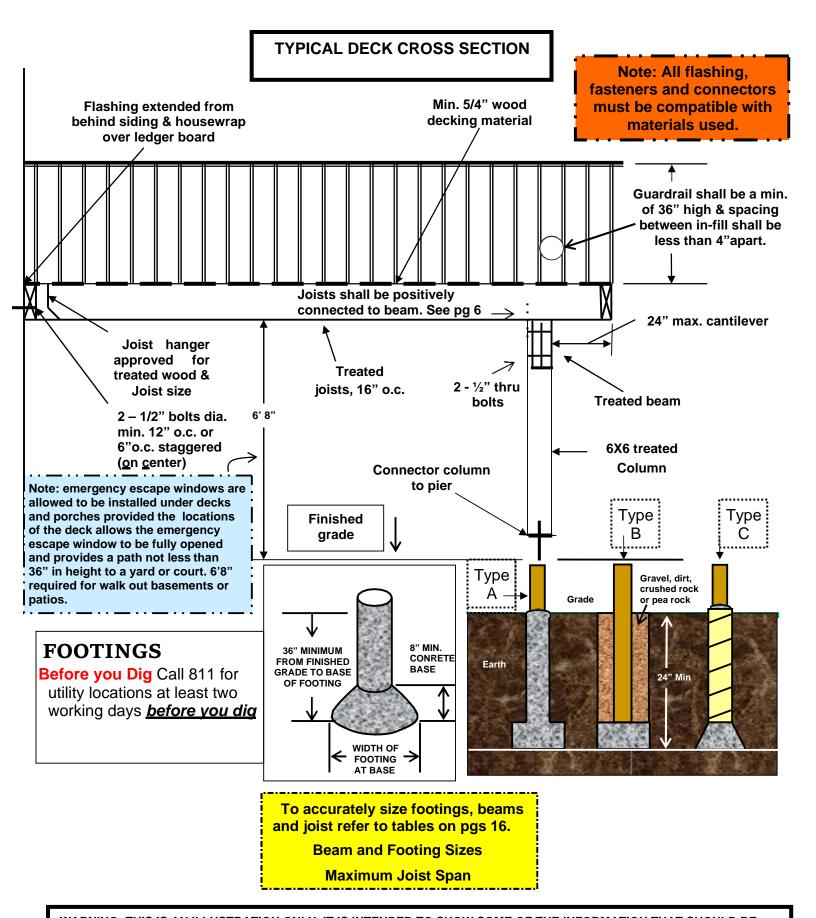
Once your plans are approved, you should not change your design without approval by Bethel Park Building Inspection Division. **You should read through the approved plans to determine if the plan reviewer noted any corrections to your plan.** If you have any questions regarding any of the corrections you should contact us before proceeding.

Permit applicant is responsible for scheduling all inspections.

Plans created at home centers <u>are not acceptable</u> for plan review. These computer designs do not allow homeowners to duplicate actual conditions at their home. Some of these plans may be modified to include all necessary information prior to submittal. Applications submitted with these types of plans without additional modifications will be returned to the applicant.

THINK YOU MIGHT ENCLOSE YOUR DECK IN THE FUTURE?

Deck plans are approved on the assumption that the deck will be used only as a deck for the life of the structure. Because footing sizes, setbacks, structural supports and a host of other deck components are different for enclosed porches than for decks. It is important that you indicate on you plans the desire to convert the deck at a future date. You should then design your deck to carry future loads and meet setbacks and other rules.

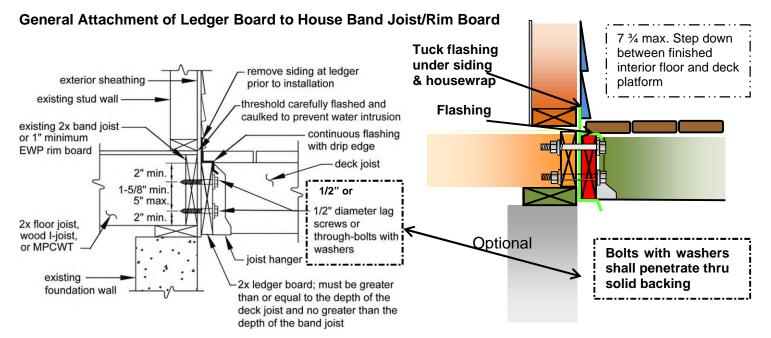


WARNING: THIS IS AN ILLUSTRATION ONLY. IT IS INTENDED TO SHOW SOME OF THE INFORMATION THAT SHOULD BE INCLUDED ON YOUR DECK PLANS. IT IS <u>NOT</u> INTENDED TO SHOW COMPLIANCE WITH ANY CODES THAT MAY APPLY. CHANGES IN THE HEIGHT AND SIZE OF A DECK WILL CAUSE VARIATIONS IN CODE REQUIREMENTS.

