

HOW TO OBTAIN A DECK PERMIT

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(Last Update: April 10, 2024)

Step #1: Review Ordinance requirements (contact Township office to verify your Zoning District)

Location:

1. Unroofed decks must be setback 25' from rear property lines.
2. Roofed decks must meet the rear setbacks for a principal building of the applicable zoning district.
Rear setbacks for residential districts are as follows:
Residential Agricultural (RA) = 40', Mixed Residential Commercial (MRC) = 15'
Residential Low Density (RL), Medium Density (RM) and High Density (RH) = 25'
3. All decks must meet the side setbacks for a principal building of the applicable zoning district.
Side setbacks for residential districts are as follows:
Residential Agricultural (RA) = 25'
Residential Low Density (RL) = 15'
Residential Medium Density (RM), High Density (RH) and Mixed Residential Commercial (MRC) = 10'
4. Decks may not be placed within any easements or right-of-ways for sanitary sewer or stormwater purposes or within street right-of-ways.
5. Decks may not be placed within the front yard.
6. Request underground utility line locations to be marked prior to digging on your property by calling 811 or registering on the Pennsylvania One Call System website at pa1call.org

Stormwater management for roofed decks:

Roofed decks will require assessment of stormwater management and may require additional fees or stormwater management structures to be placed on the property. Please contact the Township to discuss the options available for your property.

Step #2: Complete Application and Deck Specifications (see attached)

Step #3: Prepare Plot Plan on the back of the Application or on a separate sheet of paper (see attached)

Step #4: Submit the Application, Specifications and Plot Plan at the Township Office

1. Applications for decks require plan reviews. A residential plan review fee of \$50.00 is payable at the time the application is submitted. The review may take up to 15 business days to process. Once the review is completed, the township will call to indicate the permit is ready to be picked up. One copy of the drawing will be returned to the applicant and one copy will be retained for Township files.
2. The permit fee is dependent upon the cost of the project at \$4.00 per \$1,000 of construction cost, and also includes the following:
\$4.50 PA State Surcharge
\$25.00 Zoning Permit
\$50.00 per required inspection (typically 3 are needed)
Stormwater Management assessment, if applicable
Fees are payable in cash or by check made payable to York Township.

Step #5: Permit Placard must be placed in a front window of the residence.

Step #6: Construction of Deck may begin – Permit is valid for one year.

Step #7: Call 717-428-5641 to schedule required inspections.

1. Inspections require at least 24 hours' notice.
2. You do not have to be present for inspection. Inspectors will leave an approval sticker or notice of violation with the results of the inspection.

When all required inspections have been completed and passed, the deck project is considered complete, and the permit placard may be removed from the front window.

These instructions serve only as general guidelines and are subject to all applicable provisions of the township's codes and ordinances

DECK SPECIFICATIONS AND DRAWING

Joist size (circle one) 2 X 6 2 X 8 2 X 10 2 X 12

Joist spacing on center (circle one) 12" 16" 24"

Beam Size (circle one) 2-2 X 8 2-2 X 10 2-2 X 12
3-2 X 8 3-2 X 10 3-2 X 12

Posts are spaced no more than _____ feet apart.

Post size (circle one) 4 X 4 4 X 6 6 X 6 others _____

Guardrail height is required to be a minimum of 36 inches.

Guardrail opening can be no larger than 4 inches.

Maximum height of stair riser is 8 ¼". All risers must be equal in height.

Minimum stair tread is 9 inches measured nose to nose. If no nose is provided the minimum tread depth is 10 inches.

Minimum guardrail height at stairway is 34 inches measured vertical from the nose of the step.

