

# LOWER OXFORD TOWNSHIP

220 Township Road • Oxford • PA • 19363  
Phone: 610-932-8150 (Ext. 1) • Fax: 610-932-2367  
E-Mail: loweroxfordtpw@zoominternet.net

**PLAN REVIEW & SWM REQUIRED**

## BUILDING PERMIT & APPLICATION DECK

C of O Issued: \_\_\_/\_\_\_/\_\_\_

TPI #	56-____-____	Date of Application:	___/___/___	Permit #:	LOT-____-____-R
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Property Owner Information			
Name:		Cell No.	
Property Address:		Phone No.	

Contractor Information			
Contractor Name & Contact:		Cell No.	
Address:		Phone No.	

S/D Name:	Lot No.:	Lot Size:	Acre(s)	Non-Conforming Lot? <input type="checkbox"/> Yes <input type="checkbox"/> No
Type: Construct Deck	Use: Residential	Zoning District:	R-1, R-2, R-3, R-4 C-1, C-2, C-3, I-1	Zoning Variance Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
DIMENSIONS	Width:	Length:	Total Sq. Ft.	SWM Waiver Required? ( $\leq 1,000$ sq. ft.) <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
				Utilize Existing Impervious? <input type="checkbox"/> Yes <input type="checkbox"/> No _____ sq. ft.
				SWM Plan Required? ( $\geq 1,000$ + sq. ft.) <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A ( $\geq 2,000$ + sq. ft.) <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

I hereby certify that the work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and we agree to conform to all applicable laws of this jurisdiction. We also understand that all information contained in this building permit application is agreed to be essential, and any erroneous information contained herein shall render the Permit invalid ab initio, without regard to whether construction has commenced.

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Contractor (if applicant) \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Approval of BCO: \_\_\_\_\_ Date: \_\_\_\_\_  
Scott Moran, BCO (PA UCC #4426) (Phone: 610-637-1003)

**Remarks:** Please contact Building Inspector at least 24 hours prior to each inspection (Refer to plan review sheet). The Building Inspector has 15 business days (excludes weekends & holidays) to complete review and 5 days to complete review if the plans are stamped by an engineer.

**NOTE: Ledger Board must be attached when the Building Inspector conducts a footing inspection.**

Method of Payment:  Check # (Payable to Lower Oxford Township)  Money Order  Cash (No Credit Cards Accepted)

Estimated Cost of Project: \$	Permit Fee \$
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If you have questions, or unsure about the interpretation of this requirement, please contact the Zoning Officer at 610-932-8150 (Ext. 1)

- Permit becomes invalid if work is not commenced within 180 days of issuance.
- Permit becomes invalid if work is suspended or abandoned for more than 180 days after work begins.
- Permit holder may request an extension to begin construction. Approval must be in writing by the Code Enforcement Officer.
- If licensed contractor is performing the construction, a certificate of liability must be provided prior to permit being issued.
- Refer to building inspector's Plan Review for required inspections.
- No permit may be valid for more than 5 years from its issue date.

# PLOT PLAN

Outline the shape of the building lot and show dimensions. Locate NORTH point. Outline accessory building to be constructed and designate any other building(s) on the same plot and show dimensions of those buildings. Show set-back of front yard, rear yard, and side yards. Locate water and sanitary services, and replacement area septic (if applicable). Check with Zoning Officer for appropriate setbacks.

