

TOWNSHIP OF PENNSAUKEN
MINIMUM REQUEST FOR WOOD DECK

THE FOLLOWING IS A LIST OF CODE COMPLIANCE ITEMS THAT ARE REQUIRED TO BE SUBMITTED WITH CONSTRUCTION APPLICATION FOR PLAN REVIEW PROCESSING AND APPROVAL:

1. ALL PROPOSED DECKS REQUIRE APPROVALS OF THE ZONING OFFICER BEFORE A CONSTRUCTION PERMIT CAN BE ISSUED AND WORK ALLOWED TO BEGIN.
2. A PLOT PLAN (SURVEY) MUST SHOW THE PROPOSED DECK, BE APPROVED BY A ZONING OFFICER AND INCLUDED WITH THE CONSTRUCTION PERMIT APPLICATION.
3. THE FOLLOWING MUST BE SUBMITTED WITH THE APPLICATION:
 - A. THREE SETS OF PLANS INDICATING THE SIZE, SHAPE AND LOCATION OF THE PROPOSED DECK.
 - B. THE PLANS MUST INDICATE THE LOCATION AND DIMENSIONS OF INDIVIDUAL FOOTINGS. THIS INFORMATION MUST INCLUDE A CROSS SECTION OF THE FOOTING INDICATING THE DEPTH BELOW GRADE AS WELL AS A DETAIL OF THE BEARING INTERSECTION OF BEAMS AND GIRDERS TO INDIVIDUAL COLUMN WITH ELEVATION BETWEEN WOOD MEMBERS AND GRADE.
 - C. THE DRAWING MUST SHOW THE DECK IN "PLAN" VIEW SHOWING FOOTINGS, BEAMS, GIRDERS, ETC. IN AN "ELEVATION" VIEW SHOWING GUARDS, RAILINGS, BALUSTER SPACING, ETC.
 - D. ALL JOIST SIZE, FREE SPAN AND DIRECTION OF SPAN (S) MUST BE INDICATED ON THE CONSTRUCTION DOCUMENT.
 - E. CONSTRUCTION MATERIALS MUST BE SPECIFIED.
 1. WOOD POST AND COLUMNS IN CONTACT WITH THE GROUND OR EMBEDDED IN CONCRETE ARE REQUIRED TO BE PRESSURE TREATED. WOOD POST AND COMLUMS SHOULD NOT BE DESIGNED TO REST ON THE EARTH AT THE FOOTING BOTTOM. THE DESIGN SHOULD SHOW A MINIMUM OF 4" OF SOLID CONCRETE AT THE FOOTING BOTTOM.
 2. GIRDERS WITHIN 12 INCHES OF ANY EXPOSED EARTH ARE REQUIRED TO BE PRESSURE TREATED.
 3. ALL FLOOR JOIST AND DECKING MATERIAL WITHIN 18 INCHES OF EXPOSED EARTH ARE REQUIRED TO BE CONSTRUCTED WITH PRESSURE TREATED WOOD.
 4. GALVANIZED NAILS OR SCREWS ARE REQUIRED.
 5. METAL HANGERS, STRAPS, ETC. MUST HAVE MANUFACTURERS GALVANIZED NAILS OR APPROVED EQUALS.
 - F. GUARDS SHALL BE REQUIRED FOR DECKS AND STAIRS AS FOLLOWS:
 1. DECK GUARDS:
 - A. DECK GUARDRAILS SHALL BE A MINIMUM OF 36 INCHES (914MM) IN HEIGHT AND CONSTRUCTED TO WITHSTAND A CONCENTRATED LOAD OF 200 POUNDS (91KG) APPLIED AT ANY POINT AND IN ANY DIRECTION ALONG THE TOP RAILING MEMBER.
 - B. OPEN GUARDS SHALL HAVE BALUSTERS OR BE OF SOLID MATERIALS SUCH THAT A SPHERE WITH DIAMETER OF FOUR INCHES (012MM) CANNOT PASS THROUGH ANY OPENING.
 - C. GUARDS SHALL NOT HAVE A ORNAMENTAL PATTERN THAT WOULD PROVIDE A LADDER EFFECT.
 2. STAIR GUARDS/HANDRAILS:
 - A. STAIR GUARDS/HANDRAILS SHALL HAVE BALUSTERS OR BE SOLID MATERIAL SUCH THAT A SPHERE WITH A DIAMETER OF FOUR INCHES (102MM) CANNOT PASS THROUGH ANY OPENING.
 - B. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL

