



CODE ENFORCEMENT AGENCY
1633 Route 51, Suite 100, Jefferson Hills, PA 15025
1-866-410-4952 www.cea-code.com

RESIDENTIAL DECKS 2018-IRC

Section 403.62 of the Commonwealth of Pennsylvania Uniform Construction Code (UCC) states: “An owner or authorized agent who intends to construct, enlarge, alter, repair, move or demolish or change the use of occupancy of a residential building regulated by the Uniform Construction Code shall first apply to the Building Code Official and obtain the required permit.”

PLAN REQUIREMENTS:

Applicant of permit must submit (2) sets of drawings that shall include deck framing (including materials and dimensions), deck cross sections, stairways, guiderails, and handrail details. Dimensions must include height and spans. Bracing & Fastening information must be clearly noted. All posts or postings must show dimensions including in ground depth no less than 36” deep. All contractors must submit copy of Workman’s Compensation (notarized waiver if sole proprietor). All contractors must submit a copy of the PA Home Improvement Contractors License (if applicable).

(b) An application must include (2) copies of a site survey or plot plan for UCC compliance and local Zoning information.

NOTE: Any Electrical components or additions must be applied by a separated Electrical Permit and inspected by CEA prior to final inspection. CEA Electrical (412) 889-1995.

NOTE: ALL decks must be a minimum of southern pine grade #2 or better and shall be pressure treated ACQ or CA-B.

NOTE: Decks shall not be attached to house overhangs, cantilevered bay windows, brick veneers, stone, exterior finishes or chimneys without prior approval from a PA registered Architect or Engineer.

NOTE: Framing hardware and fasteners shall be hot dipped galvanized or stainless steel.

NOTE: Decks surrounding above ground pools above 30” of grade must comply with the regulations.

NO deck shall be used or occupied until all final inspections have been performed and approved.



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RESIDENTIAL APPLICATION

Guidelines and Helpful Application Instructions

100% of Residential Plan failures are asked for the following additional information.

New Construction – Addition – Single Family / Duplex – 2018 IRC

- 1) Completed (legible) drawings of the proposed construction including the following:
 - Footing, foundation, framing (including side wall) details
 - Proper layout and dimensions details of the proposed
 - Insulation, wallboard and flashing details
 - Res -check for energy compliance
 - Mechanical, plumbing and electrical details (if applicable)
 - Roofing method, (Truss, flat, rafter etc..) **TRUSS** roof requires an engineered stamped design at application.

A narrative describing the construction information is helpful. Please note, an inventory sheet, material list or supply receipts are not narratives.

POOL & Spas

- 1) Inground or above ground? Type of Pool? Electrical service to new Pool?
 - Barrier Device (fence) Protection from entering the pool? WHERE?
 - Electrical set up and connections? (Bonding & Grounding methods)
 - Drain from the pool or spa?
 - Deck or Platform? Deck information and narrative.

Decks and Balconies – (including roof over decks)

- 1) Describe the deck or balcony in **DETAIL**. Including the following:
 - How are you securing or attaching the deck to the structure?
 - Type of wood and dimensions of materials being used
 - Layout and design of the deck or balcony (including projections)
 - Beams, posts and fasteners, hangers and straps being used.
 - Depth of footings and securing methods of supports.
 - Safety devices – handrails, side supports and guides posts.
 - Electrical outlets (110v) also any lights, fans or other.

****Please note, this reference is not the only required information for plans examination, but more to help advise you in the application of what information is required. Additional details and information may be requested and required prior to the issuance of a building permit.**



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2023 Municipal Plan Review Fees

New Construction, Additions & Extensions

2,000 sq feet & under	\$375.00 minimum fee
2,001 -5,000	\$750.00
5,001 -10,000	\$1150.00
10,001-20,000	\$1780.00
20,001-30,000	\$2100.00
30,001-40,000	\$2200.00
40,001-50,000	\$2350.00
More than 50,000 to 75,000 sq feet =	\$2800.00
More than 75,001 to 100,000 sq feet =	\$2800.00
More than 100,000 sq feet & above=	\$35.00 per every 1,000 sq feet.