<p><b>Square Footage of Impervious Surface:</b></p> <p>House: _____ x _____ = _____</p> <p>Garage: _____ x _____ = _____</p> <p>Driveway: _____ x _____ = _____</p> <p>Outbuilding(s): _____ x _____ = _____</p> <p>_____ x _____ = _____</p> <p>_____ x _____ = _____</p> <p>Pool: _____ x _____ = _____</p> <p>Other: _____ x _____ = _____</p> <p>_____ x _____ = _____</p> <p>_____ x _____ = _____</p> <p style="text-align: right;"><b>Approx. Sq. Ft. Totals: = _____</b></p>	<p><b>STORMWATER MANAGEMENT REQUIREMENTS</b></p> <p><b>Impervious Coverage per Lower Oxford Township's Ordinance Chapter 20</b></p> <p><b>***All Impervious Coverage is Cumulative***</b></p> <hr/> <p><b>Residential &amp; Commercial</b></p> <p>&lt;1,000 sq. ft.= Waiver \$25</p> <p>≥1,000 sq. ft. to &lt;2,000 sq. ft. = Small Project/Simplified SWM</p> <p style="padding-left: 20px;">Admin/Permit Fee = \$150</p> <p style="padding-left: 20px;">Initial Escrow Fee = \$500 (Professional Review &amp; Inspections Required)</p> <p>≥2,000 sq. ft. Engineered SWM</p> <p style="padding-left: 20px;">Admin/Permit Fee = \$300</p> <p style="padding-left: 20px;">Initial Escrow = \$500 (Professional Review &amp; Inspections Required)</p> <p><b>*Note: Building &amp;/or Zoning Permit &amp; Fees will be required per project type.</b></p> <hr/> <p><b>Agricultural "Ag Use Building" (If Residence – Use Residential)</b></p> <p>&lt;1,000 sq. ft.= Waiver \$25</p> <p>≥1,000 sq. ft. to &lt;10,000 sq. ft. = Small Project/Simplified SWM</p> <p><b>*Note: Building &amp;/or Zoning Permit &amp; Fees will be required per project type.</b></p>
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**Township Use Only:** The following calculations are approximations only. Totals include driveway, accessory buildings, swimming pools, etc.:

THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET, ALLEY OR SIDEWALK OR ANY PART THEREOF, EITHER TEMPORARILY OR PERMANENTLY, ENCROACHMENTS ON PUBLIC PROPERTY NOT SPECIFICALLY PERMITTED UNDER THE BUILDING CODE, MUST BE APPROVED BY THE JURISDICTION, STREET OR ALLEY GRADES AS WELL AS DEPTH AND LOCATION OF PUBLIC SEWERS MAY BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. THE ISSUANCE OF THIS PERMIT DOES NOT RELEASE THE APPLICANT FROM THE CONDITIONS OF ANY APPLICABLE SUBDIVISION RESTRICTIONS.

<p><b>MINIMUM OF THREE CALLED INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK:</b></p> <ol style="list-style-type: none"> <li>1) FOUNDATIONS OR FOOTINGS.</li> <li>2) PRIOR TO COVERING STRUCTURAL MEMBERS (READY FOR LATH OR FINISH COVERING).</li> <li>3) FINAL INSPECTION BEFORE OCCUPANCY.</li> </ol>	<p><b>APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE. WHERE A CERTIFICATE OF OCCUPANCY IS REQUIRED, SUCH BUILDING SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTION HAS BEEN MADE.</b></p>
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## POST THIS CARD SO IT IS VISIBLE FROM STREET

BUILDING INSPECTION APPROVALS	ELECTRICAL INSPECTIONS	HEATING/PLUMBING INSPECTIONS
<b>OTHER:</b>		<p>DATE CERTIFICATE OF OCCUPANCY ISSUED:</p> <p>_____</p> <p>ISSUED BY:</p> <p>_____</p>

WORK SHALL NOT PROCEED UNTIL THE INSPECTOR HAS APPROVED THE VARIOUS STAGES OF CONSTRUCTION.

PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION WORK IS NOT STARTED WITHIN SIX MONTHS OF DATE THE PERMIT IS ISSUED:

INSPECTIONS INDICATED ON THIS CARD CAN BE ARRANGED FOR BY TELEPHONE OR WRITTEN NOTIFICATION.

# REQUIREMENTS FOR DECK SPACING WITH 40 PSF LIVE LOAD AND 10 PSF DEAD LOAD

## Joist Span (maximum distance between ledger & beam or between beams)

Joist size	Joist Spacing 16" O.C.	Joist Spacing 24" O. C.
2 x 8's	12'-10"	10'11"
2 x 10's	16'-1"	13'-1"
2 x 12's	18'-10"	15'-4"

## ALLOWED BEAM SPAN BETWEEN POST

Joist Span is (ledger board to beam or between beams)

Beam Size	4'	5'	6'	7'	8'	9'	10'	11'	12'	13'	14'	15'	16'
Double 2 x 8's	14-10	13-10	11-9	11-0	10-3	9-6	9-0	8-9	8-4	8-0	7-9	7-6	7-3
Double 2 x 10's	X	X	14-0	13-0	12-3	11-6	10-11	10-5	10-0	9-7	9-3	8-11	8-8
Double 2 x 12's	X	X	16-6	15-4	14-3	13-6	12-10	12-3	11-10	11-4	10-10	10-5	10-1

