

THINGS YOU NEED TO KNOW WHEN BUILDING A DECK

- To obtain a building permit you must provide the City with a plot plan showing where the deck is to be located in relation to the house and the lot with the distances noted to the lot lines. (Plot plan forms are available from the Building Division.) All other buildings, if any, on your property must be shown on this drawing.
- Locate property lines exactly. Estimates are not acceptable. The Building Inspector will request you to show lot corners at the time of the foundation inspection. Approval will not be given if there is any doubt as to where they are located.
- Check with the Engineering Division regarding any easements. A building cannot be placed over an easement.
- If you are planning to build a deck or entryway onto the front of your house, the following obstructions may be permitted in your front yard area:
 - a. Open terraces, porches and steps, when not permanently roofed over or more than four feet above the adjoining ground level or extending ten (10) feet or less from the building;
 - b. Roofed, but unenclosed porches extending seven feet or less from the building;
 - c. Enclosed entryways extending six feet or less from the building and enclosing not more than fifty (50) square feet of area.
- If you are planning to build a deck onto the side or rear of the house, it is considered part of the residence and must meet the setback requirements that apply to the residence. See the City Planner for details.
- If you are using post hole footings, they must be a minimum of 42" deep and of a sufficient diameter to properly support the deck.
- Decks that are constructed more than 30 inches above grade level are required to have guardrails. Guardrails installed on decks of single family dwellings shall not be less than 36" in height and balusters installed so that a sphere 4" in diameter cannot pass through at any point.
- You will be responsible for calling to arrange for inspections of your deck. An inspection of the foundation and a final inspection when the deck has been completed are required.
- The building permit fee is based upon the valuation of the deck, materials plus labor. The valuation may be determined by a contract price or by the Building Division using known construction costs.

These are basic minimum guidelines. For further information or if you have any questions call the Building Division at 792-6622.