

Residential Construction Permit Guide

This information guide should be utilized if you are proposing to build the following: residential home, residential addition, residential attached garage, and any residential accessory structures over 1000 sq. ft.

All permits must have the following information submitted with the applications, as applicable. If the information is not submitted, the application will be considered incomplete and will be returned noted as such.

****Note: Plans/Drawings do not need to be prepared by an engineer or architect, but must be drawn clearly, accurately, to scale and with sufficient detail and clarity to indicate the nature and extent of the work proposed, and conform to the most recent provisions of the PA UCC.**

Local climatic data chart:

Ground Snow Load	Wind Speed	Seismic Design Category	Weathering	Frost Line Depth	Termite Damage	Decay	Winter Design Temp	Ice Shield Underlayment, Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
30 lb sq. ft	90 mph	B	Severe	36"	Mod-Heavy	Slight Moderate	20°	Yes	Feb 7, 1978	784	53.1°

For questions regarding the chart or any of the requirements, please see the adopted building code.

Building Permit Information:

Three (3) complete sets of the construction drawings or blueprints containing the following information:

- A cross section of the proposed structure from the top of the structure to the bottom of the footing. This cross section may identify most of the other requirements indicated below.
- Overall plan view of each floor including basement or crawl space with room labels and room dimensions.
- Elevation plans of the structure, indicating proposed height to the peak of the structure from the finished grade.
- Proposed roof coverings (type, underlayment), sheathing (thickness, type, span rating, structural grade, edge blocking), and slope(s) of all roofs.
- Proposed house framing (rafter/joist sizes, type, spacing, structural grade, ridge beams sizes, beam/header sizes etc.). Wall details (# of top and bottom plates, stud size, spacing, interior / exterior wall covering, etc). Manufactured truss/floor construction drawings (if applicable) must be signed and sealed by the design professional.
- Exterior wall bracing methods, materials and sizes for corners and mid spans.
- House/garage fire separation (common door rating, interior ceiling/common wall ratings).
- Attic access location and dimensions, method of attic ventilation, ventilation opening dimensions and glass sizes.
- Proposed ceiling heights throughout the home.
- Door and window schedules and locations (manufacturer, sizes, models, and series). Provide net clear opening and dimensions for egress windows, and identify tempered safety glass locations as required.
- Stair details indicating rise and run of treads, widths, handrail / guardrail details, clear headroom heights, etc.
- Smoke detector locations and power source.
- Footing sizes, type, compressive strength of concrete, depth below grade, steel reinforcement, interior pier sizes and locations.
- Foundation wall details (type, height, thickness, amount of backfill, reinforcement if applicable), waterproofing/damp proofing, wall anchor sizing, type and spacing, and drainage system type, cover, and drainage area.
- Support post size and locations and reinforcing (if applicable).
- Thickness of basement slab, type of vapor barrier, garage floor slab thickness and compressive strength of concrete.
- All porch/deck/patio locations and construction methods and materials.
- Energy design code used and methods of compliance (UCC permits 2006 International Energy Conservation Code, 2006 International Residential Code, PA Alternative Residential Energy Provisions, or REScheck). (See attachments)
- Heating, ventilation, and air conditioning designs and / or calculations.
- Plumbing schematics for the supply and waste systems.
- Electrical plans showing all receptacles (GFCI, ARCfault), switches, circuit panel, and special equipment.

Permit Guide for Residential Decks

This information guide should be utilized if you are proposing to build a residential wood deck, where the floor of the deck is greater than 30" in height at any given point, or if covered at any height.

All permits should have the following information submitted with the applications, as applicable. If the information is not submitted, the application can be considered incomplete and can be returned noted as such.

****Note: Plans/Drawings do not need to be prepared by an engineer or architect, but must be drawn clearly, accurately, to scale and with sufficient detail and clarity to indicate the nature and extent of the work proposed, and conform to the most recent provisions of the PA UCC.**

The following should accompany the permit application:

Building Permit Information:

Three (3) complete sets of the drawings/blueprints containing the following information:

- A cross section of the proposed structure from the top of the structure to the bottom of the footing. This cross section may identify most of the other requirements indicated below.
- Show how the deck will be accessed. If from a new opening in the home, this will require additional structural information on the new opening.
- Elevation transitions from the home to the deck.
- Any stair details indicating rise and run of treads, widths, handrail and guardrail details, etc.
- Guardrail heights around the perimeter of the deck, spacing of pickets, guardrail support post locations and sizes.
- Decking material type, width, thickness and direction of placement. If manufactured material is used provide manufacturer specifications.
- Floor joist type, grade, species, size, spacing, spans direction, method of attachment to any beams or ledgers, etc. (if using joist hangers, please indicate manufacturer of hanger and model number)
- Beam sizes, types, spans locations and method of attachment to support post and / or building.
- Size of ledger board (if applicable) and method of attachment of ledger board to existing home. Provide specific information on attachment method (size, length, spacing, etc.).
- Support post size, spacing and locations.
- Footing/pier size, depth below grade, locations, and method of attachment of support posts to piers (if manufactured product, please supply manufacturer and model #)

GENERAL NOTES FOR DECKS:

- Maximum open space between pickets, balusters, and spindles is 4".
- Minimum guardrail height is 36" for porches, ramps, decks, raised floors, etc.
- Stair handrail heights can be between 30" to 38" high.
- Minimum stair guardrail height is 34".
- Minimum width of a stairway is 36".
- Maximum elevation transition from a door threshold to a deck is 7 3/4".
- Maximum rise of stairs is 8 1/4"; and minimum run is 9".
- Minimum depth below grade to bottom of footings is 36".
- All lumber must be pressure preservative treated or be approved for exterior use.
- All fasteners and anchors must be hot-dipped galvanized steel, stainless steel, silicon bronze or copper.
- Hanger fastening must be per manufacturer's recommendation.

Residential Swimming Pool Guide

This guide should be utilized if you are intending obtain a permit for a residential swimming pool, spa, and hot tub.

Swimming pool is defined as follows:

Any structure intended for swimming or recreational bathing that contains water over 24 inches deep. This includes in-ground, above ground and on-ground swimming pools, hot tubs and spas.

The following guidelines are applicable for private residential pools only.

Building Permit Information:

Three (3) complete sets of the construction drawings / blueprints / pamphlets from the pool manufacturer containing the following information:

- Dimensioned cross section of the pool walls (should indicate construction, bracing, reinforcement, etc). Section should show pool sidewall and low end to deep end slopes and depths.
- Proposed walking surfaces around the pool perimeter including type of surface and slope of surface.
- Means of access into the water (ladders, steps, type, etc.).
- Type of pool enclosure (fence, etc.). The minimum enclosure height is 48". If the proposed enclosure is a fence, please indicate the type, height, spacing of openings, distances from the bottom of the fence to the ground, type of latching device, location of latching device, gates, etc. If an automatic pool cover is utilized as the enclosure, please indicate type and compliance with code requirements. If the home has direct access to the pool area and will be part of the required barrier, an automatic alarm conforming to the requirements of the building code is required on each exit from the home to the pool area.
- If the above ground pool will act as the required barrier, the minimum required 48" barrier must be maintained around the perimeter of the pool, even if the pool is cut into a slope.
- Manufacturer's pump, filter, and entrapment protection information, as well as electrical information associated with the operation of the equipment.
- Energy Code Compliance information for pump timers, covers and heaters.
- All pool equipment is required to be electrically bonded. Bonding methods, locations and conductor sizes are to be indicated on the plans. This includes concrete reinforcement, ladders, handrails, pumps, heaters, and underwater lighting.