### INTERNATIONAL RESIDENTIAL CODE 2009 REQUIREMENTS

Description	Tables
Footing depth is 36" minimum x 12" minimum diameter	R301.2(1) & R403.1
Treated post to rest on 6" minimum thick concrete base	R403.1 .1
Treated post alternate to rest on 8" minimum treated plate over 6" crush stone.	Figure R403. 1(2)
Treated post minimum size is 4" x 4" minimum (consider 6" x 6" when over 48" high)	R407.3
Beams & joist (use table's above for treated material only)	R502
Cantilever maximum overhang see Table R502.3.3(2) (May require Professional Design Engr.)	R502.3.3
Bolting ledger board to house	R502.2.1
Flashing at ledger board to wall sheathing	R703.8 (Item #5)
Deck surface to top of exterior door threshold is 7 3/4" maximum	R311.3.2
Landing - 36" in direction of travel required at doors if more than 2 treads to deck surface.	R311.3
Stair width must be not less than 36"	R311.7.1
Stair riser no greater than 7 3/4" and tread less than 10"	R311.7.4.1 & 2
Stair risers to be closed with no greater than 4" opening	R311.7.4.3
Handrail required on one side of steps when more than 4 or more risers	R311.7.7
Handrail height shall not be less than 34" & not more than 38"	R311.7.7.1
Handrail grip size to be 1 1/4" minimum and 2" maximum in width and if greater than 6 1/4" perimeter, provide graspable finger recess along it's length.	R311.7.7.3
Guardrails required if deck surface is greater than 30" above grade	R312.1
Guardrails shall not be less than 36" above deck surface	R312.1
Guardrail opening limitation is less than 4" maximum	R312.2
Guardrail opening at stairs shall not allow a sphere 4 3/8" to pass through.	R312.3 (Exception 1)
Guardrail openings at step triangle is less than 6" sphere maximum	R312.3 (Exception 2)
Guardrails required on open sides of stairs when rise is more than 30" above floor or grade.	R312.1
Guardrails at stairs shall not be less than 34" measured vertically from nosings.	R312.2 (Exception 1)

**Note: Handrails and guardrails are not the same and serve separate functions.**

**Lower Oxford Township**  
**Permit Application for Deck Construction - Checklist**

**Application**

- 2 (Two) Copies of Plans** (Building Inspector will complete plan review and mark-up and approve plans)

**Plot Plan of Property**

- Setbacks** - Setbacks vary depending on zoning location. Please check with zoning officer to ensure proper setbacks.

- Stormwater Management – Act 167** - Pennsylvania’s Storm Water Management Act (Act 167) was enacted in 1978. This Act was in response to the impacts of accelerated stormwater runoff resulting from land development in the state. It requires counties to prepare and adopt watershed based stormwater management plans. It also requires municipalities to adopt and implement ordinances to regulate development consistent with these plans.

- As of January 1, 2014, the State requires any construction that results in impervious surface to be monitored. Residential construction that exceeds 1,000 sq. ft. in impervious surface will need a stormwater management plan that must be approved by an engineer. This should accompany any plans submitted by the owner or contractor.

