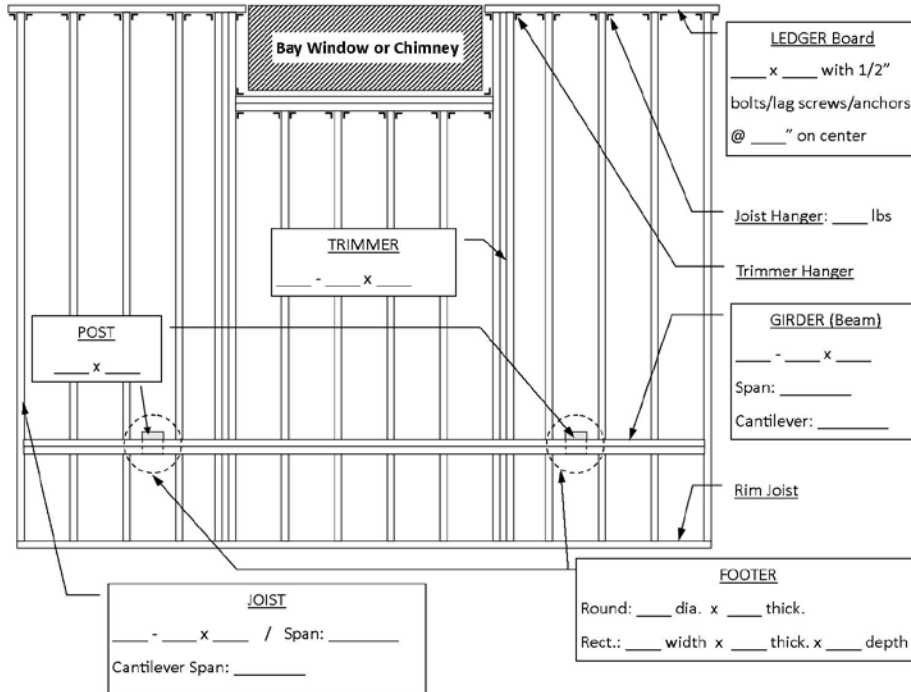


COMPREHENSIVE INSPECTION AGENCY

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DECK PERMIT INFORMATION



REQUIRED INFORMATION:

- 1) A Plot Plan showing the proposed deck with the distances to the side rear and front of property lines. Also, show locations of existing structures and septic system (if applicable). *Submit two (2) copies.*
- 2) A Detailed Scaled Drawing to include information for footer and framing details (see example drawing above). *Submit two (2) copies.*

NOTE: The information provided is a guideline and does not include all possible applications. Please contact your local code enforcement official or building inspector with questions.

WORK SHALL NOT PROCEED UNTIL REQUIRED FIELD INSPECTION HAS BEEN PERFORMED AND APPROVAL IS GIVEN BY COMPREHENSIVE INSPECTION AGENCY'S BUILDING INSPECTOR.

PLEASE SCHEDULE INSPECTIONS 24-HOURS IN ADVANCE – CALL (570) 573-2825.

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❖ FOOTER

- Width: twelve inches (12") / Thickness: six inches (6") – MINIMUM VALUES.
- Minimum Compressive Strength of Concrete: 2500 psi
- Deck footings closer than five feet (5') to an existing exterior dwelling wall must bear at the same elevation as the footing of the existing dwelling foundation.
- In order to provide proper frost protection, top of footer required to be a minimum of thirty six inches (36") below grade.
- Holes for the footing shall be dry and free of mud /organic debris.
- Prepare for proper drainage of water around footer.

❖ HARDWARE / CONNECTORS

- Materials: galvanized and stainless steel.
- The following are the locations of where metal connectors are required:
 - Joist-to-Girder (Beam)
 - Post-to- Girder (Beam)
 - Post-to-Footer
 - Joist-to-Ledger Board
 - Ledger Board-to-Existing Dwelling

❖ FASTENERS

- All fasteners/connectors, nails, bolts and related hardware shall be hot-dipped zinc-coated (galvanized) or stainless steel, copper or other corrosion-resistant material. Lag screws hot-dipped galvanized or stainless steel only.

❖ DECKING / LUMBER

- All decking material shall be composed of dimension lumber (two inch (2")) or span rated decking.
- Each segment of decking must bear on a minimum of four (4) joists/supports.
- All lumber used in the construction of the deck shall be pressure treated or be of natural decay resistant wood (e.g. redwood, black walnut or cedar).

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❖ GIRDER (BEAM) Sizing

<u>Girder Size</u>	<u>One Story</u>	<u>Two Stories</u>
2 – 2 x 6	4' 8"	4' 0"
3 – 2 x 6	6' 0"	5' 1"
2 – 2 x 8	5' 11"	5' 0"
3 – 2 x 8	7' 5"	6' 3"
2 – 2 x 10	7' 3"	6' 2"
3 – 2 x 10	9' 1"	7' 8"
2 – 2 x 12	8' 5"	7' 1"
3 – 2 x 12	10' 7"	8' 11"

Note:

- 1) The values are for #2 grade lumber.
- 2) Joints and splices must be directly above the support columns/posts.

