

DECK PERMIT APPLICATION

Type of Building	Zoning District	Parcel Number
I hereby certify that I have examined this application and its attachments finding them to be in accordance with the provisions set forth in the PA Uniform Construction Code, 2018 International Building Code, and Ordinances of West Brandywine Township.		
APPROVED <input type="checkbox"/> YES <input type="checkbox"/> NO		
on _____, 20____		_____ Building Inspector
Permit Fee (base) \$ _____ + PA UCC Fee \$ _____		_____ Building Code Official
Total Permit Fee \$ _____		Permit Number _____

Top Section for Office Use Only – Fill application below

PROPERTY INFORMATION

Street Number	Street Name
City	Zip Code
Parcel Number	Lot Size

OWNER INFORMATION

First Name	Last Name or Business Name
Mailing Address (if different from above)	
Email Address	Daytime Phone

All Contractors engaging in home improvement services within West Brandywine Township shall comply with Contractor Insurance Verification Requirements; Ord. 2021-03, Adopted 8/5/2021.

AUTHORIZED AGENT/CONTRACTOR

First Name	Last Name
Business Name	WBT Contractor License #
Mailing Address	
Email Address	Daytime Phone

CONSTRUCTION INFORMATION

Dimensions: Width: _____ Total Square Feet: _____
 Length: _____ Height Above Grade: _____
Material Type: Pressure Treated Cedar
 Other (specify) _____

DESCRIBE PROPOSED WORK:

COST OF CONSTRUCTION (include materials and labor) \$ _____

REQUIRED DOCUMENTATION

1. Completed Zoning Permit Application
2. Two (2) copies of structural plans and details. Include joist sizes and spacing, beam sizes and location, post sizes and spacing, all connection details, footer details (including size and depth), railing details, and stair details (including riser height, tread width, landings and railings).
3. Two (2) copies of a site plan noting the distance of the proposed deck to all property lines, all existing structures, impervious surfaces (driveways, pools, etc.), on-site sewer and/or well system components, and any established easements or right of ways.
4. A signed Inspection Checklist Form
5. Contractor’s registration application and fee when construction is by a paid contractor. List “Homeowner” as the general contractor if work is to be completed at no charge by a resident of the property.

APPLICANT’S CERTIFICATION

Application is hereby made to West Brandywine Township for the approval of the Specifications and Plans herewith submitted for erection of the building/structure herein described.

The Applicant certifies that:

1. Within sixty days after completion of the work, any temporary structure or workshop will be removed, and further agrees to the requirements that all provisions of the 2018 International Building Code and Township Zoning Ordinances shall be complied with during the construction of said building/structure, whether specified herein or not.
2. The estimate cost and other information provided as part of this application is correct.
3. Any changes to the approved documents will be filed with the Township.
4. Approved plans and specifications will be available on site at all times.
5. Work shall not commence prior to the issuance of a building permit.
6. Approved permits shall be prominently displayed at the construction site.

Applicant’s Signature

Date

INSPECTIONS

The issuance of this building permit requires the applicant to comply with all provisions set forth in the Uniform Construction Code, 2018 International Code Council Building Code, and ordinances of West Brandywine Township. The inspections marked below are the stages of construction when West Brandywine Township Codes Department must be notified by the applicant. Inspections shall be scheduled forty-eight (48) hours in advance. Failure to notify the Township before proceeding to the next step will result in a stop order. Twenty-four (24) hour notice is required to cancel a scheduled inspection; Failure to do so will result in a failed inspection. *Fee for all failed inspections as outlined in the current fee schedule.

This section to be completed by WBT Codes Department

REQUIRED INSPECTIONS

Permit # _____

SETBACK INSPECTION

Inspection will be made checking the location of construction prior to excavation. Stakes or batter boards must be in place and property lines clearly marked.

(Setback details on website at <https://www.wbrandywine.org/codeszoning>)

FOOTING INSPECTION

Inspection will be made after excavation, any framework is completed, and grade stakes are installed.

Concrete may not be placed until the footings are approved by the Building Inspector.

ROUGH ELECTRIC

Applicant is responsible to contract with a third-party agency licensed in Pennsylvania for electrical inspections.

Rough and Final electrical inspections must be completed by the same electrical inspector.