AT THE OPEN SIDE OF THE STAIRWAY SHALL BE A MAXIMUM SIZE SUCH THAT A SPHERE SIX INCHES (152MM) IN DIAMETER CANNOT PASS THROUGH AND OPENING.

C. IN ALL RESIDENTIAL USES THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4 INCHES (210MM) AND THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES (229MM). A 10 INCH (254MM) NOSING SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE LEADING EDGE OF TREAD SHALL NOT PROJECT MORE THAN 1 1/2 INCHES (38MM) BEYOND THE TREAD BELOW.

D. ALL TREADS AND RISERS ARE TO BE EQUAL. THERE SHALL NOT BE VARIATION EXCEEDING 3.16 INCHES (80MM) IN THE DEPTH OF ADJACENT TREADS OR IN THE HEIGHT OF ADJACENT RISERS. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST TREAD SHALL NOT EXCEED 3/8 INCH (10MM) IN ANY FLIGHT OF STAIRS.

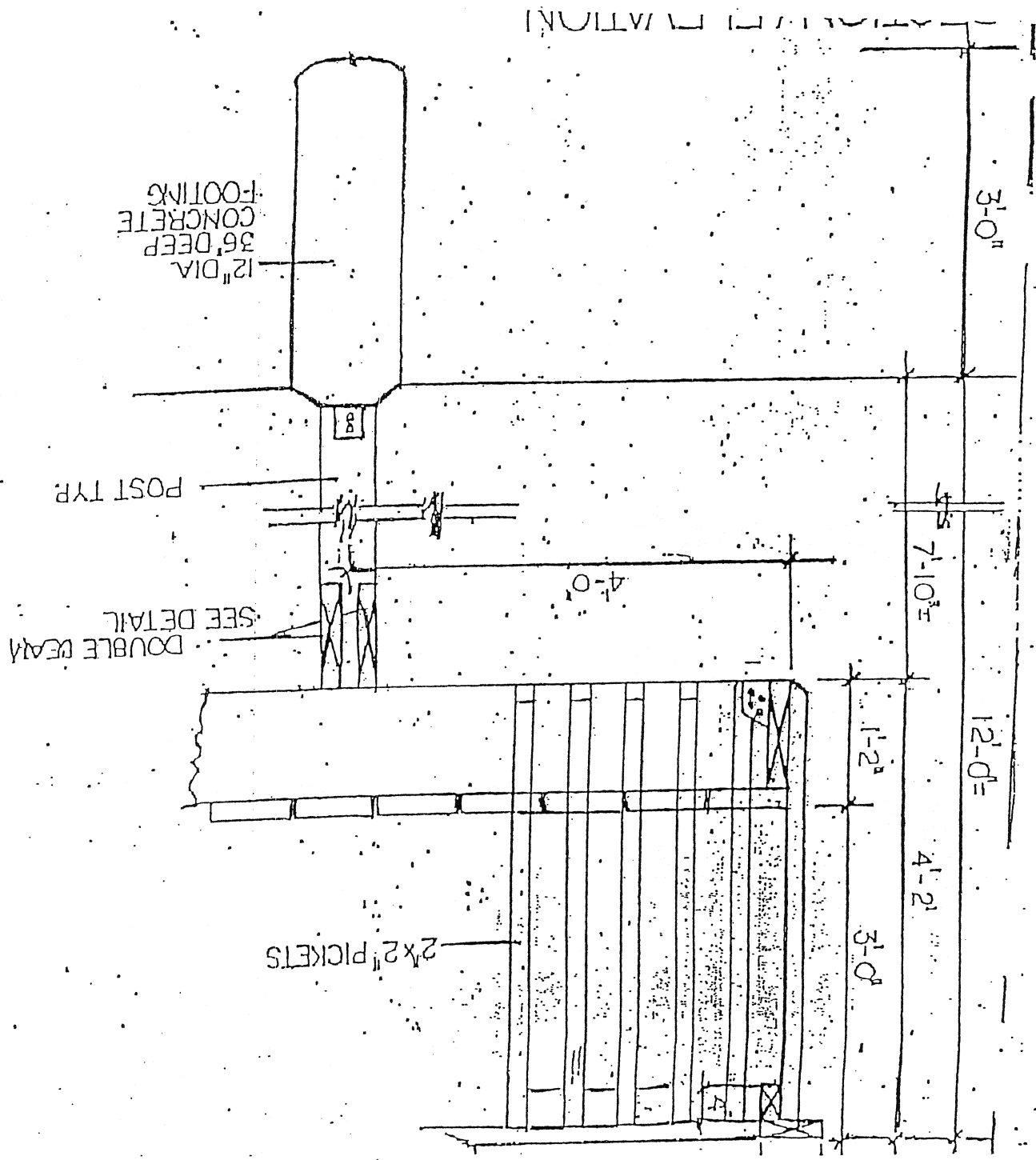
E. STAIRWAY FOOTINGS ARE TO BE SUPPORTED BY A MINIMUM OF 4 INCHES (102MM) BY 4 INCH (102MM) WOOD POST WITH A FOOTING IN CONFORMANCE WITH CHAPTER 18 BOCA OR THE STEPS ARE TO TERMINATE ON A MINIMUM 4 INCHES (102MM) THICK CONCRETE SLAB WHICH EXTENDS THE WIDTH OF THE STAIRWAY AND 3 FEET (916MM) OUT FROM THE BOTTOM STEP NOSING. FOOTINGS ARE TO BE CONCRETE, IN THIS AREA THE FOOTING DEPTH REQUIRED IS 3 FEET (916MM) MINIMUM. THE WIDTH OF MOST FOOTING IN THIS AREA ARE A MINIMUM 12 INCHES (102MM) SQUARE OR ROUND IN ORDER TO CARRY THE REQUIRED DEAD LOAD OF 60 POUNDS. DEPENDING ON THE DESIGN 12 INCHES (210MM) IS THE MINIMUM DIAMETER ALLOWED. FOOTINGS SHALL REST ON UNDISTURBED SOIL (SEE BACKFILL DETAIL).

