

BOROUGH OF FOX CHAPEL
401 FOX CHAPEL ROAD
PITTSBURGH, PA 15238
412-963-1100

Residential Building Permit Requirements
WOOD DECKS > 30" from grade (measured 36" horizontally from walking surface)

NOTE: EFFECTIVE OCTOBER 1, 2018, THE 2015 INTERNATIONAL RESIDENTIAL CODE WITH SOME AMENDMENTS IS APPLICABLE.

Submission Requirements:

The following items must be submitted with the completed Building Permit Application:

- Two sets of drawings of the proposed construction.
- Two copies of the site plan/survey indicating the location of the proposed structure.
- The general contractor for the project shall provide a completed workers compensation insurance certificate or notarized exemption form.

Fees:

The cost of the building permit is based on the estimated cost of construction. See Fee Schedule for amounts.

Standard Building Code Requirements and Inspections for Accessory Structures and Decks:

Site Requirements: With excavation and clearing of building site, silt fence, trenched and staked, shall be installed at low sides of excavation area or property lines. The Building Permit shall be posted and visible from the street. Any accumulated mud or debris shall be removed from the streets immediately. On lot dumpsters shall be utilized to contain construction debris.

NOTICE: Failure to maintain on lot site requirements will result in the immediate shut down of construction activities until those items are brought into compliance.

Footings: Trenches and forms shall be clean and free of any standing water. Deck post-holes shall be a minimum of 36 inches deep. Concrete footings shall be per section R507 of the 2015 IRC. Posts shall be laterally supported by a connector or a minimum embedment of 12" of soil or concrete footing, typically 12" wide x 6" thick. **Inspection required.**

General Framing: Deck ledger boards shall be attached to the house per R507.2. Ledger board attachment through or to brick/stone veneer **will not be accepted**. Self-supporting decks are permitted. Stairs treads shall be a minimum of 9 inches with a rise no greater than 8-1/4 inches. Hold down tension devices shall be installed in not less than two locations and possible 4 locations depending on the device per deck. **Inspection required.**

Plumbing and Electrical Installations (Where applicable): All plumbing shall conform to Allegheny County Plumbing Code(s) and the IPC. Electrical installations shall conform to the ICC Electrical Code. **Allegheny County plumbing inspection and third-party electrical inspection.**

Final/Occupancy: All handrails, guardrails and safety features shall be complete. All required fencing for pools shall be installed. Final plumbing inspections, electrical inspections and detail shall be verified complete. All features on the approved plans shall be complete. All access and egress features shall be installed. **Inspection required.**