



## **Building Permits for Decks**

Building permits are required for all decks. This guide applies to residential decks.

### **Step 1: See Customer Assistance Guide (CAG) #3**

Use the “On Demand” Process for obtaining a Building Permit. Bring a plot plan drawn to a scale showing the existing house with the proposed deck and dimensions including its relative position to your property lines. If the house is not served by public water and/or sewer, include the well and/or septic system in your drawing.

### **Step 2: Permit Issued**

Upon issuance of your deck permit you will be provided a Building Permit Placard for you to post on your property to identify the location of the deck construction. You will also be provided with CAG #22 and an inspection application form. Please follow the CAG #22 instructions as they pertain to “staking and flagging the lot,” filling out the inspection application form and paying the applicable inspection fee. The fee and completed form must be on file with the inspection agency 24 hours prior to requesting your footing inspection.

### **Step 3: Building Inspections - Footings/Framing/Final**

Construction must conform to the County building code, currently the International Residential Code (IRC2015). The three inspections described below are required. However, the Framing and Final inspections may be combined if all portions of the deck framing and mechanical attachments are visible upon completion of the deck. (Generally, this means the deck is high enough off the ground so that the entire underside is easily visible.) Call for inspections 24 hours in advance, as per CAG #22.

*Footings* – To pass inspection your postholes must be a minimum of 20” deep. The bottom of each hole must be nearly level and the soil at the bottom must be solid and undisturbed. The posthole must be a minimum of 3 times the diameter of the post.

*Framing* – To pass inspection the joists, beams and post spacing must comply with the IRC 2015. The framing inspection may be combined with the final inspection if all of the construction will be visible and accessible at the time of the final inspection.

*Final* – To pass inspection the steps, handrails and guardrails must comply with the IRC 2015.

### **Step 4:Electrical Inspections – Final**

To pass inspection an electrical receptacle shall be installed, per the NEC 2017, for balconies, decks and porches that are accessible from inside the dwelling unit shall have at least one receptacle installed within the perimeter of the balcony, deck or porch. The receptacle shall not be located more than 6 ½ feet above the balcony, deck or porch surface.

Exception to (3): Balconies, decks, and porches with a useable area of less than 20 square feet are not required to have a receptacle installed.