

BUCKINGHAM TOWNSHIP

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Requirements for Open Deck, Patio or Sidewalk

For Decks, Patios or Sidewalks

1. Submit two (2) complete sets of construction drawings to scale
2. Include a plot plan showing the location of your deck, patio or sidewalk in relationship to the house. Show dimensions in feet from the deck or patio to side and rear property lines.
3. Calculate all impervious surfaces including house, driveway, sidewalks, out buildings and patios. Uncovered decks and patios over 500 square feet require a stormwater management application.
4. Provide proof of Workers Compensation with Buckingham Township as certificate holder or fill out our Worker Compensation form. **PERMITS WILL NOT BE ISSUED WITHOUT THIS PAPERWORK.**
5. Check payable to Buckingham Township in the amount of \$262.00 for open decks and a check for \$80.00 is required for patios.
6. Homeowner association approval is needed before zoning review and / or approval.

For Decks over 30" above grade

7. 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
8. Indicate, on plans, hurricane clips connecting the deck joist to the beam.
9. Indicate, on plans, two deck tension ties connecting the deck joist to the house joists.
10. Indicate where solid bridging is needed for joist spans more than eight (8) feet
11. If using 2-2x10 for a beam max span between center line of post is 7 feet 8 inches and for 2-2x12 max span between center line of post is 8 feet 3 inches, indicate on drawings