

SPRINGFIELD TOWNSHIP DECK REQUIREMENTS

1. All properties in Site Condos or Platted Subdivisions must get plans and plot plan signed with an approval from the developer, Architectural Review Committee or established association before submitting to Springfield Township. All property deed restrictions must be checked and adhered to.
2. Springfield Township's zoning setback requirements must be met for all properties or construction within recorded building envelopes, if more restrictive.
3. Foundation:
Posts are to be set a minimum of 42", below grade, on dry cured pads, with the footings being a minimum of 8" x 10". The post shall be backfilled with pea-stone at the base.
4. Framing Material:
All material in contact with the ground must be .40 pressure treated and labeled "Ground Contact Acceptable".
5. Framing Fasteners:
All nails, bolts, brackets and fasteners shall be zinc coated or other approved corrosion-resistive materials. Solid blocking of beams, between posts, 4' on center and on ends is required. Carriage bolts 1/2", are to be used for beam and post connections. Ledger board is to be lag screwed or bolted to the house 32" on center. Flashing is required on top of ledger board. Cantilevers, floor joist spans and spacing not to exceed code limits.
6. Graspable Handrails:
These are required on stairs with three (3) or more risers. Handrails are to be 34" to 38" in heights measured off of the nose of the tread. Ends must be returned or terminated into posts.
7. Guardrails:
These are required on decks with floors 30" or more above the adjacent grade. Guardrails are to be 36" above the finish floor with intermediate rails or ornamental closures which will not allow passage of an object (4") or more in diameter. No horizontal rails or ladder effect is allowed.
8. Applying for a Permit:
Fill out building permit application completely. Submit two (2) sets of construction plans, signed by Association/Developer, if required, along with a signed plot plan to scale. (Show distances of well, septic, house, decks, etc., to new structure - as well as distances from all lot lines).

ZONE	LOT SIZE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
R-1A	2 1/2 ACRES	75 FEET	25 FEET	35 FEET
R-1	1 1/2 ACRES	50	25	35
R-2	1 ACRE	50	15	35
R-3	1/2 ACRE	50	15	35

ALL STRUCTURES MUST BE A MINIMUM OF FIFTY (50) FEET FROM LAKE FRONTAGE.

Cost of a deck permit is \$25.00 base fee plus \$0.20 a square foot. Minimum Fee \$50.00

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