ROUGH FRAMING AND ROUGH PLUMBING INSPECTION

After all rough framing, rough plumbing, rough heating, and rough wiring is complete. The rough wiring must be inspected by an approved independent inspection agency and the approval posted at the site. Do not install insulation until the rough framing and rough plumbing are approved by the Building Inspector.

FINAL ELECTRIC

Applicant is responsible to contract with a third-party agency licensed in Pennsylvania for electrical inspections.

Rough and Final electrical inspections must be completed by the same electrical inspector.

FINAL USE & OCCUPANCY

A final Use & Occupancy inspection will be made after the structure has been completed.

West Brandywine Township Codes

Date

A dwelling may not be occupied, or a structure may not be used, until the issuance of a Certificate of Use & Occupancy. If the required inspections are not performed as noted above, failed inspection fees may apply and/or a Certificate of Use & Occupancy may be denied.

I HEREBY ACKNOWLEDGE RECEIPT OF THIS FORM

Signature of Applicant

Date

WEST BRANDYWINE TOWNSHIP CODE ENFORCEMENT OFFICE

198 Lafayette Road

West Brandywine, PA 19320

Phone: 610-380-8200 Fax: 610-384-4934

CONTRACTOR'S INSURANCE VERIFICATION

FEE PER CURRENT FEE SCHEDULE

DATE: _____

Contractor's engaging in any and all types of home improvements shall register with West Brandywine Township Codes Office prior to commencing home improvements within the Township. A check shall accompany completed application, made payable to West Brandywine Township.

Please complete the application in its entirety. Sign and date application, include current Certificate of Insurance naming West Brandywine Township as the Certificate Holder, specifying minimum general liability and workers compensation limits as outlined below. If you are filing a self-employment or religious exemption, and are not required to carry Workers Compensation Insurance, **please complete and have notarized the attached Affidavit for submittal along with the Application. If the Affidavit is not completed, processing of the application will be delayed. Also include a copy of your State Registration Certificate.**

The following minimum insurances are required to obtain a valid Registration Certificate:

- a. General Liability - 1) Per Occurrence - \$500,000; 2) Per Personal Injury - \$500,000; 3) Property Damage - \$1,000,000
- b. Workers Compensation and Employer's Liability - 1) Each Accident - \$100,000

VALID FOR ONE YEAR FROM DATE OF ISSUANCE

CONTRACTOR INFORMATION:

Contractor's Name: _____

Company Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Names of principal partner or officer: _____

Type of Contractor: _____

Number of Employees: _____ If you have no employees and you do not have worker's compensation insurance, please complete attached Affidavit, sign, notarize, and include with this application.

Municipalities presently certified in: _____

Certificate of Insurance attached: Yes No

CERTIFICATION: THE ABOVE STATEMENTS ARE TRUE AND CORRECT.

Print Name

Signature

WEST BRANDYWINE TOWNSHIP CODE ENFORCEMENT OFFICE

198 Lafayette Road

West Brandywine, PA 19320

Phone: 610-380-8200 Fax: 610-384-4934

Worker's Compensation Insurance Coverage to comply with Act 44 of 1993

AFFIDAVIT

To be completed if Applicant is a contractor claiming exemption from providing Worker's Compensation Insurance, i.e. if you have no employees or claiming exemption on religious grounds, the Affidavit must be completed, signed and notarized. Contractor's Insurance Verification process will be delayed if Affidavit is not completed.

Name of Applicant: _____

Federal or State Employer or Tax Identification No: _____

The undersigned swears or affirms that he/she is not required to provide Worker's Compensation Insurance under the provisions of Pennsylvania's Worker's Compensation Law for one of the following reasons as indicated:

Contractor and sole proprietor without employees-Contractor prohibited by Law from employing any individual to perform work pursuant to this Building Permit unless Contractor provides proof of insurance to the Township.

Contractor exempt on religious grounds qualified under Section 304.2 of the WC Act.

Signature of Applicant

Date

Name: _____

Address: _____

City: _____ State: _____ Zip _____

Subscribed and sworn to before me this _____ **day of** _____

Signature of Notary Public

My Commission Expires:

**West Brandywine Township
Recommended Deck Design Criteria**

Wood Decks/Porches/Patios/Balconies/Stoops: Minimum construction requirements.

Design Criteria for wood Decks, Porches, and Balconies:

All residential wood decks, porches, balconies, stoops shall be designed for 60 lbs. per square foot live load and 10 lbs. per square foot dead load, for a total of 70 lbs. per square foot. Joists and beams shall be pressure treated #2 grade or better Southern Yellow Pine or equivalent.