DECK FRAMING

Ledger Board Connection

The ledger board attaches to the house frame or foundation. *Make sure the ledger is securely attached to the dwelling. Install metal flashing at top, and caulk sides and bottom.*





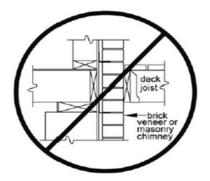


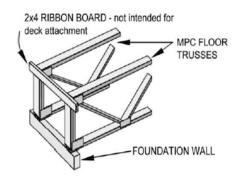


CONVENTIONAL HANGER

No Attachment to or Through Exterior Veneers (Brick, Masonry, Stone) Metal Plate Connected (MPC) Wood Floor Trusses with a 2x4 Lumber "Ribbon" at the Ends of the Trusses

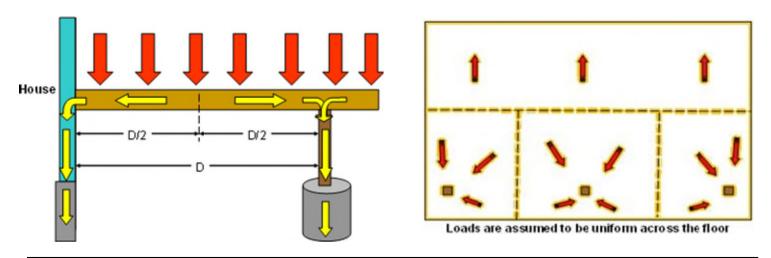
No Attachment to Over Hangs



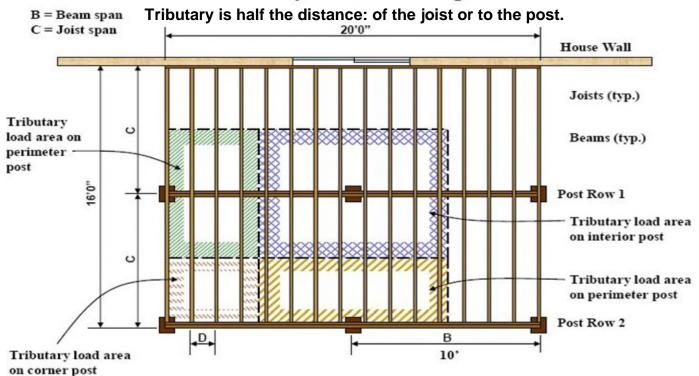


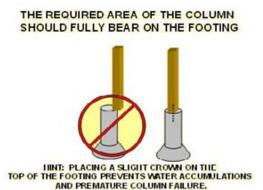


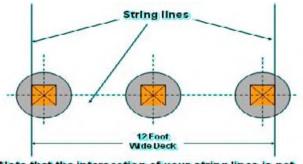
Understanding Load Paths



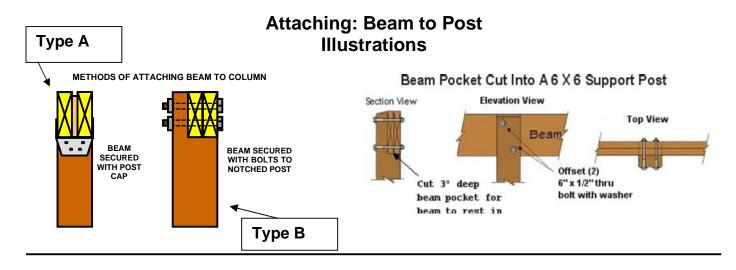
Tributary load area for posts

