

Decks:

The homeowner's guide for deck projects



What is a Deck?

A deck is an unroofed structure attached to a home.

When is a building permit required?

- If the deck is new, or stairs are added.
- If the deck or stairs are expanded.
- If structural members including hand/guard rails or stairs are replaced.

When is a permit *not* required?

- If only decking boards are replaced or resurfaced.
- If the deck is stained.

What are the setbacks for decks?

R1, R2, & R2S zoned Single Family Homes

- **Front yard:** the minimum distance to the front lot line is 35 ft.
- **Rear setbacks:** If the deck is 4 ft. tall or less from the ground, the minimum distance to the rear lot line is 15 ft. If the deck is higher than 4 ft. from the ground, the minimum distance to the rear lot line is 20 ft.
- **Side yard setbacks:** R1 zoned homes: 15 ft. to each side lot line. R2 and R2S zoned homes: minimum of 10 ft. to each side lot line. However, the total distance added between each side yard must be at least 25 ft.

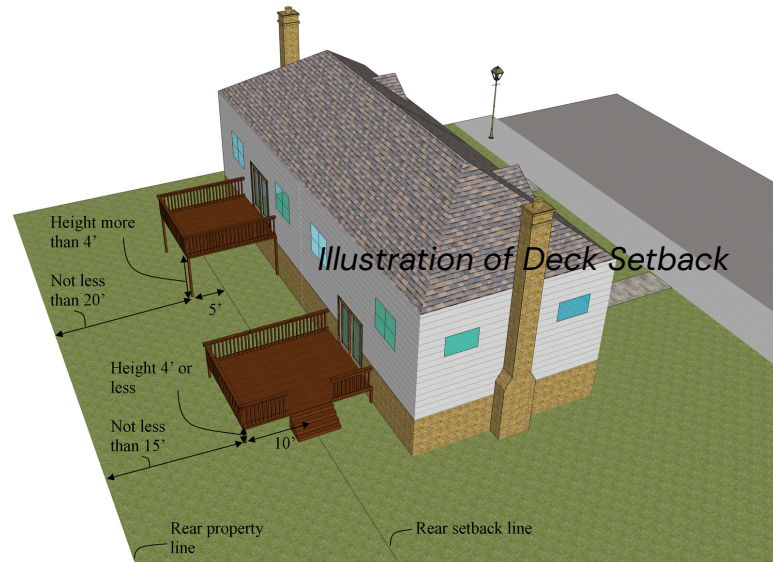
R3 & R5 zoned Townhome setback: The minimum distance to the rear lot line is 8 ft.

What if I live in the Historic District?

All decks in the Historic Overlay District must meet the City of Manassas Historic Design Guidelines, and may need Architectural Review Board approval before construction starts.

What about unroofed stairs and ramps?

Unroofed stairs and platforms for dwellings may extend further towards property lines. Contact the Community Development Department regarding your property.



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What if I live on a R1, R2, or R2S zoned corner lot?

Property lines perpendicular to streets:

- Same as rear yard setbacks noted above.

Property lines parallel to streets:

- The minimum distance is 20 feet.

What are the application requirements?

1) Building Permit Application: The form is posted on the City website. The cost is dependent on the extent of the proposed work.

2) House Location Survey: This is a scaled survey created by a Land Surveyor that shows an aerial view of your property. The proposed deck should be drawn on it to scale, including the location of steps.

3) A Deck Detail: These are plans showing how the deck will be constructed including 1) footing size, depth and location, 2) post size location and the spans between posts, 3) beam sizes and spans, 4) how the deck will be attached to the house, 5) decking material and direction of installation, 6) guard rail material and size.

Inspections need to be completed during construction. Contact Community Development to schedule your inspection.