F. ALL STAIRS WITH MORE THAN TWO (2) RISERS SHALL HAVE APPROVED FOOTINGS UNDER BOTH STRINGERS AND A LEVEL AND STABLE PAD OF 4 INCH (102MM) MINIMUM THICK X (THE WIDTH OF THE STAIR) X 36 (916MM) CONCRETE OR EQUAL. ALL STAIRS LESS THAN TWO (2) RISERS SHALL HAVE A LEVEL AND A STABLE CONCRETE PAD A MINIMUM 4 INCH THICK (102MM) X (WIDTH OF STAIR) X 36 INCHES (916MM) BEYOND THE BOTTOM RISER.

4. FRAMING CAN BE IN PROGRESS PRIOR TO POURING OF CONCRETE FOUNDATION AND PIERS WHEN DECK IS TEMPORARILY BLOCKED UP WITH CINDER BLOCKS.

5. INSPECTION IS REQUIRED FOR CONCRETE FOUNDATION AND PIERS PRIOR TO POURING DECKS WITH FULL SKIRTING, LATTICE OR LESS THAN 30" ABOVE FINISH GRADE NEED TO CALL FOR A FRAMING INSPECTION WHEN POSTS, GIRDERS AND JOISTS RE IN PLACE; AND A FINAL INSPECTION IS REQUIRED UPON COMPLETION OF PROJECT.

The following sheets are samples of the type of plans
a detail required.