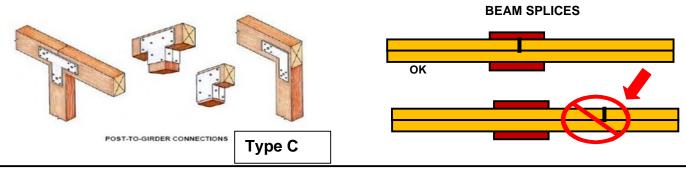




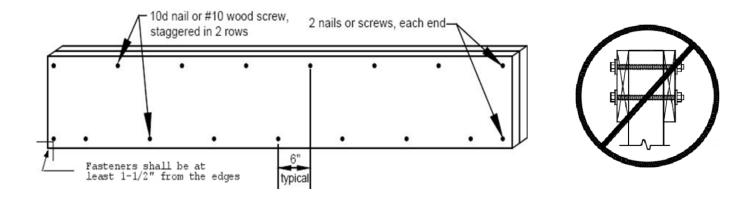


Note that the intersection of your string lines is not the center of the footing. Adjust according to the location and size of your column.



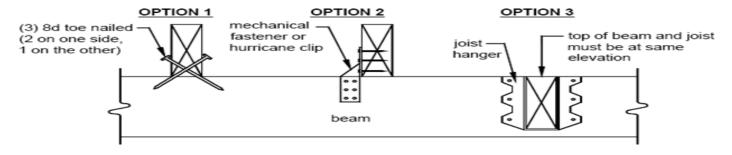


Construct the beam using two or more 2 inch nominal pieces of lumber. Nail the beam together using 10d - 16d nails at 16 inches o.c. along each edge of the beam. A spacer may be used to fir the beam to a 3½ -inch width. Beams should be installed with any arch or crown facing up.

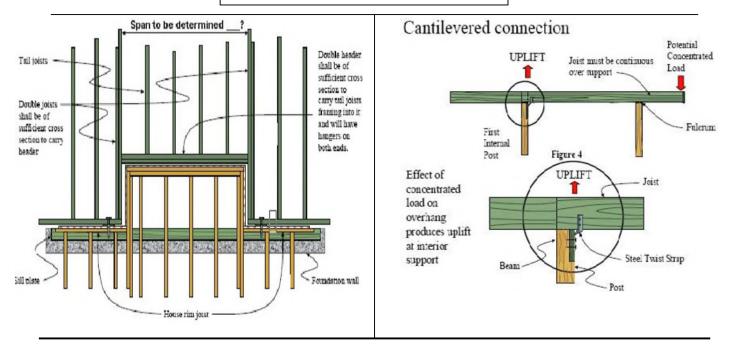


JOIST-TO-BEAM CONNECTION

Each joist shall be attached to the beam as shown. Use Option 1 or Option 2 when joists bear on or overhang past the beam. Use Option 3 when joists attach to the side of the beam.



