

Decks - Remodeling / Additions

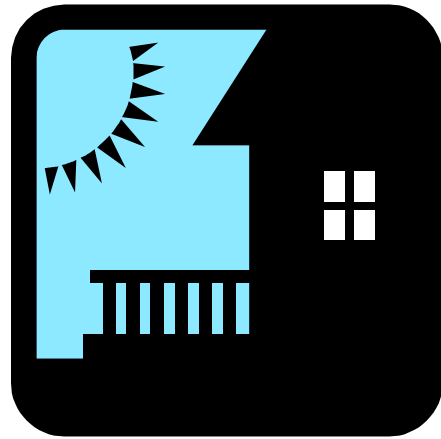
[Information on adding or replacing a deck.](#)

Getting Started

[Deck permit application \(link\)](#)

[Online permit application \(link\)](#)

Building permits are required for all decks.



Applying For My Deck Permit

The following information must be submitted when applying for a permit to construct a deck. Since every project is unique, there may be some situations where you will be asked to provide additional information.

- ☐ Completed [Deck Permit Application \(link\)](#)
- ☐ If lot slope exceeds 15%, submit a geotechnical engineering report prepared by an engineer registered in the State of Washington
- ☐ If the deck exceeds 9' in height or 240 square ft. engineering is required to be prepared by an engineer registered in the state of Washington.

Site Plan (Scale site plans to most appropriate scale, e.g. $\frac{1}{4}" = 1'$ or greater)

- ☐ Property lines, with dimensions
- ☐ Total area (in square feet) of the lot
- ☐ Adjacent streets and any easements
- ☐ Property address
- ☐ North arrow
- ☐ Distance between buildings and between buildings and property lines
- ☐ Grade elevations, for lot, at property corners and corners of structure(s)
- ☐ Area (in square feet) of any existing or proposed buildings, also showing the setbacks from the proposed structure.

Structural Plans (Scale of plans to be $\frac{1}{4}" = 1'$ or greater)

- ☐ Deck elevations
- ☐ Foundation plan showing location and size of footings and posts
- ☐ Deck framing including dimensions, lumber size, spacing and span
- ☐ Guardrail detail, showing attachment to deck
- ☐ Connections to existing construction
- ☐ Any engineering calculations may be attached to the plans and engineering details incorporated into the plans or cross-referenced on the plans

To submit for a permit, bring the completed deck permit application and two (2) copies of site and structural plans, related materials to the Planning and Development department.

Things to consider:

(1) Guardrails

A guardrail is required to prevent someone falling from a balcony, deck or landing. Decks that are taller than 30 inches must have guardrails at least 36 inches tall measured from the walking surface of the deck. Guardrails must be designed to withstand a 200-pound horizontal load applied to the top of the rail at any location. All guardrails along raised floors, porches, decks and balconies must have intermediate rails or ornamental closures that do not allow passage of a four-inch sphere.

(2) Stairs

- ❑ The steps to access your deck must meet the specific requirements of the building code.
- ❑ Each step or “riser” cannot be more than 7 3/4 inches high. The building code allows only 3/8-inch difference between the largest and the smallest rise
- ❑ Treads (the flat surfaces that you step onto) have to be a minimum of nine inches between horizontal projections (nosing tip to nosing tip). The exposed edge of the tread is called the “nosing”, and the nosing can’t stick out more than 1¼ inches. The building code only allows 3/8-inch difference between the largest and smallest tread measured from front to back
- ❑ Any new stairway must have a handrail if the stairway has more than three risers
- ❑ Handrails on the open side of a stairway must meet guardrail requirements where the open side is more than 30” high
- ❑ Refer to handout for all additional requirements

Pressure Treated Materials

Any part of a wood deck must be pressure-treated wood or wood that is naturally resistant to decay, such as cedar or redwood.