

WEST BRANDYWINE TOWNSHIP  
198 Lafayette Road  
West Brandywine, PA 19320  
610 380-8200 Fax 610 384-4934

PERMIT NO. \_\_\_\_\_

### DECK PERMIT APPLICATION

OWNER \_\_\_\_\_

CONTRACTOR \_\_\_\_\_

PHONE NO. \_\_\_\_\_

PHONE NO. \_\_\_\_\_

ADDRESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

APPLICANT/CONTACT PERSON \_\_\_\_\_

The application must be accompanied by the following information:

1. Two (2) copies of structural plans and details. Include joist sizes and spacing, beam sizes and location, post sizes and spacing, all connection details, footer details (including size and depth), railing details, and stair details (including riser height, tread width, landings and railings).
2. Two (2) copies of a property sketch noting the distance of the proposed deck to all property lines, all existing structures, impervious surfaces (driveways, pools, etc.), an on site sewer or well system and any established easements or right of ways.
3. A signed Inspection Checklist Form
4. The Contractor's Information Sheet signed and dated. List "Homeowner" as the general contractor if work is to be completed at no charge by a resident of the property.
5. Contractor's Insurance Verification application and fee when construction is by a paid contractor.

(Please note: A copy of the plans and property sketch will be returned to you with your approved permit)

#### General Information:

1. Dimensions: Width \_\_\_\_\_ Length \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_ Height above Grade \_\_\_\_\_
2. Material Type: Pressure Treated \_\_\_\_\_ Cedar \_\_\_\_\_ Other (please specify) \_\_\_\_\_
3. Electrical Inspection Agency \_\_\_\_\_
4. Estimated Cost of Construction \_\_\_\_\_
5. Comments \_\_\_\_\_

*The following to be completed by the Codes Administration Office*

I hereby certify that I have examined this application and its attachments, and find them to be in accordance with the provisions of the West Brandywine Township Building Code and Zoning Ordinance.

ZONING DISTRICT \_\_\_\_\_

TOTAL SQUARE FEET \_\_\_\_\_

PERMIT FEE \_\_\_\_\_

APPROVED/DISAPPROVED \_\_\_\_\_ 20\_\_\_\_\_

\_\_\_\_\_  
Building Inspector/Codes Officer

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PERMIT NO. \_\_\_\_\_

**ZONING PERMIT APPLICATION**

The following to be completed by the Codes Administration Office

I hereby certify that I have examined this application and its attachments, and find them to be in accordance with the provisions of the West Brandywine Township Building Code and Zoning Ordinance.

APPROVED/DISAPPROVED \_\_\_\_\_ 20\_\_\_\_\_

\_\_\_\_\_  
Building Inspector/Codes Officer

PERMIT FEE: \$ \_\_\_\_\_

The Owner hereby makes application to: (check one)

Construct

Alter

Demolish

Add

Change of Occupancy

Proposed Use (i.e. dwelling, fence, pool, accessory building) \_\_\_\_\_

Type of Occupancy: (check one)

Single-Family Dwelling

Multi-Family Dwelling

Commercial

Institutional

Industrial

Owner

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Applicant (if different from owner)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Site Information – Please provide dimensions from proposed structure to yard depths and widths as it pertains to what is being constructed/placed on the property.

Property Address \_\_\_\_\_

Parcel No. \_\_\_\_\_

Lot Area \_\_\_\_\_

Present Building Coverage \_\_\_\_\_

Present Lot Coverage \_\_\_\_\_

Front Yard Depth \_\_\_\_\_

Rear Yard Depth \_\_\_\_\_

Side Yard Depth \_\_\_\_\_

Proposed Building Coverage \_\_\_\_\_

Proposed Lot Coverage \_\_\_\_\_

Number of Stories \_\_\_\_\_

Rear Yard Width \_\_\_\_\_

Side Yard Width \_\_\_\_\_

Floor Area of Accessory Structure \_\_\_\_\_

NOTE: Site plans must accompany application.

The information provided by the Owner/Applicant named on this document is true and correct to the best of his/her knowledge. Falsified information will result in revocation of the Zoning Permit.