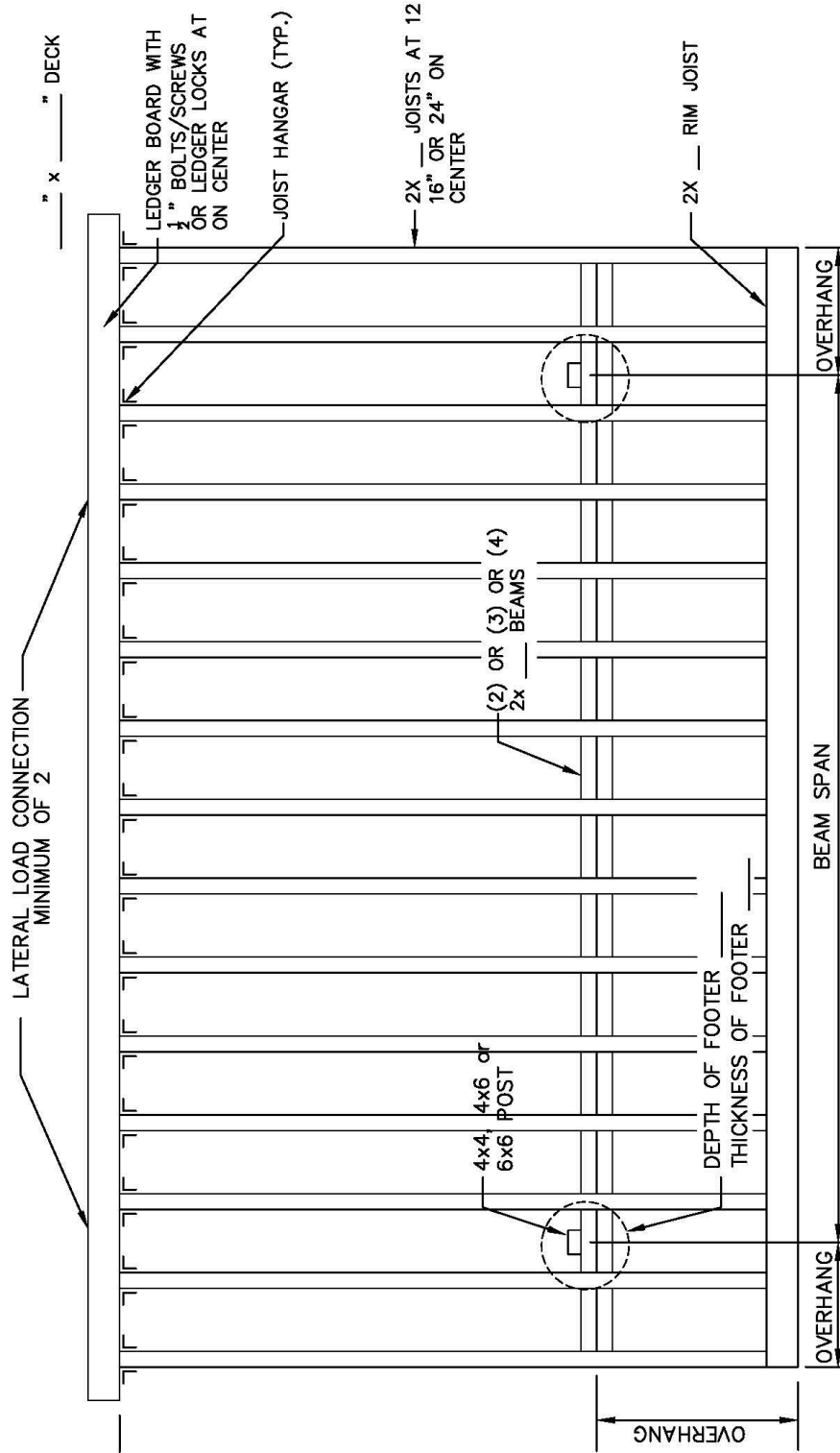
Joist hangers are required and must use nail size required by the manufacturer. Deck screws are not approved for structural connection.

