



## **The Municipality of Bethel Park**

### **Permit Procedure for Deck Projects**

The following information, where applicable, is required to be submitted when applying for a Building Permit for a Deck:

- The Residential Building permit application filled out in its entirety
- A certified copy of the property survey with the location of the deck clearly marked with dimensions and property set-backs.
- Certificate of Insurance (COI) and the Addendum to a Building Permit
- Construction Drawings (clear, understandable, easy to read/*we DO NOT accept concept drawings from box stores or the like*) to include:
  - A Detailed Cross Section Plan
    - Measurements of the deck and landings
    - Height of the deck
  - Footing Details (Size, Shape, Depth, Etc.)
  - Exterior finish of existing house and ledger attachment details
    - What the deck will be attached to, framing, brick, or block?
    - How the deck will be attached, show detail
      - If it is being attached to brick, it is going to require another header, posts, and footers along the house for proper support or BVLZ Brackets
    - Show lateral load ties attaching deck to the house
  - Size, Span, Type and Method of Attachment of all Supporting Columns
    - Spans from the centers of the support posts
  - Size, Span and Method of Attachment of all Beams / Headers
  - Size, Spacing & Span of all Floor Joists
    - Show joist hangers and hurricane ties being used on joists
  - Specifications & Attachment Detail of Stairs, if applicable (Rise, run, length of stringer, etc. *Stairs must rest on footings*)
    - Stringers for stairs need to rest on footers
    - A graspable handrail is required for stairs with four or more risers
    - Stringers attach to the deck with stringer hangers
  - Railings and Posts Sizes, Locations of ALL posts and Attachment Details
    - Posts for railing when using 4x4's cannot be notched and need to be either blocked and through bolted or attached with lateral load ties.
    - Show measurements of railing and spindles
  - Header attachment to post details
- Engineer approved drawings and / or specifications on any engineered lumber or alternate methods of construction.

#### **Pool Decks**

- Must be level with the top of the pool rail
- Must have a self-closing gate with a 54" extended locking latch
- Must maintain a minimum 48" barrier from the ground to the top of the railing

**Inspections:**

The permit holder is required to schedule the following inspections, where applicable:

- FOOTINGS -Before Concrete is Poured
- FRAMING -Before any Finishes are Applied
- FINAL -Upon Completion of all Permitted Construction

*All inspection requests shall be made 24 hrs. prior to the required inspection by calling the Department of Building Inspections between the hours of 8:00am – 4:30pm.*

**Costs:**

The Fee for a Residential Building Permit Application is based on the total industry cost (including both Labor & Materials) of Construction and/or Installation as follows:

- \$50 for the first \$1,000 and \$10/each additional \$1,000

All construction shall comply with Bethel Park Municipal Ordinance 7-12-93A as-well-as all other applicable codes, laws and regulations