



RESIDENTIAL DECK Permit Submittal Information

Required documents:

1. Completed and signed Building Permit application with Email addresses.
2. Provide a site plan **to scale** indicating the residential building's location on the property and the distances from all property boundaries and indicating the deck location, size, and distance from property boundaries
 - a. **Site Development**
 - i. If deck must get site approval, then the Express Lane cannot process this project.
 - ii. No stream buffers or floodplain issues cannot be approved through express.
 - iii. No associated foundations are permitted.
 - b. **Arborist** – Tree Inventory Plan
 - i. Label species of the trees – (Hardwood – “hwd” or Pine) of existing trees, indicate diameter at breast height.
 - ii. If no trees are within 30 feet of the limit of disturbance for the proposed work, provide two different photos of the site, which clearly shows no trees will be impacted and submit a complete “No Trees Impacted Statement”.
 - c. **Zoning** – Lot Coverage Information
 - i. Provide the lot coverage calculations for the Zoning review that includes the amount of additional lot coverage created by the square footage of the deck.
 - ii. If the work is in-kind [replacement like for like], evidence of the existing characteristics will be required.
 1. Survey is preferred or provide photos for residential projects with the site plan.
3. Provide elevation drawings illustrating the residential deck.
4. 2 Sets of Building plans that illustrate the scope of work, method, and materials of construction, based on *Georgia Amendments Prescriptive Deck Details* Handout.
 - a. **LIMITATION:** Express Lane ONLY can process the following deck projects is:
 - i. Deck size – 24 feet x 24 feet and/or (576 sq. ft.)
 - ii. New Decks
 - iii. Deck Extensions
 - iv. Deck Replacements
 - b. Provide a plan illustrating the existing / new deck, and any demolition work.
 - c. Provide the following on the plans:
 - i. Square footage of the deck
 - ii. Construction material used to build the deck (wood, steel)
 - iii. Concise detail for the stair construction.

- d. Provide a foundation plan illustrating width, depth, and type.
- e. Floor plan that illustrate the any new doors, windows, etc.
- f. If deck falls outside of the *Georgia Amendments Prescriptive Deck Details* handout (adding roof, 2 story decks, etc.), a engineer is required.
- g. If the deck will also include a roof, then provide the framing details.

Submit to:

1. Zoning
2. Arborist
3. Building

Required approvals:

1. Zoning
2. Arborist
3. Building
4. Electrical, if applicable
5. Arborist

Required Inspections:

1. Footing – Building
2. Open Floor framing – Building, if applicable
3. Rough-in framing – Building, if applicable
4. Final - Arborist
5. Final – Electrical
6. Final – Building

Permits required.

1. Electrical, if applicable
2. Building