Hot dipped galvanized or stainless steel ½ inch lag screws or bolts with washers are required to connection at band board. Table 507.9.1.3

A minimum of 2 lateral load connections are required for deck being supported by the house. Section 507.9.2

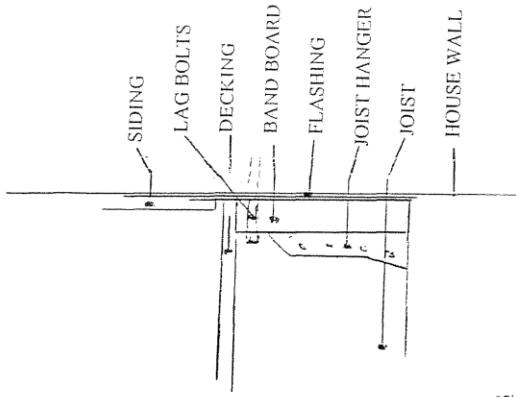
All fasteners must be approved for use in pressure treated lumber.

PLOT PLAN OF DECK BEING CONSTRUCTED



TYPICAL DECK FRAMING PLAN

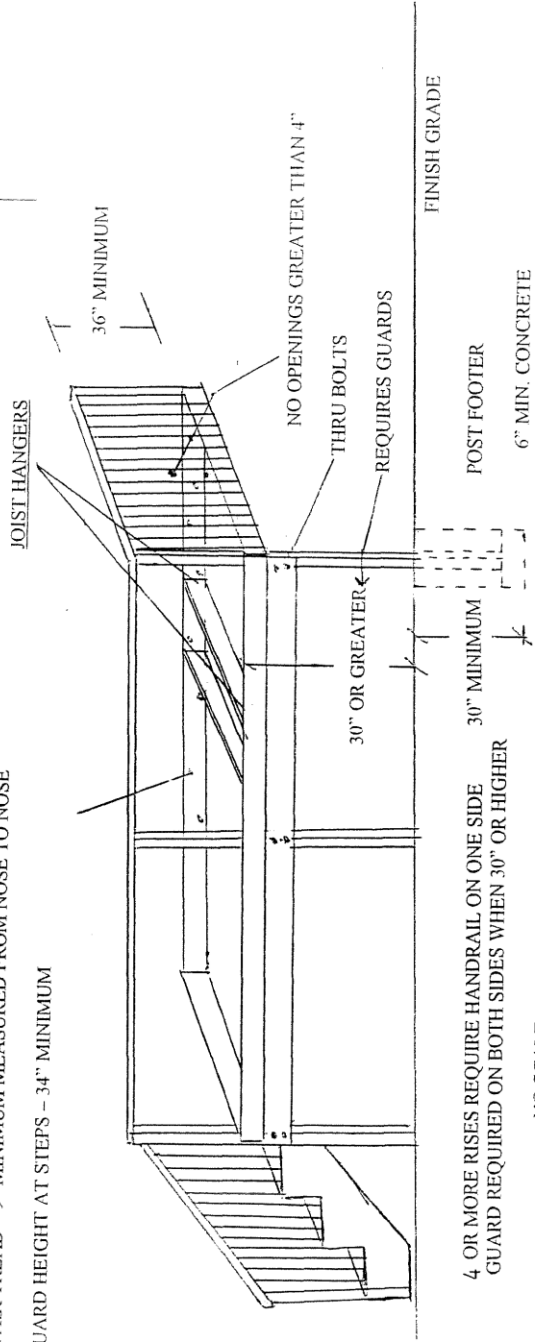
NOTE: NOT TO SCALE



STAIR RISE - 8-1/4" MAXIMUM (ALL RISES MUST BE EQUAL)