\_\_\_\_\_  
Signature of Owner/Applicant

Date: \_\_\_\_\_

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### INSPECTIONS REQUIRED

The issuance of this building permit requires the applicant to comply with all provisions set forth in the International Code Council Building Code 2009. The inspections marked below are the stages of construction when the West Brandywine Township Building Inspector must be notified by the applicant. Inspections must be scheduled 48 hours in advance. Failure to notify the Township before proceeding to the next step will result in a stop order. Twenty-four (24) hour notice is required to cancel a scheduled inspection. Failure to do so will result in a failed inspection. Fee for all failed inspections – Seventy Five Dollars (\$75.00).

**SETBACK INSPECTION**

Inspection will be made checking location of construction prior to excavation. Stakes or batter boards must be in place and property lines clearly marked.

**FOOTING INSPECTION**

Inspection will be made after excavation and any formwork is completed and grade stakes are installed. Concrete may not be placed until the footings are approved by the Building Inspector.

**FOUNDATION INSPECTION**

Foundation walls must be parged and damproofed and foundation drainage installed. No framing or backfilling until approved by the Building Inspector.

**ROUGH FRAMING AND ROUGH PLUMBING INSPECTION**

After all rough framing, rough plumbing, rough heating and rough wiring is complete. The rough wiring must be inspected by an approved independent inspection agency and the approval posted at the site. Do not install insulation until the rough framing and rough plumbing are approved by the Building Inspector.

**FINAL USE & OCCUPANCY**

A final Use & Occupancy inspection will be made after the structure has been completed. The following items must be presented prior to the issuance of a Use & Occupancy Permit:

- a. Copy of approved sewage permit and approved well permit where applicable.
- b. Final electrical inspection by an approved independent inspection agency.

A dwelling may not be occupied, or structure may not be used, until the issuance of a Use & Occupancy Permit. If the required inspections are not performed as noted above, a Use & Occupancy may be denied.

**\*Note:** Rough and final electrical inspections must be completed by the same electrical inspector.

I HEREBY ACKNOWLEDGE RECEIPT OF THIS FORM

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
West Brandywine Township

\_\_\_\_\_  
Date

**WEST BRANDYWINE TOWNSHIP  
CODE ENFORCEMENT OFFICE**

198 Lafayette Road  
Coatesville, PA 19320  
Phone 610-380-8200 Fax 610-384-4934

**Fee \$45.00**

**Contractor Insurance Verification Registration**

Contractors engaging in any and all types of home improvements shall register with West Brandywine Township Codes Office prior to commencing home improvements within the Township. A check shall accompany completed application made payable to West Brandywine Township.

Please complete the application in its entirety. Sign and date application, include Certificate of Insurance - West Brandywine Township shall be noted as the certificate holder - specifying minimum general liability and workers compensation limits as outlined below. If you are filing a self-employment or religious exemption, and are not required to carry Workers' Compensation Insurance, **please complete and have notarized the attached Affidavit for submittal along with the application. If the Affidavit is not completed, processing of the application will be delayed.**

The following minimum insurances are required to obtain a valid Registration Certificate:

- a. General Liability - 1). Per Occurrence - \$500,000.00; 2). Per Personal Injury - \$500,000.00;  
3). Property Damage - \$1,000,000.00
- b. Automobile Liability - 1). Combined Coverage - 1,000,000.00
- c. Workers Compensation and Employer's Liability - 1). Each Accident - \$100,000.00

**Valid from January 1<sup>st</sup> to December 31<sup>st</sup> annually.**

**CONTRACTOR INFORMATION**

Contractor's Name \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

Phone \_\_\_\_\_ FAX \_\_\_\_\_

Email \_\_\_\_\_

Names of principal partners or officers:  
\_\_\_\_\_

Type of Contractor \_\_\_\_\_

Number of Employees \_\_\_\_\_ If you have no employees and you do not have worker's compensation insurance, please complete the Affidavit **sign and notarize** to be included with this application.

Municipalities presently certified in: \_\_\_\_\_

Work to be performed at: \_\_\_\_\_

Certificate of Insurance attached:      Yes                      No                      Faxed

CERTIFICATION: The above statements are true and correct.