Cantilever Options

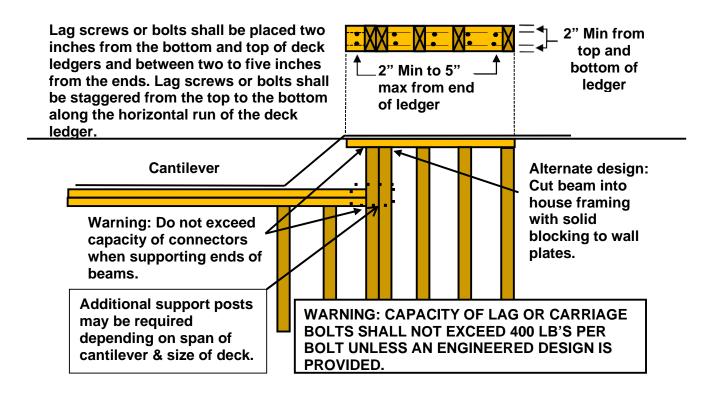


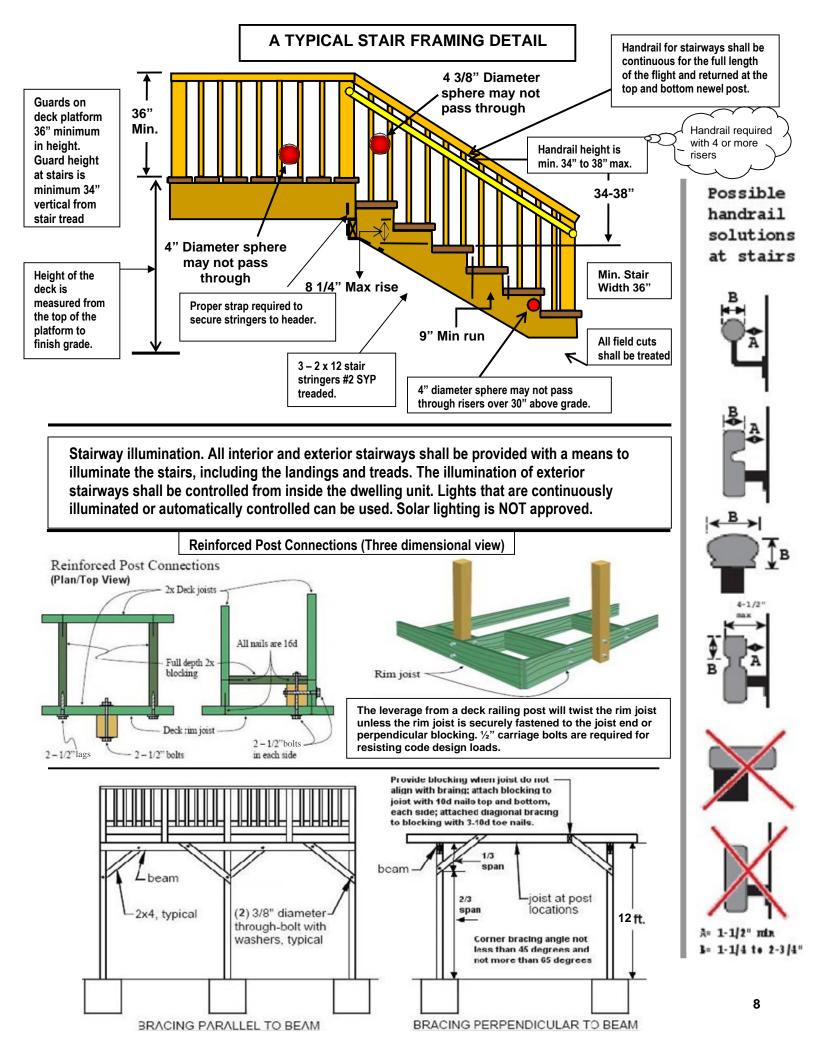
All thru bolts and lag screws shall be installed with washers.

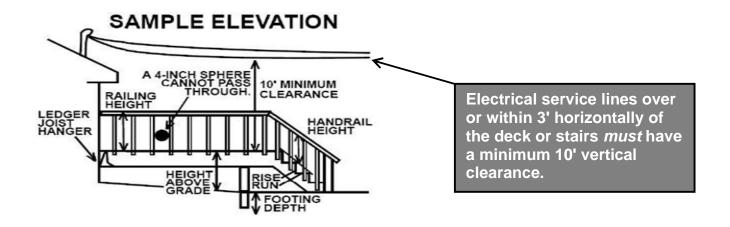
All thru bolts and lag screws shall be 1/2" diameter.

All thru bolts and lag screws shall be hot dipped galvanized or stainless steel.

Approved Simpson Strong Tie screws and thru lock bolts may be used in place of 1/2" thru bolts and lag screws.







GENERAL INFORMATION:

RAILINGS

Guardrails are required for portions of decks 30" or more above grade. The height of the rail must be a minimum of 36". Open guardrails must have intermediate rails or an ornamental pattern that a 4" sphere cannot pass through. Guardrails must continue down stairs where the stair is more than 30 inches above grade.

STAIRS

Stairs must have a maximum rise of 8 1/4 inches and a minimum run of 9 inches. The run is measured from the nosing of one tread to the nosing of the next. The greatest riser height within any flight of stairs shall not exceed the smallest by more than $\frac{3}{6}$ inch. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than $\frac{3}{6}$ inch.

Maximum step down is 7 3/4" from interior finished floor to top of the deck platform at the patio door.

Open risers are permitted provided that a 4" diameter sphere will not pass thru the opening between the treads.

SAFTEY GLAZING

All glass (windows) shall be reviewed for tempered glazing requirements. Be sure to show location of all windows in relation to deck stairs, landings, top and bottom treads, and walking surfaces.

WOOD TREATMENT

Wood used above ground, in contact with the ground, or below ground requires different degrees of treatment. Check the labels of the material you are buying to determine where it can be used. **Because the new** preservative treatments are very corrosive, make sure that any metal connectors used in the construction of your deck are approved by the manufacturer for use with treated wood.