STAIR TREAD - 9" MINIMUM MEASURED FROM NOSE TO NOSE

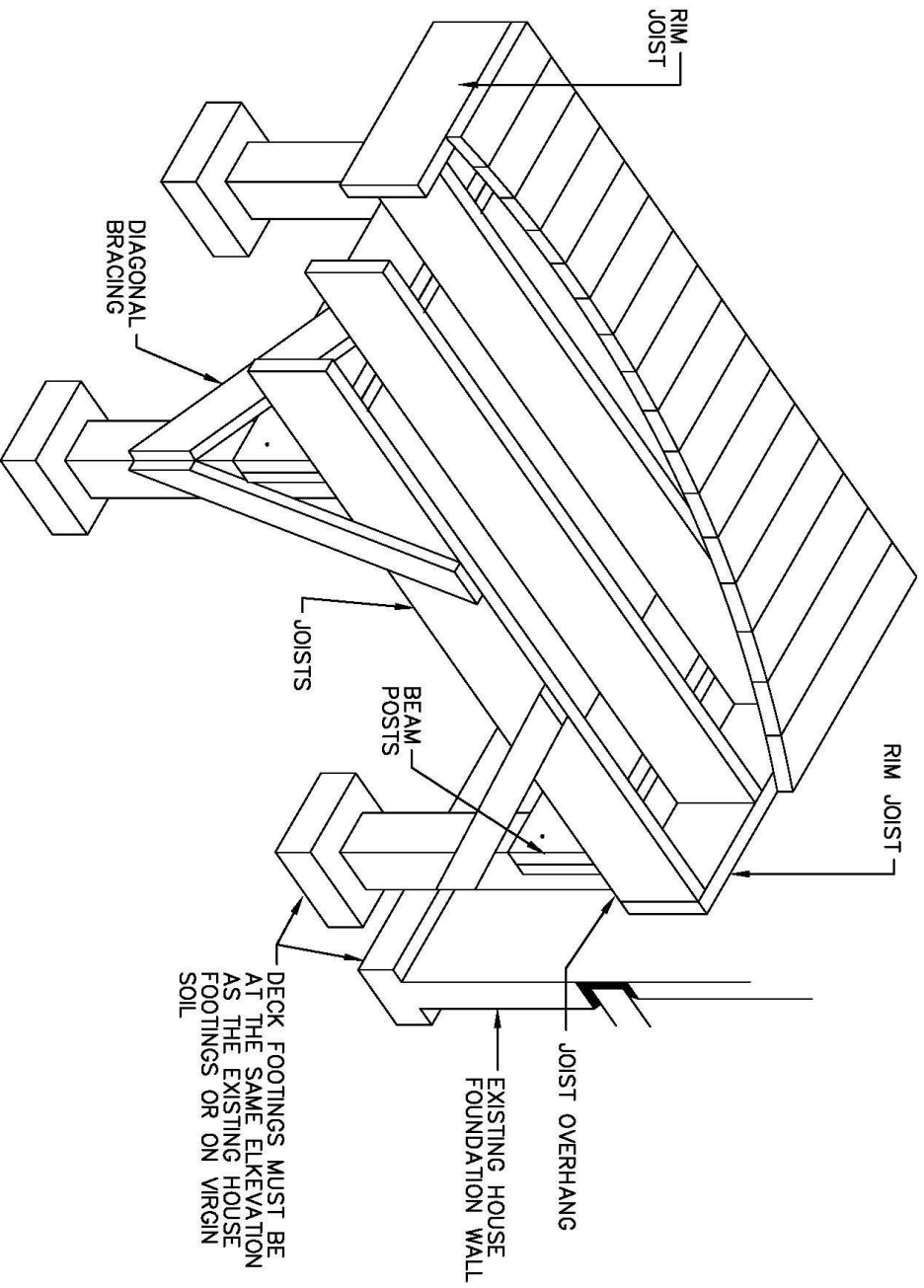
GUARD HEIGHT AT STEPS - 34" MINIMUM



4 OR MORE RISES REQUIRE HANDRAIL ON ONE SIDE
 GUARD REQUIRED ON BOTH SIDES WHEN 30" OR HIGHER

NO SCALE

SAMPLE DECK



FREE-STANDING DECK

NOTE: NOT TO SCALE



* SAMPLE *

Permit # _____

Issue Date _____

RESIDENTIAL APPLICATION FOR PERMIT
YORK TOWNSHIP

ZONING

BUILDING

ELECTRICAL

190 Oak Road, Dallastown, PA 17313

Phone: (717) 741-3861

Website: www.yorktownship.com

****Residential Plan Review – \$50 per Dwelling - Paid _____ Due by _____**
(Plan review takes up to 15 business days)

Owner Aron Presley Contractor Hound Dog Builders

PA HIC Reg. # PA 12345ZX

Address 627 Graceland Rd Address 829 Memphis Ave

City, State, Zip York PA 17402 City, State, Zip Red Lion, PA 17356

Location of Property same Lot # _____
(office use only: outside FP needs FP review)

