

DECKS

This document provides the basic information necessary to enable the completion of a Building Permit Application for a deck. In this instance a deck is a structure with no vertical construction except handrails. This document does not apply to a deck with a roof.

1. Decks below 30 inches elevation will not need a building permit.
2. Decks 30 to 60 inches elevation will need a building permit, but engineered plans will not be required.
3. Decks exceeding 60 inches elevation will need a building permit. Engineered plans will be required.

Note: Elevation is determined by measuring from the finished deck floor level to finished grade at all locations.

Submittal Requirements Checklist for Decks:

- 1. Proof of property ownership. This can be a recorded deed, closing statement, or property tax information.
- 2. Two sets of construction plans are required when a deck is over 60 inches above grade. These construction plans must be certified, signed, and sealed by a Florida-registered design professional (engineer or architect).
- 3. Building Permit Application.
- 4. Three copies of a certified survey or site plan.

NOTE: You may be required to submit a certified Foundation Survey prepared by a Florida registered land surveyor prior to any vertical construction.

*Some circumstances may require additional information to be submitted prior to a development permit being issued.

All Decks shall be constructed in compliance with the Florida Building Code and other local codes.