DECKING

Caution – some manufactured deck products are approved for decking but not for stair treads. In some cases where manufactured decking is approved for stairs, the spacing of supports may be significantly reduced compared to use on the deck itself. Read the research report for further information.

INSPECTIONS

The Building Department will typically make at least three (3) inspections of your deck. It is your responsibility to call for an inspection 24 hours in advance of the time you need an inspection. When you call for an inspection, you will be asked for your address, the type of inspection you desire (footing, framing, final), the permit number (which is found on your building permit), and the time you want the inspection. We will make every effort to accommodate requests for inspections at specific times.

Applicant is responsible for scheduling all inspections.

The first inspection will be of the post footings. At the time of the inspection, property pins shall be exposed, the holes should be dug and all loose material should be removed but no concrete should be poured. The inspector will check the depth of the footing and it's width at the base. They shall also check the location of the footings for compliance with the zoning ordinance. If you are having problems with water seeping into the hole, you may wish to insert a large plastic garbage bag into the hole and pour the concrete into the bag to displace water without compromising the concrete.

The next inspection is the framing inspection. The inspector will check the size and spacing of joists, beams and columns, the attachment to the dwelling including flashing, the type of fasteners and lumber being used, type of decking used, railings, stairs, and landings.

The last inspection to be scheduled is the Final. Once the project is entirely complete, the inspector will confirm that the project in whole complies with code.

If a violation is detected a notice will be prominently placed on the digital record with the correction that must be made and time limit allowed for corrections. The notice will also indicate if a reinspection will be necessary. If a re-inspection is necessary you must call for the inspection and have the correction approved before proceeding unless directed otherwise by the inspector.

If at any time during the construction of your deck you have a question, please do not hesitate to call the Building Department at (412) 831-6800.

CHECKLIST FOR DECK PLANS

(This information is to be provided on your plan.) Please Verify!

Site PI	an	Sectio	on(s)
	Street address and/or legal description shown Size/location of existing buildings, easements and buffers All lot dimensions and pin locations shown Location and size of proposed deck shown		Cross section or top view(s) from bottom of footing to top of guard to show railing details; floor framing orientation; joist/beam orientation and bearing; column locations; connections; footing design, size, and depth; and height of deck floor above grade.
	Distance from all lot lines to proposed deck	Details	s
	Locations of existing windows/doors (glass) and window wells if applicable [Tempered glass may be required at landings, walking surfaces, top or bottom tread and next to stairs.]		Flashing at the ledger Joist bearing/hangers Ledger connection (Caution for dwelling floor cantilevers)
Constr	uction Plans		Column/beam connection
	A complete set of plans submitted All measurements, distances, sizes and lumber dimensions have been noted on plan Plan neat and legible Is deck connected to a cantilever? If so indicate what type of floor system the cantilever is framed with.		Column/footing connection Type of decking and orientation (Caution for 5/4 or composite decking for spans more than 16" o.c. or installed diagonally Provide stair stringer connection detail See examples Lateral bracing is required when the deck
Elevati	ion		platform is 12 feet and greater measured from
	Show side and/or front view of deck in relation to grade and dwelling Include railing height and design In Plan Floor joist size and spacing including species and grade Orientation of floor joists Cantilever of joists beyond beam (max. 2 feet)		finished grade (see page 8) Width of stairs (36" minimum width) Rise/run w/tolerance shown Number and size of stringers (see page 8) Open riser design (less than 30" above grade) Type and size of tread consistent with stringer spacing (Caution for decking use) Circle handrail detail that will be used Handrail height shown on plan (see page 8)
	Bearing points for all joists Size and location of all beams including species and grade		Landing at bottom of stair (grade is acceptable when within rise tolerance)
	Cantilever of beams beyond post Size and location of ledger board including species and grade Size and location of all columns/post Location of stairs Changes in elevation of deck floors or landings Unusual framing issues such as cantilevers of the dwelling floor	☐ Gu	s ard height and opening dimensions ard design/materials ard attachment
Footin	gs		
	Footing depth and design Footing width at base consistent with load for each footing location.		