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**AFFIDAVIT**

**To be completed if Applicant is a contractor claiming exemption from providing Workers' Compensation Insurance i.e. if you have no employees or claiming exemption on religious grounds the Affidavit must be completed, signed and notarized. Contractor's Insurance Verification Application process will be delayed if Affidavit not complete.**

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Phone 610-380-8200 Fax 610-384-4934

Workers' Compensation Insurance Coverage to comply with Act 44 of 1993

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Name of Applicant: \_\_\_\_\_

Federal or State Employer or Tax Identification No.: \_\_\_\_\_

The undersigned swears or affirms that he/she is not required to provide workers' compensation insurance under the provisions of Pennsylvania's Workers' Compensation Law for one of the following reasons as indicated:

Contractor and sole proprietor without employees – Contractor prohibited by law from employing any individual to perform work pursuant to this building permit unless contractor provides proof of insurance to the Township.

Contractor and exempt on religious grounds qualified under Section 304.2 of the WC Act.

Signature (Applicant): \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Subscribed and sworn to before me this

\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

My Commission Expires: \_\_\_\_\_

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**CONTRACTOR INFORMATION SHEET**

CHAPTER 74, ARTICLE I, REGISTRATION OF CONTRACTOR: No person, partnership, association, corporation or like entity shall engage in business within West Brandywine Township as a contractor without first obtaining an insurance registration certificate from the Township's Code Office.

GENERAL CONTRACTOR

\_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Ins. Cert. # \_\_\_\_\_

EXCAVATION

\_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Ins. Cert. # \_\_\_\_\_

MASONRY/CONCRETE

\_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Ins. Cert. # \_\_\_\_\_

MASONRY/BRICK

\_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Ins. Cert. # \_\_\_\_\_

CARPENTER

\_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Ins. Cert. # \_\_\_\_\_

ROOFING

\_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Ins. Cert. # \_\_\_\_\_

PLUMBING

\_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Ins. Cert. # \_\_\_\_\_

ELECTRICAL

\_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Ins. Cert. # \_\_\_\_\_

HVAC OR HEATING

\_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Ins. Cert. # \_\_\_\_\_

WELL

\_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Ins. Cert. # \_\_\_\_\_

INSULATION

\_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Ins. Cert. # \_\_\_\_\_

DRY WALL

\_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Ins. Cert. # \_\_\_\_\_

PAINTER

\_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Ins. Cert. # \_\_\_\_\_

KITCHEN INSTALLER/  
TRIM CARPENTER

\_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Ins. Cert. # \_\_\_\_\_

CARPET/VINYL

\_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Ins. Cert. # \_\_\_\_\_

PLEASE NOTE: General contractor Insurance Verification covers only those employed full time by the general contractor. Persons representing themselves, as contractors must have Insurance Verification, even though they are working under the general contractor.

I, \_\_\_\_\_, being the applicant for the building permit do hereby affirm the enclosed information as being true and correct. Should any of the listed contractors change, it will be my responsibility to inform the Township Code Enforcement Officer and see that the Township insurance verification requirements are met.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**West Brandywine Township  
Recommended Deck Design Criteria**

**Wood Decks/Porches/Patios/Balconies/Stoops:** Minimum construction requirements.

**Design Criteria for wood Decks, Porches, and Balconies:**

All wood decks, porches, balconies, stoops shall be designed for 60 lbs. per square foot live load and 10 lbs. per square foot dead load, for a total of 70 lbs. per square foot. Joists and beams shall be pressure treated #2 grade or better Southern Yellow Pine or equivalent.

**Cantilever:** Maximum overhanging cantilever shall be 2 foot (2').

**Footings:** Footings shall be a minimum of 36 inches (36") below finished grade. Excavations shall be smooth and straight edges and three times the diameter of the post used. No standing water, loose or soft material shall be permitted in the footing excavations.

**Guard & Rails:** Where the deck, porch, balcony surface is more than thirty inches (30") above finished grade a minimum 36" high railing shall be provided with guards. Where the deck, porch, balcony surface is more than fifteen and half inches (15 1/2") above finished grade, a minimally railing shall be provided. Balusters shall be constructed such that a sphere with a diameter of four inches (4") cannot pass through any opening. Guardrail posts shall be a minimal size of 4" x 4", spaced no more than four feet (4') o.c.

**Stairs:** Stairs shall be three (3) feet in width minimum and treads shall be no less than 9" and have nosing or effective projection of not less than 1". Maximum riser height shall be 8 1/4" and a minimum of 4". Handrails shall be provided on one side of all stairs having more than three (3) or more risers. If stairs are thirty inches (30") or more above grade, guardrails shall be provided. Footings are recommended if three or more steps are required.

