



CITY OF PHILADELPHIA  
 DEPARTMENT OF LICENSES & INSPECTIONS  
 Construction Services Division  
 Municipal Services Building - Concourse Level  
 1401 John F. Kennedy Boulevard  
 Philadelphia, Pennsylvania 19102

**EZ PERMIT**  
**DECKS**  
 For New Decks to an Existing One Family Dwelling.

**EZ Deck Permit**

Obtain permits for building a deck without submitting plans by meeting the Conditions and Design Limitations below.

**Deviations will require submission of plans to the Department with your permit applications.**

**Conditions**

- Deck shall be attached to an existing single family dwelling.
- Deck may not be located above 1<sup>st</sup> floor.
- Deck may be located in rear yard only. Deck shall not be located in the front or side yards.
- Maximum size of deck: 216 sq. ft.
- Deck shall not have a roof, walls, or stairs leading to grade.
- The area below the deck shall not be enclosed.
- A minimum distance of 3'- 0" shall be maintained from the deck to the rear property line or to the common driveway.
- All support columns shall have 1'- 6" minimum to 2'-0" maximum clearance from side lot lines if within 4'- 6" of the common driveway.
- Deck supports shall not prevent vehicle access to a garage, regardless of the use of garage.
- Clearance between lowest horizontal support beam and driveway surface shall be a minimum of 6'- 0".
- Door to deck to be installed in existing openings only. No new windows or wider openings permitted in rear wall.
- Deck attached to buildings located on the corner shall not extend beyond the building line.

**Construction Requirements**

**Material**

- All lumber used in construction must be pressure treated.
- All hardware/ fasteners must be non-corrosive.
- All mechanical hardware must be fastened with approved fasteners.

**Framing**

- Deck may not be supported by rear wall. See Detail A for required support locations.
- Joists: All joists must be a maximum of 16" o.c. and the size must comply with the following:
  - 2" x 8" – max. length 10'-0" to the beam with a max. 2'-0" cantilever.
  - 2" x 10" – max. length 12'-0" to the beam with a max. 2'-0" cantilever.
  - 2" x 12" – max. length 14'-0" to the beam with a max. 2'-0" cantilever.
- Beams: All joists must bear on wood beam. Beam must be constructed of (3) three 2" x 12" members bolted together with minimum 1/2" bolts, 16" o.c., with staggered bolt pattern.
- Vertical Columns: Minimum 6" x 6" posts with a maximum spacing between posts of 14'-0". The post must be connected to the beam and to the footing with mechanical fasteners. Post must not come into contact with earth.
- Rim Joists: Must be same size or greater than floor joists. The joist must be connected to the house with minimum 1/2" bolts @ 16" o.c. with one in each stud cavity and a staggered bolt pattern. Flashing or sealant is required at rear wall connection. See Detail B.
- Diagonal Bracing: Min. 2"x4", located at posts and bolted to posts, beams, and joists. See Detail C.
- Decking: 5/4" x 6" minimum.

**Concrete Footings**

- Minimum size: 12" diameter-max. deck area of 125 sq. ft.  
 14" diameter-max. deck area of 170 sq. ft.  
 16" diameter- max. deck area of 216 sq. ft.
- Minimum depth: 30" below grade.

**Guard Rail**

- Guard rail required around deck perimeter.
- Height: Minimum 36", Maximum 42".

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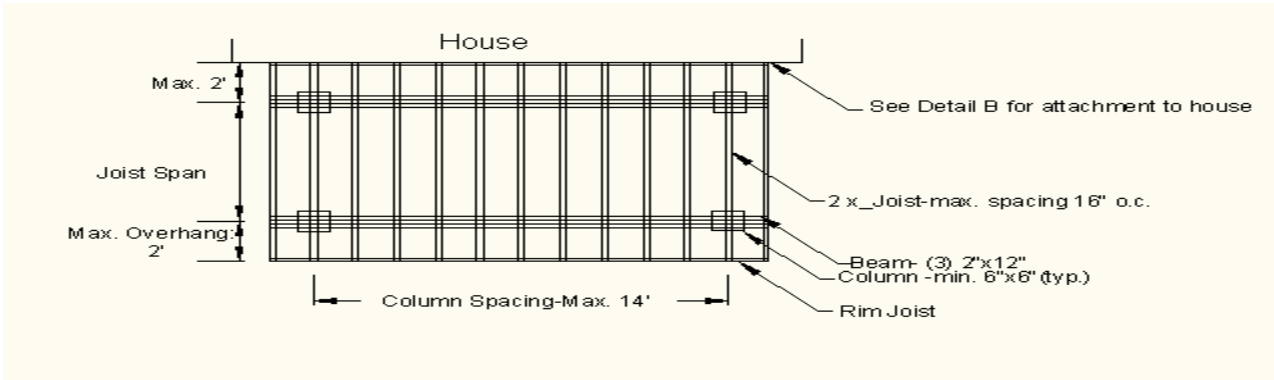
Applicant's Signature \_\_\_\_\_