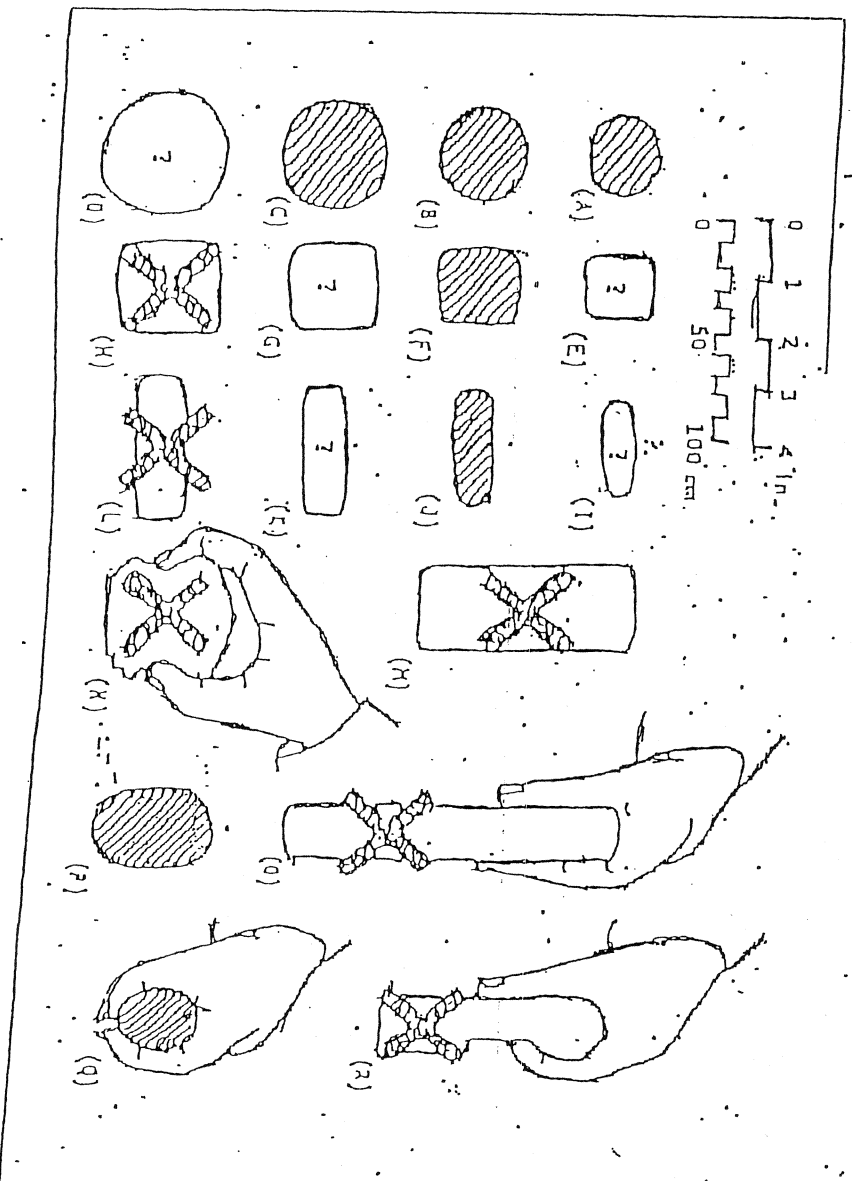
SECTION THROUGH WINDOW

SECTION 315
HANDRAILS AND GUARDRAILS

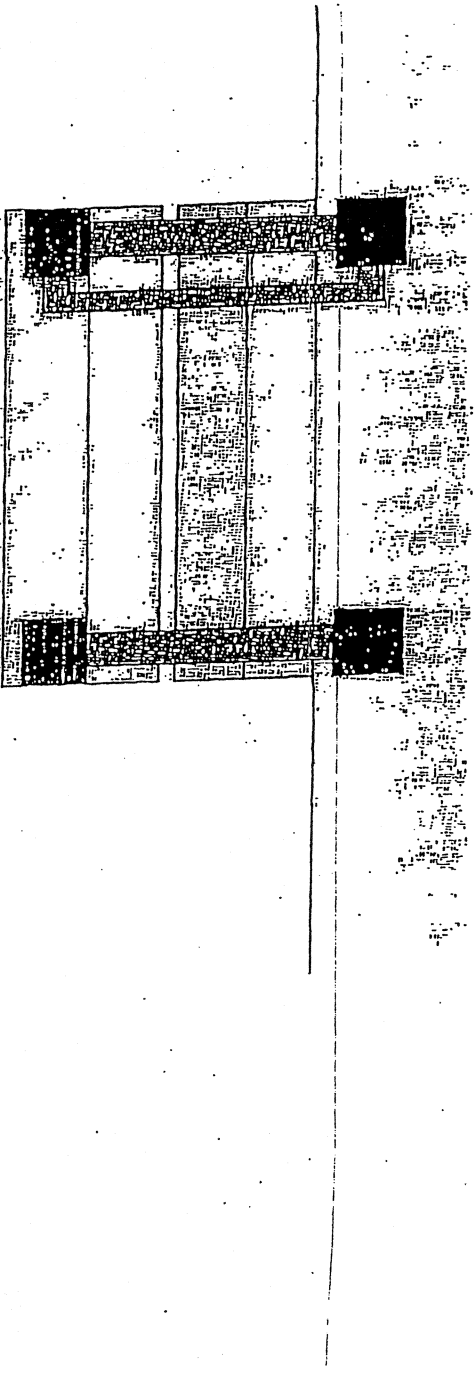
315.1 Handrails. Handrails having minimum and maximum height of 30 inches and 38 inches (762 mm and 965 mm), respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of stairways of three or more risers. Spiral stairways shall have the required handrail located on the outside radius. All required handrails shall be continuous the full length of the stairs. Ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 ½ inches (38mm) between the wall and the handrail.

