

Lower Gwynedd Township

Building & Zoning Department | Phone: (215) 646-5302

1130 North Bethlehem Pike Spring House, PA 19477



Deck/Patio Requirements

If you are changing the deck framing or building a new deck or expanding an existing deck, you need a building permit. A zoning review will also be conducted to make sure the required setbacks are observed. Projections into required yards are permitted. In the case of a single-family detached residence, unroofed open terraces and patios may project into a required side yard not more than 10 feet, and into a rear yard not more than 20 feet, but in no case may the projection exceed 50% of the required yard. If you add a roof to a deck or porch that is attached to your house, you must maintain all required yards without any projections into these yards.

Before submitting your permit and plans please double check that you have included the required information. More detail is better than less, and incomplete submissions will delay your permit.

- Complete Building & Zoning Section of Application
- Complete Application for Contractors License

Zoning/Site Plan (minimum scale than 20' = 1") Provide 2 copies of the plans showing all of the following:

- Name, address, and phone number of applicant and owner
- Address of site (location of the work)
- North arrow & drawing scale
- Property lines & dimensions (measurements)
- Setback lines to indicate required yards
- Existing improvements on the land and their dimensions- i.e. house, porch, deck, shed, driveways
- Proposed improvements and their dimensions- clearly indicated that this is the proposed
- Distances from any existing and proposed structures to the property lines
- Streets and alleys (with labels)
- Driveway location and information
- Sidewalks, curbs, street lights

- Location and square footage of all structures on the property
- Total square footage of existing living space and square footage of proposed additional space
- Trees with trunk diameter of 6" or more that are located within 50 foot of proposed work

Building Plans (Preferred scale 1/4" = 1') Provide 2 copies of the plans showing all of the following:

- Floor plan information is on sheet(s) or page(s) ____
- Structural plan information is on sheet(s) or page(s)
- Foundation plan information is on sheet(s) or page(s)
- Sectional detail is on sheet(s) or pages(s) _____
- Window and door schedule is on sheet(s) or page(s) _____
- Building elevations for each side of structure
- Floor plan for each floor (including basement and attic)
- Smoke detector placement is indicated in the floor plans
- Necessary egress windows are labeled as such the floor plans
- Foundation plans (footings 36-inch deep minimum)
- Crawlspace and attic ventilation information
- Type and location of all anchorage hardware, including specific type hold downs and hurricane straps
- Beam, header, girder, columns and post sizes and material
- Directions, size, support, placement, and spacing for all ceiling, framing, and roofing members
- Window and door schedule showing all sizes and energy efficiency information
- Stairways and handrails with measurements
- Floor and wall assemblies
- Sectional view showing detail of footings through roof
- Header sizes and materials, include design calculations for any header longer than 6 foot. Dimensions of all required access openings
- Identify all construction materials
- Show all required energy efficiency features (For additions attach Energy work sheet or ResCheck)