**Collection of Fees:**

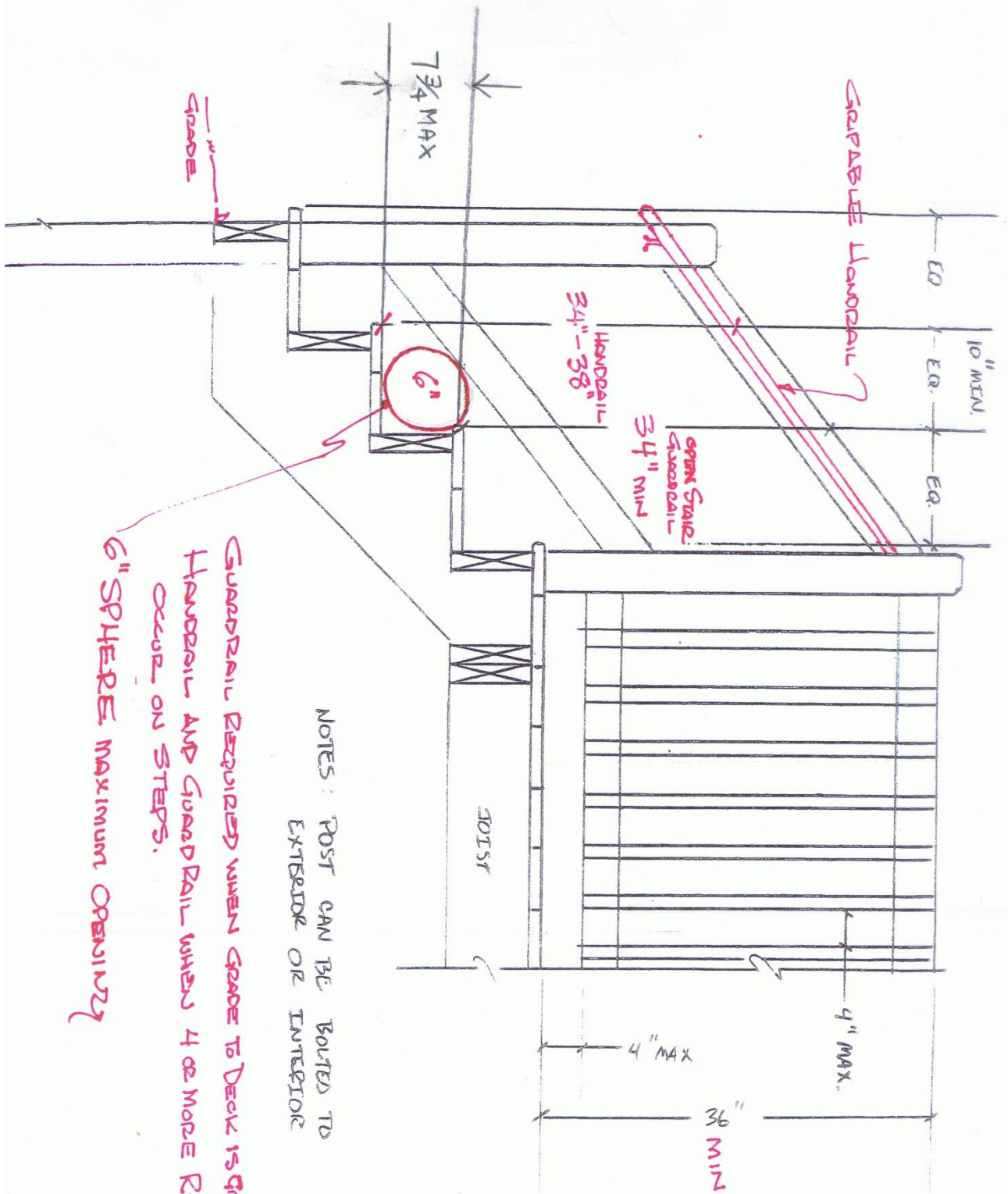
- Permit Fee..... \$100.00
- Inspections (TBD by Building Inspector) ..... \$55.00@
- Plan Review Fee ..... \$75.00
- Certificate of Occupancy (C of O)..... \$25.00
- UCC Fee ..... \$4.50
- SWM Exemption Fee (if under 1,000 sq. ft.)..... \$25.00
- Small Project SWM Permit Fee (under 1,000 sq. ft.)..... \$150.00
- Initial Escrow..... \$500.00
- SWM Permit Fee (Residential 2,000 sq. ft./Agricultural 10,000 sq. ft.) ..... \$300.00
- Initial Escrow..... \$500.00

Professional reviews will be charged at actual cost and shall be added to as necessary to maintain an escrow at 25% of original amount; any excess shall be refunded to the applicant.

