

# BUCKINGHAM TOWNSHIP

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## Requirements for Open Deck or Patio

**Note:** uncovered decks and patios less than 30 inches above grade at all points only need a zoning permit.

1. Submit two (2) complete sets of construction drawings to scale
2. Include a plot plan showing the location of your deck in relationship to the house. Show dimensions in feet from the deck to side and rear property lines. Calculate all impervious surfaces including house, driveway, sidewalks, out buildings and patios.
3. Provide construction drawings to include as a minimum:
  - a. Indicate species and grade of lumber with design live and dead loads, 40 PSF live load / 10 PSF dead load
  - b. A plan view, looking down, of the deck showing all dimensions required to define the perimeter of the deck. Indicate existing floor space and how the deck will be accessed, see example. Include location and description of the stairways and handrails. Include landing for steps at grade 3'0 in direction of travel
  - c. A cross-sectional view identifying size and location of all structural members from footings and support posts, up through the structure, including the handrails. Provide dimensional size and where applicable spacing of each member, see attached example
4. Indicate, on plans, hurricane clips connecting the deck joist to the beam.
5. Indicate, on plans, two deck tension ties connecting the deck joist to the house joists.
6. Indicate where solid bridging is needed for joist spans more than eight (8) feet
7. If using 2-2x10 for a beam max span between center line of post is 7 feet 8 inches and for 2x12 max span between center line of post is 8 feet 3 inches, indicate on drawings
8. Provide proof of Workers Compensation with Buckingham Township as certificate holder or fill out our Worker Compensation form.
9. Check payable to Buckingham Township in the amount of **\$217.00** for **open decks** and a check for **\$60.00** is required for **patios**.

Three inspections required:

1. Footing Inspection – inspector will check size and depth of hole before concrete is poured.
2. Framing Inspection – inspector will check all structural attachments including bolts and framing before decking is installed.
3. Final Inspection – inspector will check handrails, guardrails, and stairs.

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