**Landings:** Minimum landings shall be 3 foot by 3 foot. If landing is more than thirty inches (30") above finished grade, a guardrail is required.

**Maximum Joist Spans:** Maximum spans for floor joists, spaced at 16" o.c. shall be as listed below. All floor joist shall be supported by approved fully nailed or screwed metal hangers of proper size or a ledger of proper size.

Maximum spans for floor joist:	2" x 6" = 7'8"
(pressure treated lumber)	2" x 8" = 10'2"
	2" x 10" = 13'0"
	2" x 12" = 15'9"

**Support Post:** Where the deck surface is four feet (4') or less above grade 4" x 4" posts are permitted. If the deck is more than 48" above finished grade, a minimum post size shall be 6" x 6".

**Maximum Post/Support Spacing with 2 foot Cantilever:**  
(Without Cantilever)

Joist Span	6'	8'	10'	12'	14'	16'
Beam Size						
Two 2" x 6"	5'0" (6'10")	4'3" (5'11")	3'8" (5'3")	3'3" (4'5")	- (3'9")	- (3'4")
Two 2" x 8"	6'7" (9'0")	5'7" (7'9")	4'10" (7'0")	4'3" (5'10")	3'10" (5'0")	3'5" (4'4")
Two 2" X 10"	8'5" (11'6")	7'2" (9'11")	6'3" (8'11")	5'6" (7'5")	4'11" (6'5")	4'5" (5'7")
Two 2" X 12"	10'3" (14')	8'9" (12'1")	7'7" (10'10")	6'8" (9'1")	6'0" (7'9")	5'4" (6'10")
Three 2" x 12"	12'10" (17'11")	11'10" (14'10")	11'0" (13'3")	10'0" (12'1")	8'11" (11'2")	8'1" (10'3")

**Values based on:** Dead Load 10psf/Live Load 60 psf=70psf total  
fb=975 psi Southern Yellow Pine (moisture content 19%)  
fv=86 psi Southern Yellow Pine (moisture content 19%)

**Maximum Post/Support Spacing Intermediate Beam:**

Joist Span	6'	8'	10'	12'	14'	16'
Two 2" x 6"	3'5"	2'11"	2'7"	-	-	-
Two 2" x 8"	4'6"	3'11"	3'6"	2'11"	-	-
Two 2" x 10" 5'9"	5'0"	4'5"	3'8"	3'2"	-	-
Two 2" x 12" 7'0"	6'0"	5'5"	4'6"	3'10"	3'5"	-

**Bridging:** Where floor joints are longer than 11'6", one row of solid bridging is required to be placed mid span every 11'6". Lateral bracing shall be provided.

**Ledger/Ban/Ribbon Board Attachment to Structure:** Ledger/ban/ribbon board shall be to same size as the floor joists. Ledger/ban/ribbon board shall be firmly attached to house using through bolts and placed on 16" o.c. Minimum size bolts shall be 1/2" diameter through bolts or 1/2" x 4 1/2" Lag bolts or other approve anchors are permitted with approval from the Code Administration Officer prior to the installation.

word/doc/deckdesign

# Don't Let Storm Water Run Off With Your Time and Money!

## *What the Construction Industry Should Know About Storm Water In Our Community*

The construction industry plays an important role in improving our community's quality of life by not only providing new development, but also protecting our streams and rivers through smart business practices that prevent pollution from leaving construction sites.

Storm water runoff leaving construction sites can carry pollutants such as dirt, construction debris, oil, and paint off-site and into storm drains. In our community, storm drains carry storm water runoff directly to local creeks, streams, and rivers with no treatment. Developers, contractors, and homebuilders can help to prevent storm water pollution by taking the following steps:

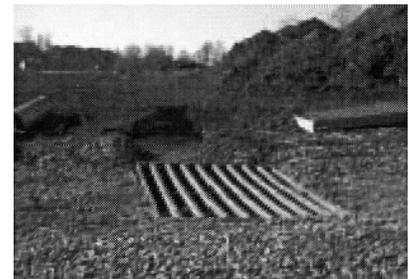
1. Comply with storm water permit requirements.
2. Practice erosion control and pollution prevention to keep construction sites "clean."
3. Conduct advanced planning and training to ensure proper implementation on-site.

The remainder of this fact sheet addresses these three steps.

