

DECKS

1. A permit application must be completed and brought in with a current Plat of Survey indicating all permanent and accessory structures.
 - a. indicate the size (drawn to scale), location, setbacks from the property lines, and the materials underneath the deck (i.e. grass, pavement, etc.) on the Plat of Survey.
2. A set of detailed plans, showing framing layouts, framing member sizes, framing wood species and grade, connection details, deck elevations, stair and handrail details, guardrail details, footing sizes, and footing layouts.
3. Plan of foundation supports (piers) must be shown with the size of piers and spacing. Details of anchoring supports structure to piers must also be included.
4. Postholes must be 42" deep if attached to the primary structure or 12 inches if free standing.
5. Design minimum 40 lbs. live load.
6. Sections and details of deck construction must be indicated, including size and materials shown for decking, joists, beams, attachment to residence and height of the railing and/or handrails, and drainage detail.
 - a. Railings required if deck exceeds 30" in height above grade.
7. Sample drawings attached.
8. Decks can encroach 3 feet into the required side yard.
9. Decks cannot encroach more than 12.5 feet into the required rear yard
10. Decks can only encroach up to 5 feet and up to 50 square feet into the required front yard
11. Decks cannot be built on the easements.
12. Privacy fences or screenings along decks cannot exceed six feet (6') in height when measured from grade.
13. A minimum of two (2) inspections is required: an initial pier or foundation depth and locations inspection and a final inspection once the work is completed.

Call JULIE, Joint Utility Locating Information for Excavators, at 1-800-892-0123, for utility line location information. JULIE is a free service.

Be advised that the above mentioned are guidelines. Each permit is treated individually and certain other requirements may apply. Once the above-mentioned information is submitted, the correct determination can be made.

Any exceptions to the above may require a variation.