



# One- and Two-Family Residential Exterior Deck Submittal Requirements

### **REQUIREMENT FOR DECK PERMIT:**

A building permit is required for the construction of all decks except for decks subject to the requirements of the California Residential Code that meet all the following:

- a) The deck does not exceed 200 square feet in area; and
- b) The deck is not more than 30 inches above grade at any point; and
- c) The deck is not attached to a building; and
- d) The deck does not serve a required exit door or an accessible route.

### **REQUIREMENTS FOR PERMIT SUBMITTAL:**

***Before approval and issuance of a building permit for a Residential Exterior Deck, the applicant must submit plans through the citizen portal (preferred size - 36" x 24"; minimum size - 17" x 11"), which are drawn to scale using architectural drafting techniques and are fully dimensioned with easily readable and neatly arranged notations, text, and symbols. The sheets should be numbered and readable in landscape orientation. The plans should include the following information:***

- 1) **Cover Sheet** including the following: (a) project address; (b) owner's name, address, phone number; (c) name, address and phone number of the person preparing the plans, (d) statement listing the scope of work; (e) sheet index indicating each sheet title and number, (f) legend for symbols, abbreviations and notations used in the drawings. Specify and show that the proposed deck complies with the applicable requirements of CA Residential Code Section R507 – Exterior Decks.
- 2) **Site Plan** (1" =20' scale) for exterior deck additions or replacements please show the location of the proposed and existing structures, specify lot dimensions, and clearly indicate the distances from proposed and existing structures to property lines and other structures. *[May be combined with Deck Floor Plan for simple structures.]*
- 3) **Deck Floor Plan** (1/4" =1'0" scale) to show existing and proposed conditions and layout of the affected area. Show and specify the existing use of all rooms and areas adjacent to the proposed deck and any doorways leading to the deck. Indicate (N) for new items and (E) for existing items of work. Include a construction legend identifying and describing new work and clearly showing all existing and proposed conditions.
- 4) **Foundation Plan** (1/4" =1'0" scale) to show location and size of all foundations, footings, piers, and posts. Provide reference callouts to each Foundation Detail. *[May be combined with Deck Framing Plan for simple structures.]*
- 5) **Deck Framing Plan** (1/4" =1'0") to show all deck framing elements, members and supports. Specify size, grade and species of all materials and show direction and spacing of joists, beams, blocking, stairway stringers and decking. Show and specify all joist hangers and beam connections. Show and specify stairway framing.
- 6) **Electrical Plan** (1/4" =1'-0") required when electrical work is proposed. Show all proposed electrical fixtures, switching, receptacles, appliances, devices, and electrical equipment. Specify required GFCI circuits. Provide a lighting fixture and control schedule to specify all light fixtures, lighting control types and configurations (groupings) to conform to mandatory energy requirements (i.e. high efficacy luminaires, automatic lighting shutoff controls). *[May be combined with Deck Floor Plan for small and simple deck projects.]*

- 7) **Full Cross-Sections** (1/4"=1'-0 or 1/2"=1'-0") to show varying construction conditions, proportions, and materials in the proposed deck structure. Show and specify size, type, spacing, slope and connection of all materials. Separate cross-sections should be developed for each varying condition and a section reference callout on the Deck Floor Plan of where the cross section occurs. Provide reference callouts to each Framing/Structural Detail on the Full Cross-Sections.
- 8) **Foundation Details** (3/4"- 3"=1'-0") to show new and existing foundations or footings. Show and specify materials, reinforcing, size, type and spacing of all foundation elements and materials. Show and specify all foundations to wood connections. A separate detail is required for each different condition. *[May be combined with Framing/Structural Details for simple deck structures.]*
- 9) **Framing/Structural Details** (3/4"- 3"=1'-0") to clearly indicate construction and attachment of members. Show and specify materials, size, type and spacing of all framing elements. Show flashing details, post-to-beam connections, post-to-footing connections, rim joists, ledger connections, cantilever details and structural deck attachments for lateral loads (where applicable). A separate detail is required for each different condition.
- 10) **Exterior Elevations** (1/4"=1'-0") to show all sides of the structure. Show and specify all exterior materials, stairways, handrails, guards, etc. Specify and dimension the code requirements for guards, handrails, and stairways where applicable. Show and specify the method of providing lateral bracing for decks over 30 inches in height and for pergolas.
- 11) **Structural Calculations** prepared by a licensed engineer or architect are required for all deck structures or portions thereof which do not comply with the conventional deck construction provisions of CA Residential Code Section R507.
- 12) **Exterior Windows or Glass Exterior Doors Added and/or Replaced** (if applicable) as part of the remodeling project shall be clearly identified on the plans, including the type of window operation, the fenestration U-Factor and Solar Heat Gain Coefficient (SHGC) and must be accompanied by a 2022 CF1R-Alt-01-E or 2022-CF1R-ALT-05-E energy form. *[California Energy Efficiency Code (ENERGY) Sec.116]*
- 13) **Smoke Alarms:** Building permits for exterior decks attached to a dwelling with a permit valuation exceeding \$1,000 require smoke alarms within the dwelling unit in the following locations:
  - (a) in each sleeping room, and
  - (b) at a point centrally located in the corridor or area giving access to each separate sleeping area, and
  - (c) on each additional story and in the basement (if any).Specify the location of all smoke alarms on the plans. [CBC 907.2.11 and CRC R314]
- 14) **Required Public Improvements:** When the cumulative valuation of work for all permits for a property is \$40,000 or more within any 24-month period of time, Chapter 12.14 of the Sonoma Municipal Code requires the construction of curb, gutter, sidewalk, storm drains and other necessary drainage facilities or any other public improvements required for the street frontage of your property, along with any needed right-of-way and/or easement dedications to the public.

**Tables and Figures - See CA Residential Code Section R507**