CHARTS

DECK LEDGER CONNECTION TO BAND JOIST•, b (Deck live load = 40 psf, deck dead load = 10 psf, snow load :5 40 psf)

	JOIST SPAN							
CONNECTION DETAILS	G'andless	6 ¹ 1 ¹¹ to8 ¹	8 ¹ 1 ¹¹ to 10'	10'1" to 12'	12 ¹ 1 ¹¹ to 14'	14'1" to 16'	16'1" to 18'	
	On-center spacing of fasteners							
I ₂ -inch diameter lag screw with I ₂ -inch maximum sheathing°. d	30	23	18	15	13	11	10	
¹ / ₂ -inch diameter bolt with ¹ / ₂ -inch maximum sheathing ^d	36	36	34	29	24	21	19	
¹ -inch diameter bolt with 1-inch maximum sheathing•	36	36	29	24	21	18	16	

For SI: 1 inch= 25.4 mm, 1 foot= 304.8 mm, 1 pound per square foot= 0.0479 kPa.

- a. Ledgers shall be flashed in accordance with Section R703.8 to prevent water from contacting the house bandjoist.
- b. Snow load shall not be assumed to act concurrently with live load.
- c. The tip of the lag screw shall fully extend beyond the inside face of the band joist.
- d. Sheathing shall be wood structural panel or solid sawn lumber.
- e. Sheathing shall be permitted to be wood structural panel, gypsum board, fiberboard, lumber or foam sheathing. Up to ½-inch thickness of stacked washers shall be permitted to substitute for up to ½ inch of allowable sheathing thickness where combined with wood structural panel or lumber sheathing.

PLACEMENT OF LAG SCREWS AND BOLTS IN DECK LEDGERS AND BAND JOISTS

MINIMUM END AND EDGE DISTANCES AND SPACING BETWEEN ROWS								
	TOP EDGE BOTTOM EDGE ENDS ROW SPACING							
Ledger"	2 inches ^d	³/ ₄ inch	2 inches ^b	I⁵I ₈ inches�				
Band Joist ⁰	3/4 inch 2 inches 2 inches 15/g irtches							

For SI: I inch= 25.4 mm.

- $a. \ \ Lagscrews or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger in accordance with Figure R507.2.I(I).$
- b. Maximum 5 inches.
- c. For engineered rim joists, the manufacturer's recommendations shall govern.
- d. The minimum distance from bottom row of lag screws or bolts to the top edge of the ledger shall be in accordance with Figure R507.2.I(I).

MAXIMUM JOIST SPACING

MATERIAL TYPE AND NOMINAL SIZE	MAXIMUM ON-CENTER JOIST SPACING				
MATERIAL THE AND NOMINAL SIZE	Perpendicular to joist	Diagonal to joist'			
1 ¹ / ₄ -inch-thick wood	16 inches	12 inches			
2-inch-thick wood	24 inches	16 inches			
Plastic composite	In accordance with Section R507.3	In accordance with Section R507.3			

For SI: I inch= 25.4 mm, 1 foot= 304.8 mm, I degree= 0.01745 rad.

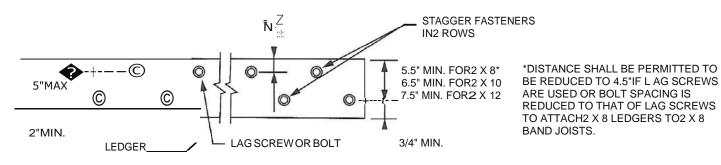
a. Maximum angle of 45 degrees from perpendicular for wood deck boards

DECK POST SIZE	MAXIMUM HEIGHT ⁸
4X4	8'
4X6	8'
6X6	14'

For SI: 1 foot= 304.8 mm.

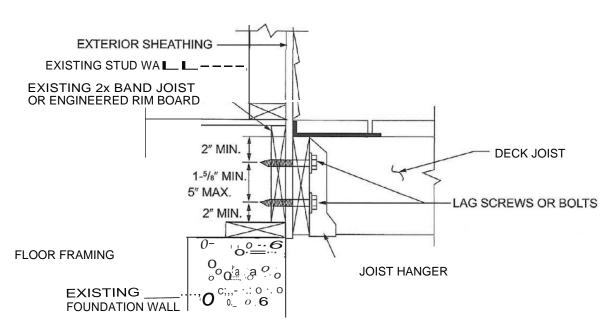
a. Measured to the underside of the beam.

DETAILS



For SI: 1 inch= 25.4 mm.

