

**PERMIT REQUIREMENTS
OPEN DECK**

Completed Building Permit application submitted along with a survey/plot plan of the property and two sets of drawings showing the construction of the deck. Construction drawings need to include footer depth, framing, railing specifications as well as how the deck will be attached to the dwelling. Permit fee for an open deck is \$50.00 plus an additional \$4.00 State Fee that can be paid at the time the permit is submitted or when it is picked up.

Survey/plot plan of property needs to have the open deck location hand drawn on it as well as the setbacks from the rear and side property lines noted. The minimum setbacks, which must be adhered to, are:

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|---------------------|--|
| R-1 Zoning District | Rear – No setback required from rear property line Side – One-story dwelling - 15’ Two-story dwelling – 20’ Abutting a street - 25’ |
| R-2 Zoning District | Rear – No setback required from rear property line Side – One-story dwelling - 10’ Two-story dwelling - 15’ Abutting a street - 25’ |

Prior to application being submitted the survey must first be taken to the McCandless Township Sanitary Authority at 418 Arcadia Drive to have them stamp the survey for verification that there are no easements where the open deck will be located.

If the builder has paid employees a Certificate of Insurance must be submitted from his insurance carrier verifying his coverage for workers’ compensation. The builder’s insurance carrier and policy number as well as Federal/State I.D. No. is also required for the application.

Following review by both the Zoning Officer and Building Inspector the Building Permit will be issued and the applicant notified by telephone.