



DECK AND PORCH PLAN REQUIREMENTS

The following information shall be the minimum required information on all plans submitted for deck and porch construction. (refer to the 2009 International Residential Code and the American Wood Council [“awc.org”](http://www.awc.org) **DCA 6** for information for code compliance)

1. Provide a complete and dimensioned drawing(s) of the entire deck design, including, but not limited to, deck support post footing layout, joist and beam spans, and the length of the unsupported cantilever of the deck (3:1 ratio is required).
2. All framing lumber must be pressure treated lumber.
3. Provide a detail for the connection of the deck support posts to the footing and to the header/beam(s).
 - a. All beam splices must occur at a post and must be double bolted to the post at the splice.
4. Deck post footings shall be no less than 36” below grade (below frost line).
 - a. The footing size may be greater than 12 inches dependent upon the beam and joist spans.
 - b. Concrete “pills” are not approved for use as footings.
5. Provide a Ledger board detail – hangers, the bolting pattern shall comply with the IRC, table 611.8(1) or the manufacturers installation requirements and the two required Hold Down Tension Devices shall comply with the IRC, section R502.2.2.
 - a. Provide information for the flashing material - flashing over the ledger board shall be compatible with the pressure treated lumber.
 - b. Provide the locations of the required deck lateral hold down tension load connections. Hold-down tension devices shall be installed in not less than two locations per deck and the stairway landing, and each device shall have an allowable stress design capacity of not less than 1500 pounds.

Exception: Decks or landings designed to be free-standing

Note: If the existing house floor joists are engineered lumber, provide an approved attachment detail from the manufacturer (example: TJI’s from I-Level have a detail on their website on how this shall be attached) **and** the existing and new house floor joists shall have nailing above the tension devices at every 6 inches.

6. Provide a Stairway Detail – show construction, guard, graspable handrail height (between 34” and 38” off the nose of the tread), treads (9” minimum), risers (8 ¼” maximum), opening limitations (4” and 6”), Stair Illumination provided to meet R 303.6, etc.....
 - a. **Note:** a Stairway Guard/Railing is required to be 34” minimum height, less than 4 3/8” between horizontal rails/spindles, less than 6” triangular area and constructed to withstand a 200 lb lateral force.
 - b. Stair stringers shall terminate on pressure treated lumber or on a concrete spread footing. Stringer shall not terminate against earth.

DEPARTMENT OF BUILDING & LIFE SAFETY

253 Municipal Dr, Thorndale, PA 19372 | Phone: 610-384-0600 | Fax: 610-384-0689

codes@calntownship.org | www.calntownship.org

7. Provide a detail for the Guards around perimeter of deck – show construction.
 - a. **Note:** a guard shall be no less than 36” high, less than 4” between horizontal rails/spindles, less than 4” under the bottom rail and constructed to withstand a 200 lb lateral force. (IRC R312)
8. Provide details, info, ESR reports and specs for any plastic and composite decking and railings for compliance with ASTM D 7032 and AC 174. **2009 IRC R317.4.**
9. Provide details for the connection of the railing posts to the framing with brackets and/or blocking for compliance with the 200 lb lateral load requirements.
10. If a spa or hot tub is to be supported on the proposed deck/porch, provide signed and sealed engineered drawings, 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.
11. A GFCI/Weatherproof (WP) Receptacle is required at the deck/porch level and shall comply with IRC §3801.7 and NFPA 70 §210.52(E).
12. Provide a layout with details for any New Gas or New Electrical Work.