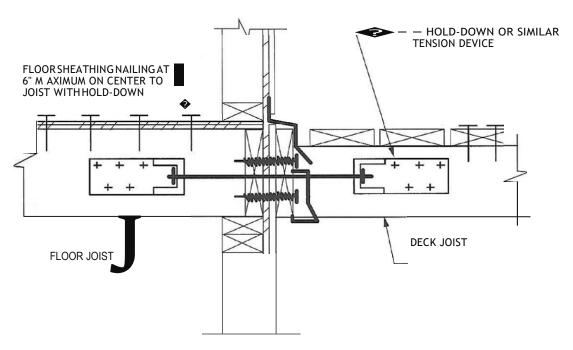
PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS



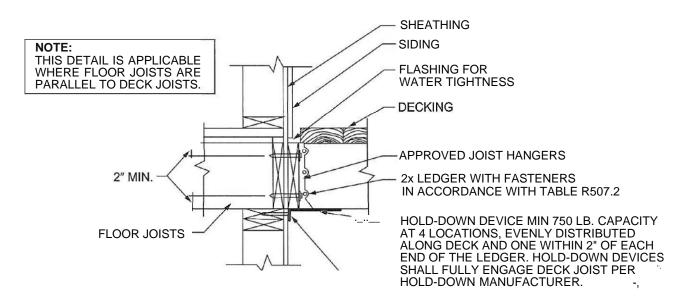
For SI: 1 inch = 25.4 mm.

PLACEMENT OF LAG SCREWS AND BOLTS IN BAND JOISTS

DETAILS CONT'D



DECK ATTACHMENT FOR LATERAL LOADS



A FULLY THREADED $^3/_8$ " DIAMETER LAG SCREW PREDRILLED **W/ MIN.** 3" PENETRATION TO CENTER OF TOP PLATE, STUDS, OR HEADER.

DECK ATTACHMENT FOR LATERAL LOADS

DECK BEAM SPAN Lengths•, b (ft. - in.)

				•	•	•		
annovno.	0.707	DECK JOIST SPAN LESS THAN OR EQUAL TO: (feet)						
SPECIES•	SIZE•	6 8 10 12 14 16 18						
	2.277.6			5-4				
	2-2X6	6-11	5-11		4-10	4-6	4-3	4-0
	2-2X8	8-9	7-7	6-9	6-2	5-9	5-4	5-0
	2-2X10	10-4	9-0	8-0	7-4	6-9	6-4	6-0
Southern pine	2-2X12	12-2	10-7	9-5	8-7	8-0	7-6	7-0
F	3-2X6	8-2	7-5	6-8	6-1	5-8	5-3	5-0
	3-2X8	10-10	9-6	8-6	7-9	7-2	6-8	6-4
	3-2X10	13-0	11-3	10-0	9-2	8-6	7-11	7-6
	3-2X12	15-3	13-3	11-10	10-9	10-0	9-4	8-10
	3×6or2-2x6	5-5	4-8	4-2	3-10	3-6	3-1	2-9
	3x8or2-2x8	6-10	5-11	5-4	4-10	4-6	4-1	3-8
	3×10or2-2×10	8-4	7-3	6-6	5-11	5-6	5-1	4-8
Douglas fir-larch•,	3×12or2-2×12	9-8	8-5	7-6	6-10	6-4	5-11	5-7
hem-fir,	4X6	6-5	5-6	4-11	4-6	4-2	3-11	3-8
spance-pine-fiar°	4X8	8-5	7-3	6-6	5-11	5-6	5-2	4-10
we stern cedrs,	4X10	9-11	8-7	7-8	7-0	6-6	6-1	5-8
pondaosa pine\	4X12	11-5	9-11	8-10	8-1	7-6	7-0	6-7
redpine ^r	3-2 x 6	7-4	6-8	6-0	5-6	5-1	4-9	4-6
	3-2 x 8	9-8	8-6	7-7	6-11	6-5	6-0	5-8
	3-2 x 10	12-0	10-5	9-4	8-6	7-10	7-4	6-11
	3-2X12	13-11	12-1	10-9	9-10	9-1	8-6	8-1

For SI: 1 inch= 25.4 mm, 1 foot= 304.8 mm, 1 pound per square foot= 0.0479 kPa, 1 pound= 0.454 kg.

