



Deck Submittal Guide

Decks can either be designed by a registered design professional licensed in the state of South Carolina or can be submitted prescriptively by following the guidelines outlined here and, in the South Carolina Residential Building Code Section 507.

SUBMITTAL GUIDELINES

This handout describes the information that must be submitted when applying for a permit to construct or enlarge a deck that is required to be permitted.

Please be aware that, since every project is unique, there may be some situations where you will be asked to provide additional information.

NOTE: Please clearly distinguish between existing conditions and proposed work.

1. Complete Building Permit Application Form
2. Complete Plan Review Application Form
3. Two (2) copies of Site and Structural Plans for the area of proposed work and areas affected by such work.

*** Your deck placement must meet all setback and land use guidelines set forth by the City of Forest Acres Zoning Ordinance.

SITE PLAN (Scale site plans to most appropriate scale, e.g. 1"=10' or 1/4"=1')

Submit on either 8-1/2" x 11" or 11" x 17" paper

1. North arrow
2. Property address, Tax map number, applicant information.
3. Property lines, with dimensions
4. Total area (in square feet) of the lot
5. Erosion control if required may be included on the site plan.
6. Existing tree locations and protection.
7. Adjacent streets and any easements
8. Distance between buildings and between buildings and property lines
9. Grade elevations, for lot, at property corners and corners of structure(s)
10. Area (in square feet) of any existing, proposed or to be demolished buildings and decks.

STRUCTURAL PLANS (Scale of plans to be $\frac{1}{4}"=1'$)

1. Deck elevations
2. Foundation plan showing location and size of footings and posts
3. Deck framing including dimensions, lumber size, spacing and span
4. Guardrail detail, showing attachment to deck
5. Connections to existing construction
6. Any engineering calculations may be attached to the plans and engineering details incorporated into the plans or cross-referenced on the plans