❖ JOIST Sizing

	<u>Clear Span for Joist Spacing:</u>		
<u>Joist Size</u>	12"	16"	24"
2 x 6	10' 3"	9' 1"	7' 5"
2 x 8	13' 3"	11' 6"	9' 5"
2 x 10	16' 3"	14' 1"	11' 6"
2 x 12	18' 10"	16' 3"	13' 4"

Note: The values are for SPF #2 grade lumber and 20 psf dead load.

❖ POST Sizing

- Wood Columns/Posts: Four by four inch (4" x 4") minimum. Six inch by six inch (6" x 6") posts recommended. 6" x 6" posts are required when deck height is six (6) feet or more above grade.
- Steel Columns: Three inch (3") diameter minimum.

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71 Grove Street
Cressona, PA 17929
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❖ CANTILEVER

	Overhang Span for Joist Spacing:		
Joist Size	12"	16"	24"
2 x 8	34"	29"	N/A
2 x 10	49"	42"	34"
2 x 12	N/A	57"	47"

- Note: 1) The above values are for SPF #2 grade lumber and 70 psf ground snow load.
2) Backspan to cantilever span ratio shall be at least 2:1.
3) Solid blocking shall be provided at the cantilever support.

❖ DECK LEDGER

- Attach the ledger board to existing exterior wall
- Ledger board shall be equal or greater than the deck joist depth BUT less than or equal to the rim joist depth

❖ LATERAL BRACING

- Decks with floor surface greater than 2 feet (2') above grade or detached from the dwelling shall be braced diagonally between girder and posts.

❖ FLASHING

- Approved corrosion resistant flashing is required at any ledger board connection to a wall of wood framed construction.
- NOTE: Dwelling siding/exterior finish system must be removed prior to installation.

❖ GUARDRAILS

- All decks and stairs greater than thirty inches (30") above grade are required to have a guard.

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❖ STAIRWAY / HANDRAIL

- Stairs shall be a minimum of thirty six inches (36") wide.
- All stringers shall be a minimum of two inch by twelve inch (2" x 12").
- A 4" x 4" post required every six (6') feet for cut stringers and every thirteen (13') feet for solid stringers.
- All stairs with four (4) or more risers shall have a graspable handrail.

ORDER OF INSPECTIONS

➤ FOOTER:

- Verify footer depth and bearing prior to placement of concrete.
- Frost Protection: Top of footer minimum of three feet (3') / thirty six inches (36") below grade.

➤ FRAMING:

- Review framing before covering with decking.
- Check joist and girder spans.

➤ FINAL:

- Review decking and safeguards before issuing CO.

WORK SHALL NOT PROCEED UNTIL REQUIRED FIELD INSPECTION HAS BEEN PERFORMED AND APPROVAL IS GIVEN BY COMPREHENSIVE INSPECTION AGENCY'S BUILDING INSPECTOR.

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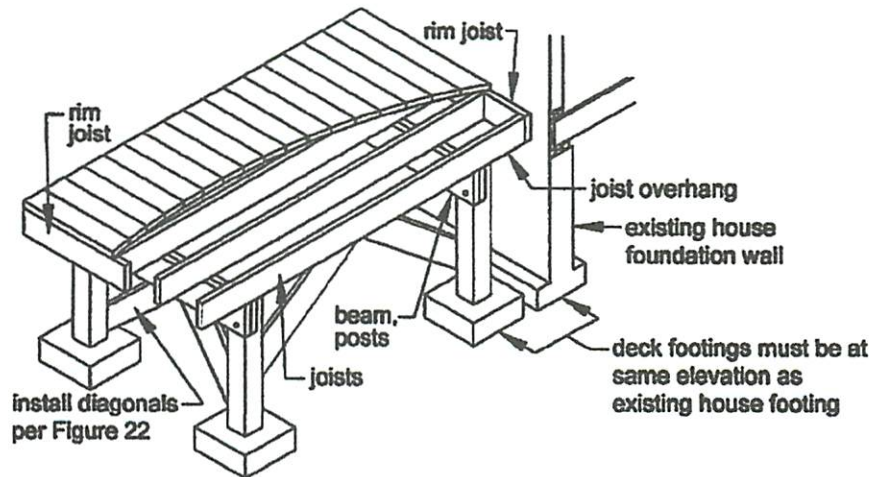
*NOTE: The information provided is a guideline and does not include all possible applications.
Please contact your local code enforcement official or building inspector with questions.*

FREE-STANDING DECKS

Decks which are free-standing do not utilize the exterior wall of the existing house to support vertical loads (see Figure 21); instead, an additional beam with posts is provided at or within L/4 of the existing house. THE ASSOCIATED DECK POST FOOTINGS SHALL BE PLACED AT THE SAME ELEVATION AS THE

EXISTING HOUSE FOOTING IF LOCATED CLOSER THAN 5'-0" TO AN EXISTING HOUSE WALL (see Figure 2 and Figure 12). For houses with basements, a cylindrical footing (caisson) is recommended to minimize required excavation at the basement wall. Beam size is determined by Table 3.

Figure 21. Free-Standing Deck



DECK STABILITY

Decks greater than 2 feet above grade shall be provided with diagonal bracing.