HANDRAILS

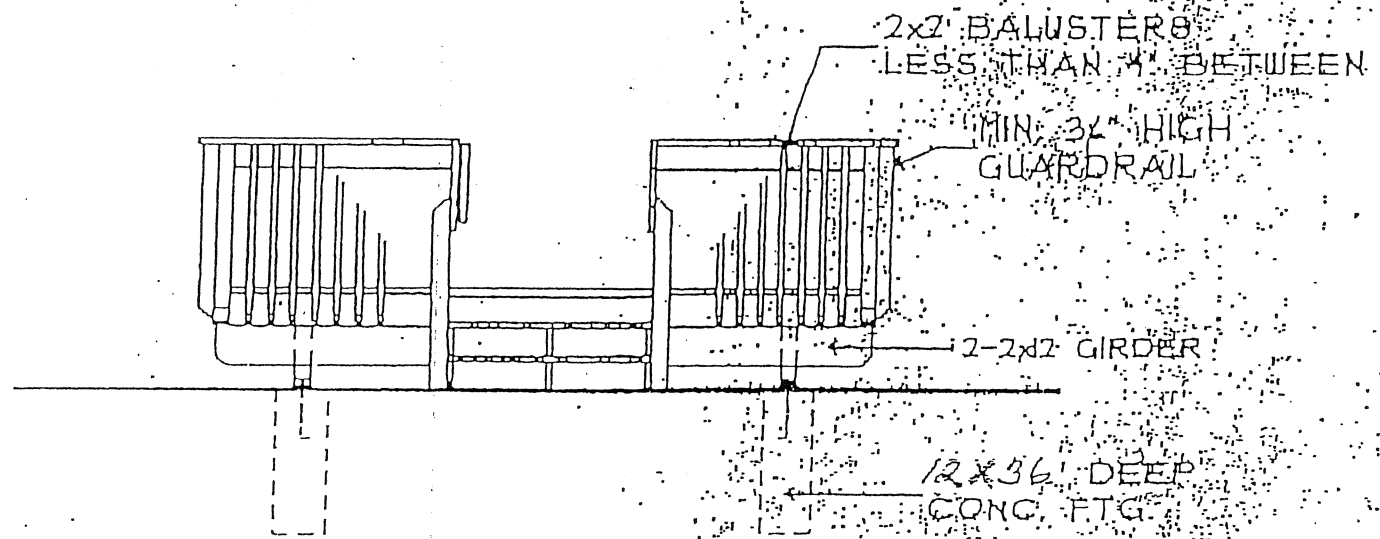
ALL HANDRAILS MUST MEET THE GRASPABILITY REQUIREMENTS. BOCA 835.2.4 REQUIRES A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OF AT LEAST 1 1/2" AND NOT GREATER THAN 2". EXCEPTIONS INCLUDE ANY OTHER SHAPE WITH A PERIMETER DIMENSION OF AT LEAST 4 INCHES BUT NOT GREATER THAN 6 1/2" WITH THE LARGEST CROSS SECTIONAL DIMENSION NOT EXCEEDING 2". TO HELP UNDERSTAND THE INTENT OF THIS SECTION OF THE CODE SEE THE DRAWINGS BELOW. RECOMMENDED TYPES ARE SHOWN WITH DIAGONAL LINES. THE UNACCEPTABLE ONES ARE SHOWN CROSSED OUT.



