



DECKS AND SHEDS

1. Is a permit required?

A residential storage building needs a **zoning** permit, regardless of size. If the shed is accessory to a residential dwelling and greater than 500 square feet (measured by the building’s footprint), in addition to zoning approval it will also require building department review of construction plans and approval with inspections.

If the concrete patio will require footings or the deck is thirty (30) inches or more above grade (measured horizontally 36” from any point along the edge of the deck) a building permit is required.

2. What are the setbacks for a deck or shed?

The setback requirements for many uses will vary with the zoning district in which the use is located. Please contact the Zoning Officer to determine which zoning district in which the use is located and the setback requirement appropriate for the use.

3. If a homeowner wants to attach a shed to the rear of their home, would it meet the same accessory setbacks as a free-standing one?

An accessory building that is attached to the primary building shall be considered as an integral part of said primary building and not as an accessory building. It shall follow the primary use setback criteria accordingly.

4. Who do I contact if I have a question?

CodeMaster Inspection Services		(484) 223-0763
Laura Harrier	Zoning Officer	(610) 398-0401, Ext. 239
Gail Danner	Permits Coordinator	(610) 398-0401, Ext. 241
Lynne LaBarre	Permits Coordinator	(610) 398-0401, Ext. 240



RESIDENTIAL DECK SUBMITTAL GUIDE

Pennsylvania Uniform Construction Code (UCC) referencing the 2009 International Residential Code as adopted by South Whitehall Township Ordinance 797, June 16, 2004

PERMIT REQUIREMENTS

“An owner or authorized agent who intends to construct, enlarge, alter, repair, move or demolish or change the use or occupancy of a residential building regulated by the Uniform Construction Code shall first apply to the building code official and obtain the required permit.” Section 403.62 of the Uniform Construction Code as adopted by South Whitehall Township Ordinance 797.

PERMIT APPLICATION

A **ZONING PERMIT** is required for a deck and/or patio. A **BUILDING/ZONING PERMIT** is required if the walking surface of the deck is 30” or more above finished grade (measured 36” horizontally from any point of edge of deck).

Complete a Building/Zoning Permit Application and submit it along with a site plan.

BUILDING PERMIT submittals require plans/specifications for the proposed deck project. It is necessary to fill out all applicable areas of the permit application including the signature of the permit applicant, brief description of the project, cost of the proposed project and a Pennsylvania One Call serial number. A PA One Call serial number can be obtained by calling 1-800-242-1776. South Whitehall Township is required to include a PA One Call serial number on all permit applications where the project involves digging. Our staff will assist applicants with questions regarding the permit application at time of submittal.

PERMIT FEE SCHEDULE WORKSHEET

The permit fee for a deck requiring a **zoning permit** is \$40.00, due at permit application.

Permit fees for a residential deck requiring a **building permit** are based on the value of the deck. The fee is \$10 for every \$1,000 of value with a minimum fee of \$100.00. For example, a deck costing \$5,000 requires a permit fee of \$100 (the minimum), a deck costing \$10,000 requires a permit fee of \$100, and a deck costing \$15,000 requires a permit fee of \$150. One hundred dollars is due at permit application and the balance is due upon permit issuance.

PERMIT FEES ARE DUE BY CASH OR CHECK AT TIME OF APPLICATION.

PLAN REQUIREMENTS

- Submit two (2) copies of a site plan (separate from the construction documents) for projects requiring a **zoning or building permit**. Submit (2) copies of a deck framing plan, two (2) copies of a deck cross section and (2) copies of stairway/guardrail/handrail details (if applicable) for those projects requiring a **building permit**.

At time of permit issuance, the permit applicant will receive an approved set of construction plans and an approved site plan along with the building permit and permit amendments.