DIAGONAL BRACING

Figure 22. Diagonal Bracing Requirements

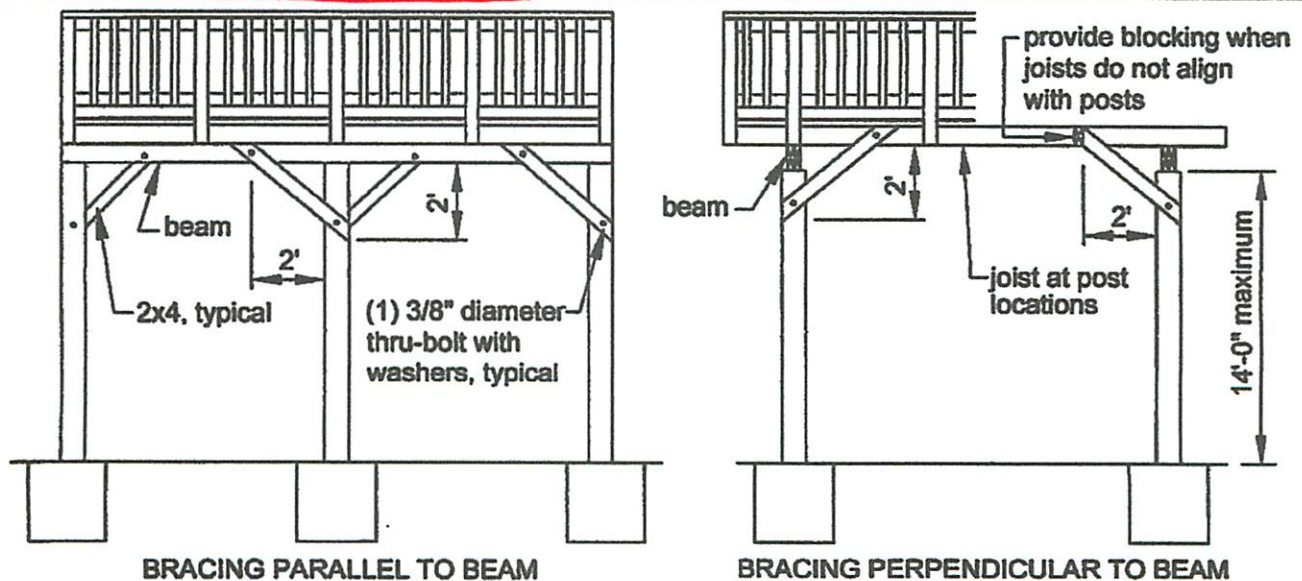
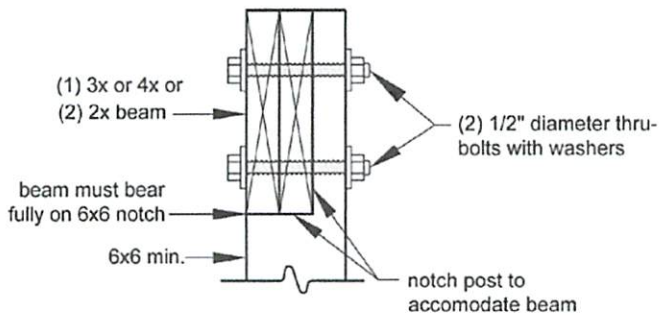
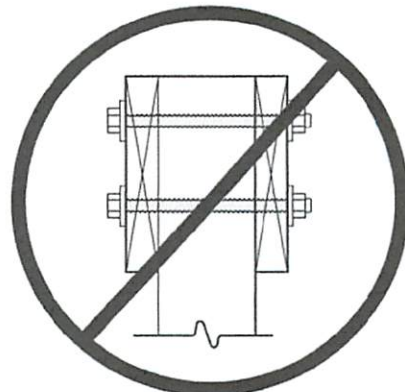


Figure 8. Post-to-Beam Attachment Requirements



YES

Figure 9. Prohibited Post-to-Beam Attachment Condition

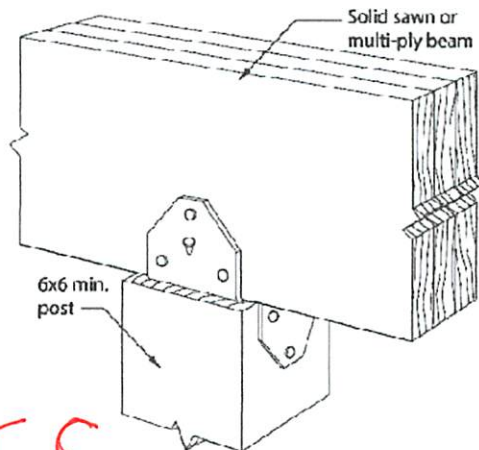


NO

RIM JOIST REQUIREMENTS

Attach a continuous rim joist to the ends of joists as shown in Figure 11. Attach decking to the rim joist as shown in Figure 11. For more decking attachment requirements, see DECKING REQUIREMENTS.

Figure 10. Alternate Approved Post-to-Beam Post Cap Attachment



YES

Figure 11. Rim Joist Connection Details

