



RESIDENTIAL WOOD DECK POLICY

This policy complies with the mandated enforcement of the **South Carolina Residential Code for One- and Two-Family Dwellings.**

No Permit, permit fees, inspections or stamped plans are required for a deck if it meets **both** of the following conditions Per Section R105.2, item #10. *For construction guidance, consult the DCA-6 (Prescriptive Residential Wood Deck Construction Guide – free download on line) or the most recently adopted edition of the IRC.*

- 200 square foot or less and,
- Is not more than thirty inches (30") above finished grade, not attached to the house, and does not serve the code required egress door.

Note: *If your non-permit issued and constructed deck is built without **zoning approval**, verifying setbacks from lot lines, easements and restrictive covenants (HOA Approval), you will be required to remove it if it is found to be in violation of these requirements. **Consult Planning/Zoning Department for review and approval before any construction begins.***

If either of the requirements listed above are exceeded, the following requirements will apply:

Permit application, plot plans and construction drawings (*may* need to be stamped by an architect or engineer) will be submitted for proper planning/zoning plan review for compliance. Also, a letter of compliance with any neighborhood covenants (*HOA Approval*) must be submitted at the same time, if applicable.

If the deck is attached to the structure, drawings must show compliance with Section R507 (help can be found by using the *Prescriptive Residential Wood Deck Construction Guide*, based on the 2018 IRC) or be stamped by an engineer.

Plans for construction will be reviewed by the Building Inspection Bureau. Plans must be of sufficient clarity to indicate the location, nature and extent of the work proposed so as to show compliance with the code.

Once the permit has been issued, the permit holder is responsible to call in for a foundation inspection, underfloor framing inspection (*if verification of framing connections cannot be made due to proximity to grade*) and a final inspection. Any addition or deletion of inspections required are at the discretion of the Building Official.

For any additional information contact the Building Inspection Bureau at 843.553.8350 ex1407