Alterations, Repairs & Change in Occupancy

2,000 sq feet & under	\$375.00 minimum fee
2,001 -5,000	\$475.00
5,001 -10,000	\$740.00
10,001-20,000	\$1200.00
20,001-30,000	\$1350.00
30,001-40,000	\$1450.00
40,001-50,000	\$1600.00
More than 50,000 to 75,000 sq feet =	\$1750.00
More than 75,001 to 100,000 sq feet =	\$2400.00
More than 100,000 sq feet & above=	\$20.00 per every 1,000sq feet.

CEA will allow up to (3) plan reviews per application for changes, additional requests for information and reports. Should additional reviews be required, 50% of the original fee is charged with a minimum of \$375.00.

ALL Commercial plans must be submitted approved by a Registered Architect or Engineer.
At least (1) copy of submitted plans must have a "wet or raised seal" and signature of the design professional under whose license were prepared.

Residential Plan Reviews for 1 or 2 family dwellings =\$125.00



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• **2023 Schedule of Fees** •

Residential Inspections Service:

New Construction / Addition	\$.45 per gfa (min. \$150.00)
Residential Electrical Permit	\$125.00 (includes Rough & Final)
Residential Temporary Electrical	\$125.00
Residential Plans Examination (New / Addition)	\$125.00 (first 2 reviews)
Residential Mechanical / Plumbing (stand alone permit)	\$125.00
Residential Single Inspection	\$125.00
Residential Above Ground Pool / Spa	\$125.00 (+) electrical fee
Residential Inground Pool	\$175.00 (+) electric fee
Residential Solar / PV (up to 400)	\$125.00
Residential Unsafe / Condemnation	\$150.00 (includes posting)
Residential Occupancy (stand-alone)	\$125.00
Manufactured House Permit	\$175.00 (+) electric
Residential Demolition Permit	\$150.00

Commercial Inspection Service:

New Construction / Alteration / Addition	\$.50 per gfa (min. \$150.00)
Warehouse above 50K	\$.35 per gfa
Commercial Plans Examination	See Exhibit (A) 2022 Fee
Commercial Electrical	See Exhibit (B) 2022 Fee
Commercial Mechanical / Plumbing (Incl. Boilers, HVAC, Sprinklers etc)	1.5% of project cost (min. \$200.00)
Commercial Cell Tower	See Exhibit (C) 2022 Fee
Commercial Solar / PV Permit	See Exhibit (D) 2022 Fee
Commercial Single Inspection	\$150.00 (pass or fail)
Commercial Inground Pool	\$250.00 / \$450.00
Commercial Unsafe / Condemnation	\$250.00 (includes posting)
Commercial Occupancy	\$125.00 (up to two inspections) <i>\$150 full service</i>
Commercial Fire Alarm Permit	\$350.00 (min) includes inspections
Commercial Fire Inspection	Quoted per gfa (\$150.00 min)
Commercial Sign Permit	\$150.00 (excludes electrical)
Commercial Demolition Permit	\$150.00

BCO Service:

\$125.00 per hour (min. ¼ hour) based upon the demand of service. Meetings, seminars, court appearances, legal purposes, code interpretation, investigation, inspection, on-call demand, phone conferences, video conferences, client events and in person requirements.

Other Services:

Electronic Document Management (EDM)

Scanned Documents	\$2.00 per page – Large Format & 11X17 \$.50 per page – 8.5 X 11" copy size
Printed Pages	\$.12 per 8.5 X 11 (B&W) \$.25 per 8.5 X 11 (Color) \$ 7.00 per large format page (B&W) \$ 12.00 per color large format page

Code Enforcement, Zoning, Property Maintenance and Planning Services:

Invoiced per hour of services.	\$ 85.00 per man hour
Magistrate and Court Appearance	\$ 125.00 per hour
Zoning Permits (accessory, sheds & fences)	\$125.00 per permit
Pennsylvania Uniform Construction Code Fee (PA UCC)	\$ 4.50 per permit (Commonwealth)