



Architectural Specification: Wood/ "Composite Decking" Deck

Rule: Decks fall under the following articles and rules of our governing documents, and the Borough of Chester Heights Building Code.

1. Article 7 of the Valleybrook Declaration of Easements, Covenants and Restrictions.
2. Rule 2.4 of the Village of Valleybrook Rules and Regulations.
3. Chester Heights Borough Building Code.

SPECIFICS:

1. The planned deck shall be judged to be structurally sound and deemed safe by the Borough Building Inspector. A Building Permit must be approved. (Building materials should not be purchased until the construction plan has been approved.)
2. Wood used in the construction of the deck should be:
 - a. Pressure-Treated Lumber: Not less than 5/4" thick and shall be unpainted but may be maintained with a clear water sealant, or painted approved Valleybrook colors.
 - Valleybrook Approved Colors: MAB Autumn Brown (oil base) or English Brown (latex) and Pittsburg Paint Valleybrook Brown
 - Cabot Clear Solution Natural; Cabot Clear Solution Cedar
 - b. Western Red Cedar: As Cedar weathers to a grey color Cedar must be maintained with a clear water sealant.
 - Cabot Clear Solution Cedar
 - c. Redwood: As Redwood weathers to a grey color Redwood must be maintained with a clear water sealant.
 - Cabot Clear Solution Natural
 - d. Philippine Mahogany: Philippine Mahogany weathers well and can be left to weather naturally; also use of marine oil for a teak finish is acceptable, as is use of a clear sealant.
 - Cabot Clear Solution Natural
 - e. Ipé: Sold under brand names Pau Lope and Iron Woods. As this is a rainforest wood please be sure it has been harvested responsibly.
 - f. Composite Decking: Must be installed using manufacturer's specific installation instructions. As there are a great many manufacturers of composite decking with slightly different color codes, color **MUST** be approved prior to construction by the Valleybrook Architectural Control Committee. Color must blend with Valleybrook's color environment. (I.e. no reds, whites, etc.)
 - g. Any other woods not mentioned but would like to be used **MUST** be approved by the Valleybrook Architectural Control Committee prior to construction.
3. Understructure will consist of pressure-treated wood, masonry or a combination of both. Valleybrook Architectural Control Committee recommends all units utilize concrete footers with anchor plates to resist rot and pest damage. Units that have poor drainage must utilize concrete footers with anchor plates. Deck footings shall be not less than 3 feet in the ground.
4. Decks shall be a minimum of 6" above the ground and not higher than the existing base of the door. Height of the deck from the ground may also be determined by the height of the existing property line divider from the base of the door and the local topography. **REFER TO PRIVACY WALL SPECIFICATION. THE BUILDING UNIT IS FINANCIALLY RESPONSIBL FOR RAISING OF PRIVACY WALLS TO 6 FEET ABOVE DECK SURFACE.**
5. Decks shall be constructed at the rear of the living unit only. Decks may be installed to attach to the original sliding glass door. **REFER TO PRIVACY WALL SPECIFICATION. THE BUILDING UNIT IS FINANCIALLY RESPONSIBL FOR RAISING OF PRIVACY WALLS TO 6 FEET ABOVE DECK SURFACE.**
6. Maximum length of deck shall not exceed the length of the divider wall or 12 feet out from your unit's wall.
7. Decks over 18" from the ground shall have a railing of plain design, of either wood or rope, not less than 32" in height and not to exceed 42" in height.
8. The deck shall not be enclosed.
9. Construction of a wood deck shall be completed within 120 days of the start of construction.

Architectural specifications are documented in order to maintain community harmony in the appearance of our homes, and to encourage the safe and appropriate installation of changes made to the exterior of our homes. Changes to the exterior of our homes other than specified are not permissible and, if done, are subject to fines assessed to the homeowner. All homeowners are required to adhere to the deed restrictions of their homes.

Any exterior change, which is structural in nature, must be submitted to the Building Inspector of Chester Heights Borough in addition to VBHA for approval. Homeowners are responsible to verify this need with the Borough.

Please Contact the Architectural Control and Compliance Committee with any questions or concerns.