Subdivision _____ Tax Map _____ Parcel # _____ Coo#-Moo# _____

New Impervious Area (ground cover only, NOT total of all floors):

Building/Addition _____ sq ft + Garage _____ sq ft + Driveway _____ sq ft = TOTAL _____ sq ft

Description of Proposed Work: Deck, with steps -12' x 24' (pressure treated)

TOTAL COST OF CONSTRUCTION: \$ 26,000.⁰⁰ Date: _____

"Total cost of construction" means the actual cost incurred by the owner, all contractors, subcontractors and other parties for labor, material, equipment, profit and incidental expenses for the entire project.

Aron E. Presley
Print Name

Aron E Presley
Signature

Work Phone # _____

(717)123-4567
Cell Phone #

heartbreakhot@gmail.com
Email Address

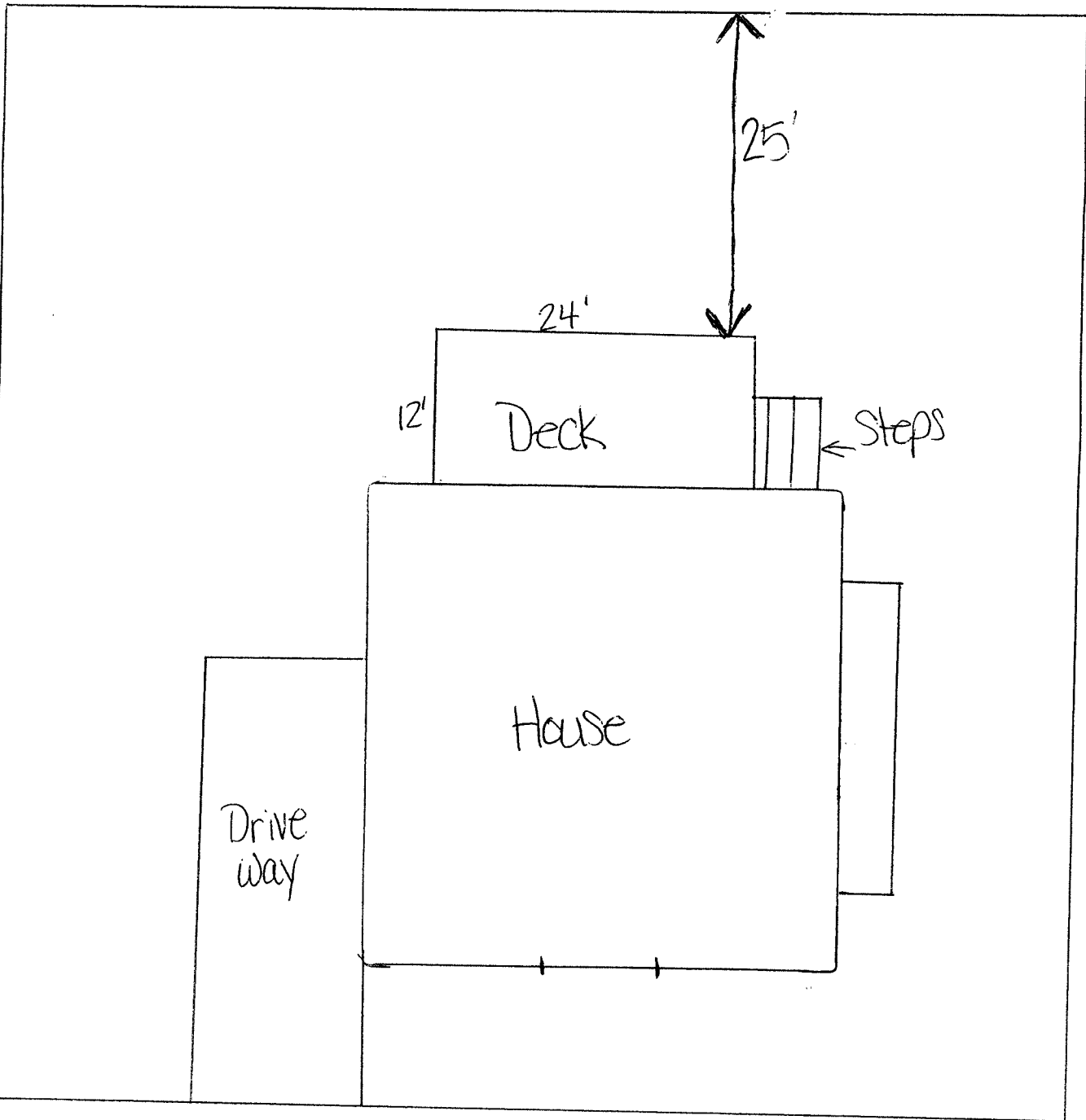
For proposed work covered by NPDES Permits (typically new home construction), the applicant must include a copy of York Co. Conservation District's co-permittee acknowledgement with this Application.