- $a. \ Grounds now load, live load = 40 \, psf, dead load = 10 \, psf, L/6 = 360 \, at \, main \, span, L/6 = 180 \, at \, can tile ver \, with a 220-pound point load applied at the end.$
- b. Beams supporting deckjoists from one side only.
- c. No. 2 grade, wet service factor.
- d. Beam depth shall be greater than or equal to depth of joists with a flush beam condition.
- e. Includes incising factor.
- f. Northern species. Incising factor not included.

DECK JOIST SPANS FOR COMMON LUMBER SPECIES' (ft. - in.)

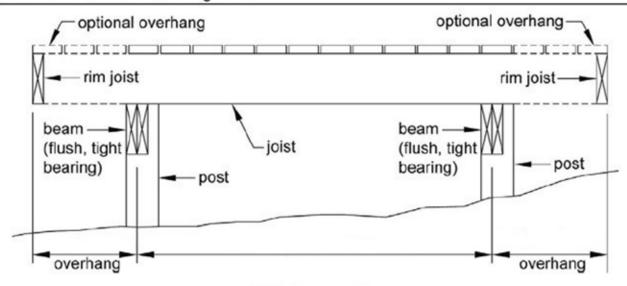
SPECIES•	SIZE	SPACING OF DE	CK JOISTS WITH (inches)	NO CANTILEVER•	SPACING OF DECK JOISTS WITH CANTILEVER (inches)		
		12	16	24	12	16	24
	2x6	9-11	9-0	7-7	6-8	6-8	6-8
Southern pine	2X8	13-1	11-10	9-8	10-1	10-1	9-8
Southern pine	2×10	16-2	14-0	11-5	14-6	14-0	11-5
	2×12	18-0	16-6	13-6	18-0	16-6	13-6
	2X6	9-6	8-8	7-2	6-3	6-3	6-3
Douglas fir-larchd,	2X8	12-6	11-1	9-1	9-5	9-5	9-1
hem-fspruce-pine-fit	2×10	15-8	13-7	11-1	13-7	13-7	11-1
оргиос рс	2×12	18-0	15-9	12-10	18-0	15-9	12-10
Dadwaad	2X6	8-10	8-0	7-0	5-7	5-7	5-7
Redwood, western cedars,	2x8	11-8	10-7	8-8	8-6	8-6	8-6
ponderosa pine•,	2×10	14-11	13-0	10-7	12-3	12-3	10-7
red pine•	2×12	17-5	15-1	12-4	16-5	15-1	12-4

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- b. Ground snow load, live load= 40 psf, dead load= 10 psf, lJ.i= 360.
- c. Ground snow load, live load= $40 \, \mathrm{psf}$, dead load= $10 \, \mathrm{psf}$, $\mathrm{IJ.i} = 360 \, \mathrm{at}$ main span, $U.i = 180 \, \mathrm{at}$ cantilever with a 220-pound point load applied to end.
- d. Includes incising factor.
- e. Northern species with no incising factor
- f. Cantilevered spans not exceeding the nominal depth of the joist are permitted.

a. No. 2 grade with wet service factor.

Free Standing Deck



Footing Sizes

Beam Span, L _B	Joist Span, L _J	Round ¹ Footing Diameter	Footing Thickness ³
	<u><</u> 10'	15"	6"
6'	<u><</u> 14'	17"	6"
	<18'	20"	7"
	<u><</u> 10'	17"	6"
8'	<u><</u> 14'	20"	8"
	<u><</u> 18'	23"	9"
	<u><</u> 10'	19"	7"
10'	<u><</u> 14'	22"	9"
	<u><</u> 18'	25"	10"
	<u><</u> 10'	21"	8"
12'	<u><</u> 14'	24"	10"
	<u><</u> 18'	28"	11"
	<u><</u> 10'	22"	9"
14'	<u><</u> 14'	26"	11"
	<u><</u> 18'	30"	12"
	<u><</u> 10'	24"	9"
16'	<u><</u> 14'	28"	12"
	<u><</u> 18'	32"	13"
	<u><</u> 10'	25"	10"
18'	<u><</u> 14'	30"	12"
	<18'	34"	14"

- Square footings are permitted to have widths 2" less than the given diameter of round footings.
- 2. Assumes 1,500 psf soil bearing capacity.
- Assumes 2,500 psi compressive strength of concrete. Coordinate footing thickness with post base and anchor requirements.