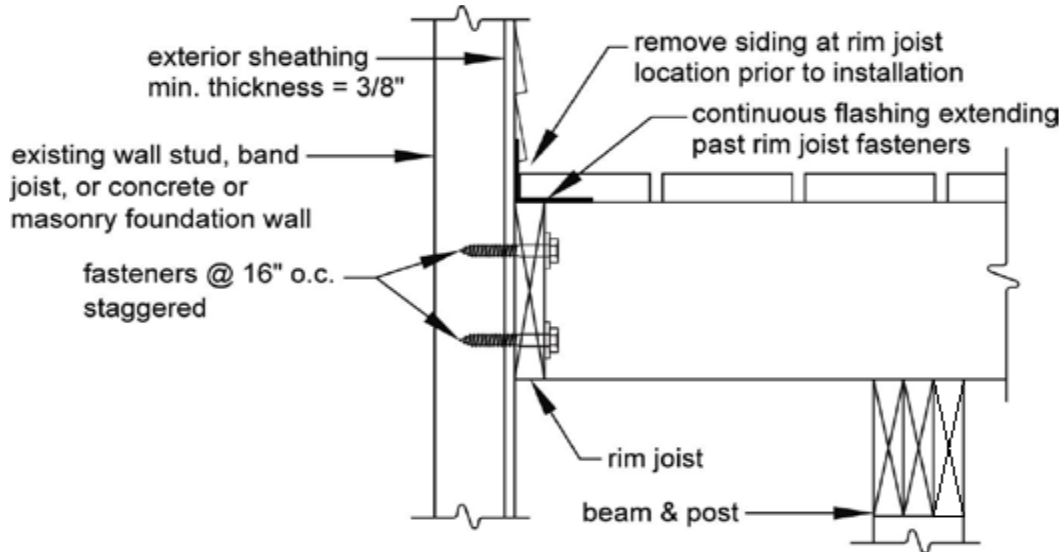
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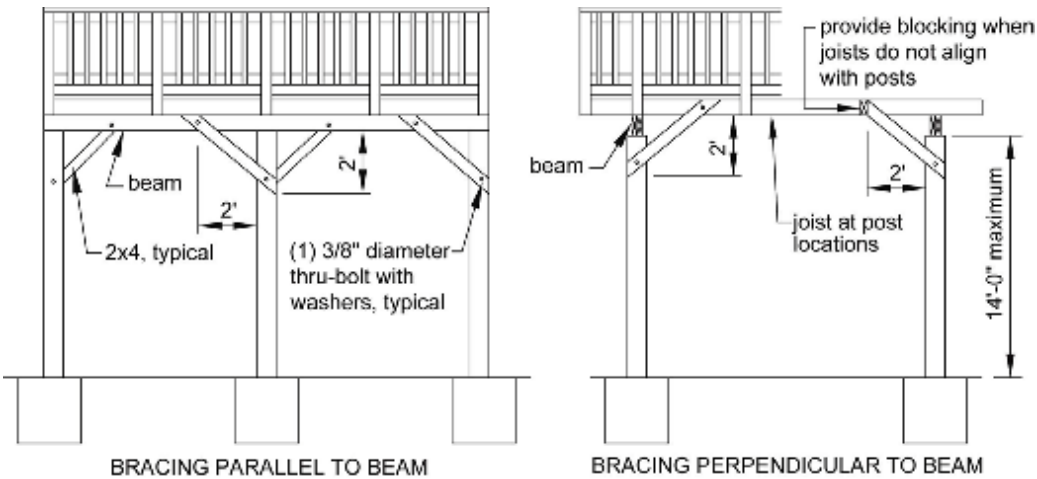
- No opening greater than 4" permitted in the railing design.



**Detail A: Framing Requirements**



**Detail B: Attachment to House For Lateral Support**



**Detail C: Diagonal Bracing Requirements**

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Applicant's Signature \_\_\_\_\_