



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

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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 decks, and the associated platforms and steps, if *any* of the following apply:

- The walking surface is more than 30 inches in height, as 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 located 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 or Family Home Child Care
- The deck, porch, or step includes a roof cover, the framing of which also supports any portion of the deck, porch, or step

(Note: a roof cover, attached to a residential structure, regardless of height or location, always requires a building permit.)

Q: How do I get a building permit?

A: A permit application for a deck should be submitted online at MyBuildingPermit.com. For information on using our online permitting system, please see the following web page: <https://www.snohomishcountywa.gov/3920/Online-Permitting>. If you need additional assistance with the online process, please call our office at 425-388-3311.

When applying on MyBuildingPermit.com, please use the following path:

Application Type: Building
Project Type: Single Family Residential
Activity Type: New Construction
Scope of Work: Deck, Uncovered

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

1. A Base Site Plan including items 1-13 noted on the "[Residential Site Plan Submittal Checklist](#)". Site plans must be drawn to any engineering scale such as 1" = 10', 20', 30', 100', or 200'.
2. 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 and any openings below the ledger.
(Note: building code tip sheets are available on MyBuildingPermit.com.)

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: How much does the permit cost?

A: Both the plan review fee and permit fee will be determined when you submit your application. At the time the plans are submitted, the plan review fees will be collected. After the plans have been reviewed and approved, the remainder of the building permit fee will be collected and the building permit will be issued.

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.

Q: Who should I contact if I have questions?

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

Online: [Ask A Permit Tech](#)

Telephone: 425-388-3311

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

You may also review the [Guidelines and Tip Sheets](#) on MyBuildingPermit.com.