The above signed applicant hereby makes application for a permit under all applicable codes and ordinances of York Township and hereby certifies, under penalties of perjury, that all facts herein are true and correct. The actual work will be performed in accordance with the above, and it is expected that the work authorized hereby will begin within 180 days. This permit can be revoked if its issue violates the township's codes or ordinances, or work does not begin within the specified time period. Once the permit fees have been paid, they are forfeited and will not, under any circumstances, be refunded.

*****PERMITS NOT ISSUED AFTER 3:30 PM*****

PLOT PLAN

* SAMPLE *



Graceland Rd



Permit # _____

Issue Date _____

RESIDENTIAL APPLICATION FOR PERMIT
YORK TOWNSHIP

ZONING

BUILDING

ELECTRICAL

190 Oak Road, Dallastown, PA 17313

Phone: (717) 741-3861 Website: www.yorktownship.com

****Residential Plan Review – \$50 per Dwelling - Paid _____ Due by _____**
(Plan review takes up to 15 business days)

Owner _____ Contractor _____

PA HIC Reg. # _____

Address _____ Address _____

City, State, Zip _____ City, State, Zip _____

Location of Property _____ Lot # _____
(office use only: outside FP needs FP review)

Subdivision _____ Tax Map _____ Parcel # _____ Coo#-Moo# _____

New Impervious Area (ground cover only, NOT total of all floors):

Building/Addition _____ sq ft + Garage _____ sq ft + Driveway _____ sq ft = TOTAL _____ sq ft

Description of Proposed Work: _____

TOTAL COST OF CONSTRUCTION: \$ _____ Date: _____

“Total cost of construction” means the actual cost incurred by the owner, all contractors, subcontractors and other parties for labor, material, equipment, profit and incidental expenses for the entire project.

Print Name

Signature

Work Phone #

Cell Phone #

Email Address

For proposed work covered by NPDES Permits (typically new home construction), the applicant must include a copy of York Co. Conservation District’s co-permittee acknowledgement with this Application.

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PLOT PLAN