

This information is for general information only. Consult with the Inspections Department BEFORE building a deck addition. Permits are always required.

NOTICE

Work must start within six (6) months of issuance of permit, or the permit will expire. If, after starting, the work is discontinued for a period of 12 months, this permit will expire immediately.

Beaufort County Inspections Department

If you would like more information regarding obtaining a building permit, please contact:

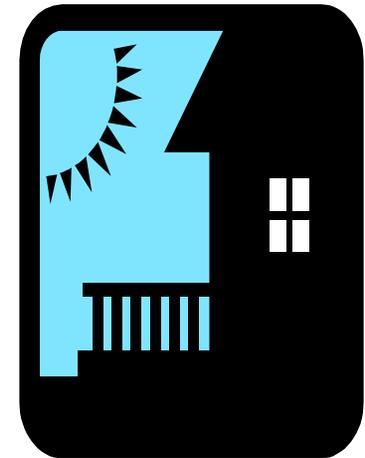
Brandon Hayes, Building Inspector
252-940-5710

Brett Burbage, Building Inspector
252-940-5709

Hours
Monday-Friday 7:30am to 5:00pm



Beaufort County Inspections Department



**Permit
Requirements
for Decks**

Frequently Asked Questions

Do I need a permit?

Yes, a permit is required to assure compliance with Zoning, CAMA, FEMA, fire district, etc. regulations.

How to I obtain a permit application?

You can stop by this office or call to have one mailed to you. Generally, you can get your permit the same day we receive it.

What information do I need to complete the application?

You will need the address where the deck is being added, size, material type, a plot plan to show where on the lot it is being placed, and who will do the work. Additional information may be required.

How much does the permit cost?

See Beaufort County Building Inspections Fee Schedule for fees.

I have an existing patio. Can I build a deck on top of it?

No. A concrete patio is generally not designed to carry the dead load of the floor. Loading points will need to be cut through the slab.

How deep do my footings have to be?

Footings must be a minimum of 12 inches below grade. Thickness and width vary for the footing load. Support posts shall be supported by a footing. Discuss this information with the inspector.

Can I use 5/8" lag screws for fastening my deck to the house and posts?

No. 5/8" hot-dipped galvanized through-bolts with nut and washer are required as minimum.

When do I need a handrail?

Four or more steps require a handrail. A handrail is also required where the porches, decks, balconies, or raised floor surfaces are located 30 inches or more above the floor or grade.

How high does a railing have to be?

Handrails on stairs are required to be a minimum of 30 inches and a maximum of 38 inches. Guardrails must be a minimum of 36 inches high.

Do I need joist hangers or ledger strips for my joist?

Yes. You will need a minimum of 2 feet ledger strip with three nails per joist, or an approved joist hanger.

Can I place the deck over my septic tank?

Generally, no. However, you must receive written approval from the Beaufort County Health Department before a permit to build the deck can be issued.

How far apart do the pickets on my railing have to be?

The maximum spacing between pickets is 4 inches vertical and 6 inches horizontal.

How far can my deck carry out over a dropped girder?

The maximum allowable cantilever over a dropped girder is 24".

Can I locate the deck within 75 feet of the water?

Generally, yes. If the deck is located less than 75 feet from the water body, you may need a CAMA permit. However, there is a Corp of Engineers requirement that you cannot place a structure/deck within 30 feet of a special buffer zone. For more information, contact the Department of Environmental Health and Natural Resources at 252-946-6481.

Can I put a roof over my deck?

Generally, yes. Discuss this with the inspector at the time you make the application.

Can I have a ceiling fan?

Yes, provided you have a 6 feet, 8 inch clearance from the floor to the fan paddle, and that the fan is made for damp locations.