### **Storm Water Permit Requirements for Construction Activity**

Planning and permitting requirements exist for construction activities. These requirements are intended to minimize storm water pollutants leaving construction sites.

- Pennsylvania's Erosion and Sediment Pollution Control Program (25 Pa. Code, Chapter 102) requires Erosion and Sediment Control Plans for all earth disturbing activities.
- The National Pollutant Discharge Elimination System (NPDES) Permit Program (25 Pa. Code, Chapter 92) requires that construction activities disturbing greater than one acre submit a Notice of Intent for coverage under a general NPDES permit.



Knowing your requirements before starting a project and following them during construction can save you time and money, and demonstrate that you are a partner in improving our community's quality of life. For more information about these programs, contact your local county conservation district office or the Department of Environmental Protection.

### **Erosion Control Practices:**

- Perimeter controls (e.g. silt fence)
- Sediment traps
- Immediate revegetation
- Phased, minimized grading
- Construction entrance
- Protection of streams and drainage ways
- Inlet protection



### **An Ounce of Prevention**

Rain that falls onto construction sites is likely to carry away soil particles and other toxic chemicals present on construction sites (oil, grease, hazardous wastes, fuel). Storm water, if not properly managed, carries these pollutants to

**What is Storm Water**  
Storm water is water from precipitation that flows across the ground and pavement when it rains or when snow and ice melt. The water seeps into the ground or drains into what are commonly known as storm sewers. Collectively, the draining water is called **storm water runoff**.

## Pollution Prevention Practices:

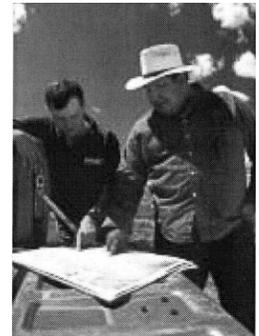
- Designated fueling and vehicle maintenance area away from streams
- Remove trash and litter.
- Clean up leaks immediately
- Never wash down dirty pavement
- Place dumpsters under cover
- Dispose of all wastes properly.

streams, rivers, and lakes. Erosion and sediment control practices can serve as a first line of defense, minimizing clean up and maintenance costs, and the impacts to water resources caused by soil erosion during active construction. Erosion controls can reduce the volume of soil going into a sediment control device, such as a sediment trap, therefore, "clean out" frequencies are lower and maintenance costs are less. When possible, divert water around the construction site using berms or drainage ditches.

In addition, use pollution prevention and "good housekeeping measures" to reduce the pollution leaving construction sites as well. This can be as simple as minimizing the pollution source's contact with rainwater by covering it, maintaining a "clean site" by reducing trash and waste, and keeping vehicles well maintained.

## The Best Laid Plans

Plans such as erosion and sediment control plans and storm water pollution prevention plans are important tools for outlining the erosion control and pollution prevention practices that you will use to manage storm water runoff prior to breaking ground. Developing good plans allows for proper budgeting and planning for the life of the project. Proper installation and maintenance of erosion and storm water controls is essential to a plan that works. Training for on-site staff helps to ensure the proper installation and maintenance of erosion controls and pollution prevention practices. Inspect controls and management techniques regularly to ensure they are working, especially after storm events. If polluted storm water is leaving the site, you may need to repair or add additional storm water controls.



## The Bigger Storm Water Picture

Your community is preventing storm water pollution through a comprehensive storm water management program. This program addresses storm water pollution from construction, but it also deals with new development, illegal dumping to the storm sewer system, and municipal operations. It will also continue to educate the community and get everyone involved in making sure the only thing that storm water contributes to our streams is ... water! Contact your community or the Pennsylvania Department of Environmental Protection for more information about storm water management.

### For more information:

West Brandywine Township (610) 380-8200  
Chester County Conservation District (610) 696-5126  
[www.chesco.org/conservation](http://www.chesco.org/conservation)

Pennsylvania Association of Conservation District's:

<http://www.pacd.org/default.html>

Pennsylvania Handbook of Best Management Practices for Developing Areas:

[http://www.pacd.org/products/bmp/bmp\\_handbook.html](http://www.pacd.org/products/bmp/bmp_handbook.html)

Storm Water Manager's Resource Center

<http://www.stormwatercenter.net>

Pennsylvania Department of Environmental Protection:

<http://www.dep.state.pa.us>

