

Patios, Patio Covers and Decks

This information sheet references the permitting and construction of Patios, Patio Covers and Decks.

- **Patio Covers:** There must be a detailed plan submitted as to the size, location, type of construction material and sizes of studs and rafters used. A detail of it being a stand-alone structure or if attached to the main structure. If it is attached to the home, it is considered an addition. If it is attached, you must have a code approved attachment. EX: Lag bolt to ledger board, on structural support inside the home, etc. In addition, the normal slab construction for a back patio does provide adequate support for a structure. Pier/footing details able to support the structure must be provided. Usually 18" Dia. X 2' Deep piers with be adequate. All this information needs to be on the plans.
- **Decks:** If a deck is not over 30" from grade to walking surface, a permit is not required. However, use good neighbor practices to prevent possible legal action for things such as infringing on the property lines and water shed going into the neighbor's yard from your structure. Do not build anything over easements or property lines.
If over 30", submit a set of plans detailing, type of materials, sizes of materials (2X4, 2X6, etc.), footing/piers, and location. Will it be a stand-alone structure or attached to the home? Handrails and guard rails will be required to code. If attached, it is considered an addition to the main structure. All this information must on be on the plans.
- **Patios:** If a combination of the two above is used, the same rules will apply as state above. However, if a deck less than 30" high is built with a cover or shade structure attached it will require a permit.

Requirements for plans and application submittal:

- 2 full sets of plans
- A site plan showing the location of the project on lot including the main structure (home) and additional buildings, the distance from each building and the size of each building. Distances from the property lines will need to be shown on the site plan. Most people use the lot information site plan received when you purchase a home/structure. It may also be found on the county website using a property search. (a site plan example can be found on the website)
- Completed Application
- A plan review fee and permit fee will be required.

Commercial projects will have more requirements, such fire and emergency egress review. A detailed set of plans needs to be submitted on these types of projects. *The information is not intended to be an all-inclusive list, but instead to be a guide to assist for these types of projects*.

If you have any concerns or questions, please contact us using the information below.