Graspable handrail detail

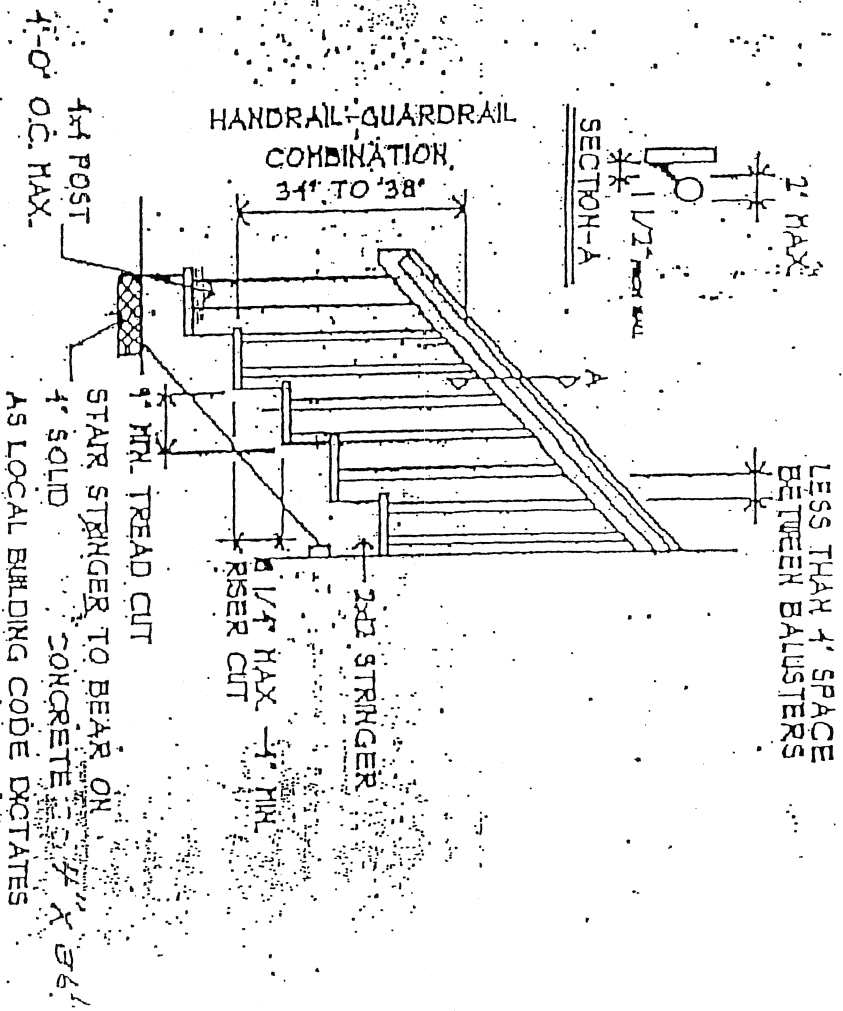


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DE.



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



TYPICAL EXTERIOR STAIR DETAIL

NUMBER OF RISERS MAY VARY WITH GRADE

*NOTE ALL DECK LUMBER TO BE PRESSURE TREATED OR EQUAL