

Loyalsock Township
2501 E. Third Street
Williamsport, PA 17701
Office: 570-323-6151 Fax: 570-323-1437

**DECK OR PORCH
PLAN SUBMISSION REQUIREMENTS**

1. Construction plans shall be drawn to scale. Preferred scale is $\frac{1}{4}'' = 1'-0''$
2. Provide two copies of site plans. See copy of **B. Site Plan** attached.
3. Provide two copies of construction plans. See copy of **N. Decks** attached.
4. Porch construction plan. See copy of **N. Decks, E. Walls (exterior & interior)** and **F. Roof/Ceiling Construction** attached. Provide two copies of construction plans.

ZONING SITE PLAN REQUIREMENTS

B. Site Plan:

- 1) Site plan shall be drawn to scale and scale must be noted on the site plan. Plan shall show the actual shape of the property and the dimensions of all property boundary lines.
- 2) Public street right-of-ways shall be shown on the site plan.
- 3) Location of existing or proposed septic tanks and sewage absorption fields shall be shown on the site plan.
- 4) Location of existing or proposed wells shall be shown on the site plan.
- 5) Location of all public or private easements on the property shall be shown on the site plan.
- 6) Location of existing or proposed buildings, structures, driveways, etc. shall be shown on the site plan.
- 7) Accurate dimensions from all existing or proposed buildings, structures, driveways, etc. to all property boundary lines, easements, and road-right-ways shall be shown on the site plan.
- 8) If the actual property boundary lines can not be determined, a site plan prepared by a registered professional land surveyor shall be required.

BUILDING PLAN REQUIREMENTS

N. Decks:

- 1) Footings: diameter or size of concrete piers and footings when applicable. Minimum depth below finished grade: 48 inches.
- 2) Height of deck floor from finished grade.
- 3) Lumber species and grade.
- 4) Floor joist size and on center spacing.
- 5) Size of girders/beams if applicable.
- 6) On center spacing of deck support columns.
- 7) Size of ledger board attached to dwelling.
- 8) Type, diameter, length and on center spacing of bolts used to attach ledger board to dwelling.
- 9) Rim boards shall be doubled.
- 10) Type of flashing between ledger board and dwelling.
- 11) Minimum guardrail height from deck floor.
- 12) Maximum spacing between guardrail or stair handrail balusters or other ornamental closures.
- 13) Stair location, riser height and tread depth.
- 14) Stair handrail location, height and grip size.
- 15) Structural metal hanger/connector types and locations.
- 16) Deck floor: Type of material, size and thickness.

O. Porches:

- 1) Same requirements as **N. Decks** and also refer to **E. Walls exterior and interior** and **F. Roof-Ceiling Construction**.

BUILDING PLAN REQUIREMENTS

E) Walls exterior and interior:

- 1) Stud wood species and grade.
- 2) Stud size, height and on center spacing.
- 3) Header sizes for exterior and interior wall openings.
- 4) Number of jack studs supporting each end of headers.
- 5) Fireblocking locations.
- 6) Panel sheathing grade and thickness.
- 7) Type of exterior wall sheathing paper when required by the building code.
- 8) Type of exterior wall siding.
- 9) Type of flashing material and locations.
- 10) Provide stone and masonry veneer construction details.
- 11) Veneer ties: gage and spacing.
- 12) Type, thickness, size and location of interior wall finish.

BUILDING PLAN REQUIREMENTS

F) Roof-Ceiling Construction:

- 1) Wood species and grade.
- 2) Rafter size and on center spacing.
- 3) Ceiling joist size and on center spacing.
- 4) Frame detail drawings for openings in roof and or ceiling.
- 5) Attic access location and net opening size.
- 6) Wood trusses: Provide manufacturers design drawings and specifications.
- 7) Provide design specifications for engineered wood products.
- 8) Ridge board size.
- 9) Roof/Attic ventilation details.
- 10) Roof sheathing grade and thickness.
- 11) Felt paper installation details. See Section R905.2.7 in the 2006 IRC
- 12) Ice barrier installation details. See Section R905.2.7.1 in the 2006 IRC
- 13) Type of roof covering materials. See Section R902 in the 2006 IRC.
- 14) Flashing type, thickness and location.

G) Reroofing:

- 1) Type of materials.
- 2) Material application methods.
- 3) Existing structural roof details.