

RESIDENTIAL DECKS – FREQUENTLY ASKED QUESTIONS

Why do I need a permit for a deck?

The purpose of a permit is to ensure that your structure will be built in a safe manner and in accordance with the requirements of the Building and Zoning Codes. This provides you with a reasonable assurance that the deck will be safe for all who will use the structure now and in the future.

When is a permit required for a deck?

Permits are required for all decks built within the city limits of Longview regardless of the size or the height. An electrical permit is required if lights or outlets will be installed as part of the project.

Where may I locate a deck on my property?

The typical setbacks for decks are as follows:

- **25 feet** from the front property line (covered porches open on three sides may extend 6 feet into the front setback)
- **4 feet** from the side property line - (corner lots may have a different side property line set back requirement)
- **10 feet** from the rear property line
- Decks without covers that are under 42" in height may extend up to the property line in the side yard and rear yard setback area.
- These setbacks are typical and may vary depending upon you location in the city.

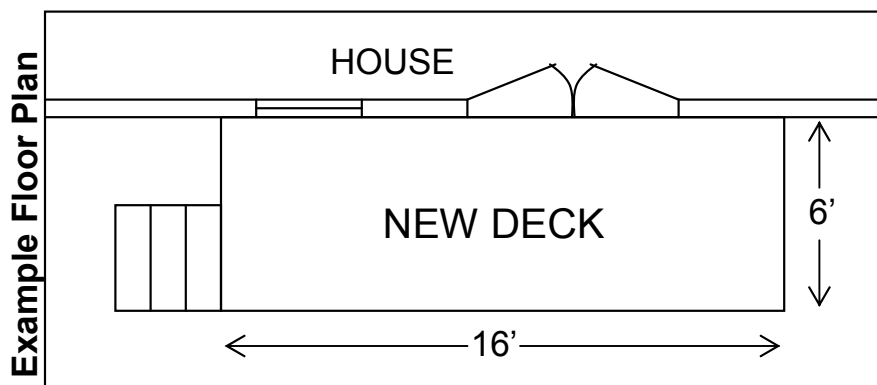
What documentation do I need to submit for a permit?

- A completed application
- A site plan
- Building plans which detail the construction of the structure

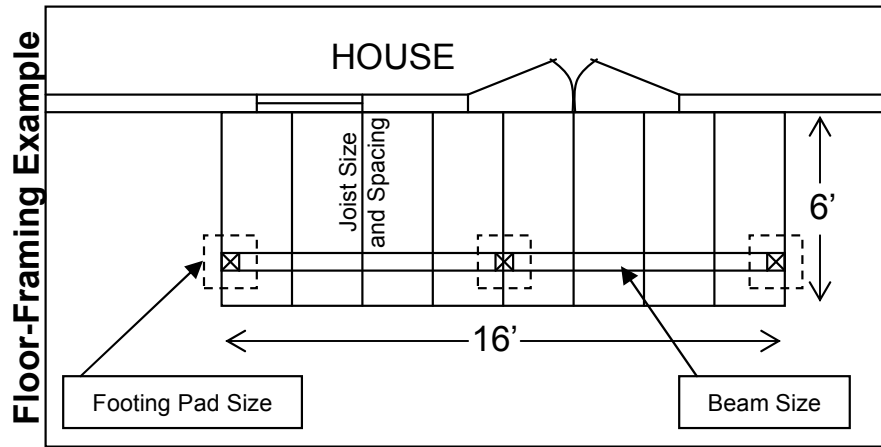
What drawings do I need to include in the plans for my deck?

A **Floor Plan** that includes the following information:

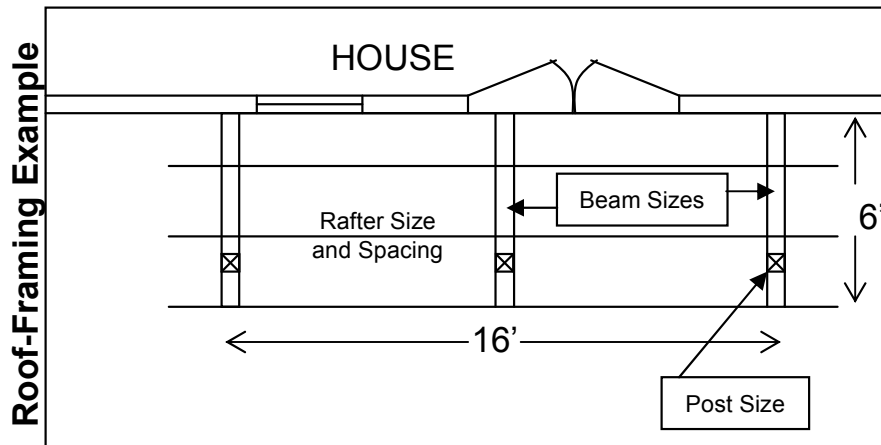
- The location of the deck in relation to the house
- The location of all stairways that are part of the deck
- The location of any doors and windows in the house wall that are adjacent to the deck.



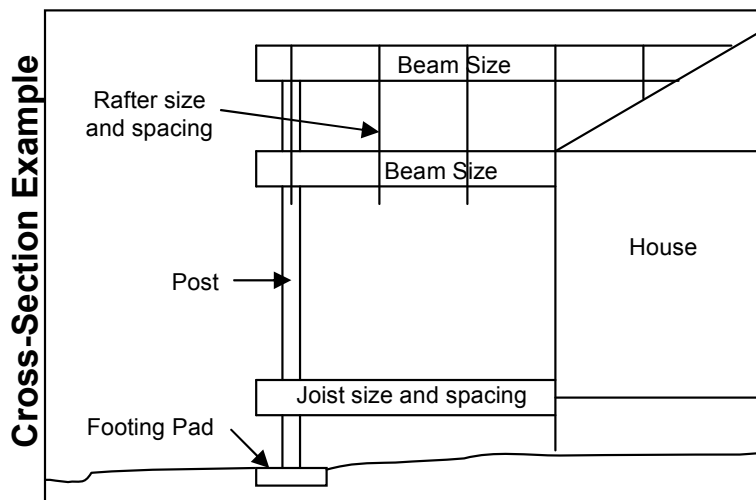
A **Floor-Framing Plan** that shows the location, size, type and spacing of all joists, beams, posts and bearing pads.



A **Roof-Framing Plan** that shows the location, size, type and spacing of all trusses, rafters and beams.



A **Cross Sectional Drawing** that shows the size and type and spacing of all materials to be used.



Ledger Details that show how the deck will be attached to the house and how the exterior weather protection for the house will be maintained.