

BOROUGH OF FRANKLIN PARK

2344 WEST INGOMAR ROAD, PITTSBURGH, PA 15237-1619
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BUILDING & ZONING PERMIT REQUIREMENTS AND PROCEDURES

DECKS AND NON-ENCLOSED PORCHES

IF YOU ARE APPLYING FOR A BUILDING & ZONING PERMIT FOR ANY OF THE FOLLOWING: Open-air deck, Non-enclosed Porch, or Roof over deck or porch.

YOU WILL NEED (3) THINGS

1. LOT SURVEY OR PLOT PLAN-

A copy of your lot survey or plot plan showing proposed location of the deck or porch.

- A. Draw the structure in on the copy of your plot plan, (as close to scale as possible) showing where it will be located on your property, and noting the distances the structure will be from your property lines.
- B. Uncovered decks with floors 30 inches or less above grade need only a zoning permit for construction, structure drawings are not necessary.

2. DRAWINGS-

Two (2) copies of a drawing on paper 8 ½" x 11" minimum. **PLEASE, NO SKETCHES! NO DOODLES!**

- A. To have your application approved your drawing(s) must show:
 1. Size of the materials you will be using (such as 2" x 4", 4" x 4", 2"x 10" etc.) AND...
 2. Placement and spacing of those materials (see attached sample drawings).
 3. The drawing(s) must also include how the new structure, such as lag bolts (note the size) attaching a new deck to an existing house.
 4. You will also need to show on your drawing(s) the depth of the holes or footer. A thirty-six (36) inch below the frost line minimum depth is required for approval. Include maximum height of deck from grade.
- B. Drawings showing roofs over decks and patios and decks supporting hot tubs must be sealed by a registered PA Design Professional.

3. APPLICATIONS- Building and Zoning Applications obtained from the Building and Zoning Department must be completed thoroughly and submitted.