Cantilever: Maximum overhanging cantilever shall be 2 foot (2').

Footings: Footings shall be a minimum of 36 inches (36") below finished grade and sized for the loads imposed. Excavations shall be smooth and straight edges with a minimum of three times the diameter of the post used. No standing water, loose or soft material shall be permitted in the footing excavations.

Guard & Rails: Where the deck, porch, balcony surface is more than thirty inches (30") above finished grade a minimum 36" high railing shall be provided with guards. Where the deck, porch, balcony surface is more than fifteen and half inches (15 1/2") above finished grade, a railing shall be provided. Balusters shall be constructed such that a sphere with a diameter of four inches (4") cannot pass through any opening. Guardrail posts shall be a minimal size of 4" x 4", spaced no more than four feet (4') o.c.

Stairs: Stairs shall be three (3) feet in width minimum and treads shall be no less than 9" and have nosing or effective projection of not less than 3/4" or greater than 1". Maximum riser height shall be 8 1/4" and a minimum of 4". Handrails shall be provided on one side of all stairs having more than three (2) or more risers. If stairs are thirty inches (30") or more above grade, guards shall be provided. Footings are recommended if three or more steps are required.

Landings: Minimum landings shall be 3 foot by 3 foot. If landing is more than thirty inches (30") above finished grade, a guards shall be required.

Maximum Joist Spans: Maximum spans for floor joists, spaced at 16" o.c. shall be as listed below. All floor joist shall be supported by approved fully nailed or screwed metal hangers of proper size or a ledger of proper size.

Maximum spans for floor joist:	2" x 6" = 7'8"
(pressure treated lumber)	2" x 8" = 10'2"
	2" x 10" = 13'0"
	2" x 12" = 15'9"

Support Post: Where the deck surface is four feet (4') or less above grade 4" x 4" posts are permitted. If the deck is more than 48" above finished grade, a minimum post size shall be 6" x 6".

Maximum Post/Support Spacing with 2 foot Cantilever:
(Without Cantilever)

Joist Span	6'	8'	10'	12'	14'	16'
Beam Size						
Two 2" x 6"	5'0" (6'10")	4'3" (5'11")	3'8" (5'3")	3'3" (4'5")	- (3'9")	- (3'4")
Two 2" x 8"	6'7" (9'0")	5'7" (7'9")	4'10" (7'0")	4'3" (5'10")	3'10" (5'0")	3'5" (4'4")
Two 2" X 10"	8'5" (11'6")	7'2" (9'11")	6'3" (8'11")	5'6" (7'5")	4'11" (6'5")	4'5" (5'7")
Two 2" X 12"	10'3" (14')	8'9" (12'1")	7'7" (10'10")	6'8" (9'1")	6'0" (7'9")	5'4" (6'10")
Three 2" x 12"	12'10" (17'11")	11'10" (14'10")	11'0" (13'3")	10'0" (12'1")	8'11" (11'2")	8'1" (10'3")

Values based on: Dead Load 10psf/Live Load 60 psf=70psf total
fb=975 psi Southern Yellow Pine (moisture content 19%)
fv=86 psi Southern Yellow Pine (moisture content 19%)

Maximum Post/Support Spacing Intermediate Beam:

Joist Span	6'	8'	10'	12'	14'	16'
Two 2" x 6"	3'5"	2'11"	2'7"	-	-	-
Two 2" x 8"	4'6"	3'11"	3'6"	2'11"	-	-
Two 2" x 10" 5'9"	5'0"	4'5"	3'8"	3'2"	-	-
Two 2" x 12" 7'0"	6'0"	5'5"	4'6"	3'10"	3'5"	-

Bridging: Where floor joists are longer than 11'6", one row of solid bridging is required to be placed mid span every 11'6". Lateral bracing shall be provided.

Ledger/Ban/Ribbon Board Attachment to Structure: Ledger/ban/ribbon board shall be to same size as the floor joists. Ledger/ban/ribbon board shall be firmly attached to house using through bolts and placed on 16" o.c. Minimum size bolts shall be 1/2" diameter through bolts or 1/2" x 4 1/2". Lag screws, bolts and washers shall be hot dipped galvanized or stainless steel. Additional anchor types may be permitted with approval from the Code Administration Officer prior to the installation.

Deck Lateral Load Connection: 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.

word/doc/deckdesign