



Snohomish County
Planning and Development
Services

Visit us at :

2nd Floor Robert J. Drewel Bldg.
3000 Rockefeller Avenue
Everett, WA 98201

425-388-3311
1-800-562-4367, ext. 3311



ONLINE INFORMATION
www.snohomishcountywa.gov/1190



This Assistance Bulletin only applies to property within unincorporated Snohomish County and does not apply to property within incorporated city limits.

Decks (Uncovered Decks, Porches & Steps)

Assistance Bulletin

#21

Revised November 2017

WWW.SNOCO.ORG

Keyword: Assistance Bulletins

Q: Do I need a building permit to build my deck, porch, or steps?

A: Permits are required for Residential uncovered decks, associated platforms and steps only if any of the following apply:

- The walking surface is more than 30 inches above grade at any point measured vertically to the floor or *grade* below at any point within 36 inches (914 mm) horizontally to the edge of the open side
- The deck, porch, or step is over any basement or story below
- The deck, porch, or step is part of a required accessible route of travel serving a facility such as an Adult Family Home

Q: How do I get a building permit?

A: A permit application for a deck or porch can be submitted online at MyBuildingPermit.com (<https://mybuildingpermit.com/>), or by visiting the Customer Support Center, 2nd Floor, Robert J. Drewel Building, or to get forms online, go to www.snohomishcountywa.gov/1190.

The following three items are required to apply for a building permit:

1. A completed Residential Building Permit Application. You can download a copy at www.snohomishcountywa.gov/1863.
2. A Base Site Plan including items 1-13 noted on the "Residential Site Plan Submittal Checklist" which can be found at www.snohomishcountywa.gov/1863. Site plans must be drawn to any engineering scale such as 1" = 10', 20', 30', 100', or 200'. Maximum paper size shall be 11"x 17".
3. Structural plans drawn to architects scale (1/4" = 1' is preferred) which include at least one plan view and one elevation view. If the deck is connected to a structure, it is important to show details for the connection.

Q: How much does the permit cost?

A: The fees for deck building permits vary depending on the site. The **minimum** fee for any size uncovered deck is \$171.88. Additional fees may include Health District (office review \$111, field review \$221), Site Review \$50, Critical Area Review \$250, depending upon type of review (all structures may be subject to additional drainage fees as determined during the review process). If the site is located in a Flood Hazard Zone, a [Flood Hazard Permit](#) is required.

This bulletin is intended only as an information guide. The information may not be complete and is subject to change. For complete legal information, refer to Snohomish County Code.

Q: What about required setback distances to property lines?

A: Setback distances to property lines depend on the zoning for the property and if the property line is adjacent to a public right-of-way or an easement. The Snohomish County Zoning Code provides that uncovered decks, porches, and steps may project into a required setback, provided they are not higher than 4 feet above the finished grade level, that they are no closer than 30 inches to any property line and that they do not project more than 6 feet into the setback required from a street.

Uncovered decks, porches, and steps more than 4 feet in height, or any covered deck, porch, or steps must meet all building setback requirements.

You may also contact us if you have any questions via:

Email: PermitTech@snoco.org

Telephone: 425-388-3311

Visit us at: 2nd Floor, Robert J. Drewel Building, 3000 Rockefeller Avenue, Everett