**NOTE ON PERMIT:**

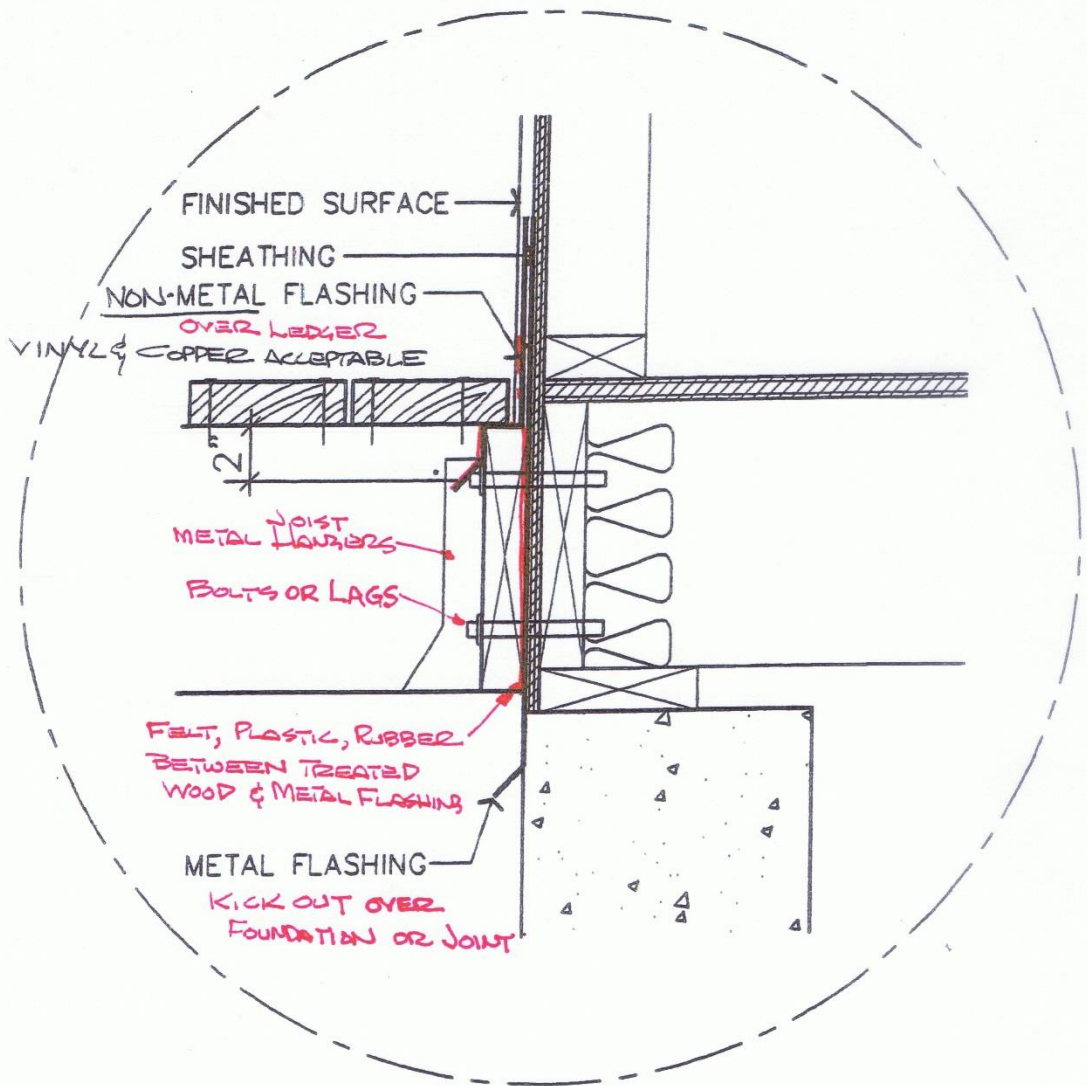
- 1<sup>st</sup> Inspection:** When footers are dug (before you pour) call Building Inspector, Scott Moran at (610) 637-1003.
- 2<sup>nd</sup> Inspection:** Call Building Inspector upon Completion. Building Inspector conduct final inspection and the Building Codes Official will issue Certificate of Occupancy.

- Permit becomes invalid if work is not commenced within 180 days of issuance.
- ...or, work is suspended or abandoned for more than 180 days after work begins
- Permit holder may request an extension to begin construction...approval must be in writing.
- No permit may be valid for more than 5 years from its issue date.



GUARDRAIL REQUIRED WHEN GRADE TO DECK IS GREATER THAN 30"  
 HANDRAIL AND GUARDRAIL WHEN 4 OR MORE RISERS  
 OCCUR ON STEPS.  
 6" SPHERE MAXIMUM OPENING

NOTES: POST CAN BE BOLTED TO  
 EXTERIOR OR INTERIOR



## FLASHING DETAIL

SCALE" 1/2" = 1'-0"

\* All hangers, flashing, hardware & connectors to be suitable for use w/ ACQ lumber.

6" x 6" POST w/ NOTCHED BEAM

2-3/8" x 7" CARRIAGE  
BOLTS w/ WASHERS  
MINIMUM

