



There are many factors that may affect the ability to place a deck at a particular location or with a particular design.

provides the opportunity for the builder to submit the permit request and receive the permit on the same day if there are no significant building or zoning issues identified. Call Development Services for the days and hours of the walk-through process (540-422-8230).

Inspection Process

Once the permit is issued, a County Building Inspector must inspect the deck to confirm correct installation. Inspections include footing excavation before placement of concrete, attachment to structure, deck framing and final after completion. The permit holder is responsible for calling Development Services to schedule the inspections. When using a contractor to construct a deck, be sure to get a copy of all inspections performed, including the final inspection approval before a final payment is made and the deck is used.

FAUQUIER COUNTY

Department of Community Development

ZONING & DEVELOPMENT SERVICES

29 Ashby Street
Suite 310

Warrenton, Virginia 20186

Phone: 540-422-8230

Fax: 540-422-8231

Additional information available online at
www.fauquiercounty.gov

Building a Deck



FAUQUIER COUNTY

Department of Community
Development

07/2017

Frequently Asked Questions

When do I Need a Permit?

A combination zoning/building permit is required in all instances where a deck, landing, stoop or stairs are being installed.

Things to Consider When Planning a Deck

There are many factors that may affect the ability to place a deck at a particular location or with a particular design. Before designing a deck, be sure to identify the following features on the lot:

- Property lines (minimum setbacks must be maintained from all property lines, and these setbacks may vary depending on the height of the deck);
- Utility lines and easements (these are typically shown on the survey plat for the lot and recorded in the land records; a deck typically cannot extend over any easements or utility lines and may also require a minimum clearance from any overhead electric line);
- Septic tanks, drainfields and reserve drainfields (a deck cannot be built over these features; check with the Health Department for information on the location of your drainfield and reserve);
- Egress windows, doors and access to crawl space (cannot be blocked);
- Vents for appliances (cannot be blocked and may impact enjoyment of deck if venting onto occupied space);
- Air conditioning units, propane tanks (adequate clearance should be maintained); and
- Locating of existing outdoor lights (all steps

associated with a deck must be lit; if this requirement cannot be met through existing outdoor lighting, additional lighting may be required to be installed with the deck).

Designing a Deck

Construction plans for the deck must be submitted with all permit applications for decks. These plans may be drawn by a contractor, draftsman, architect, engineer or the owner. The plans must:

- Be drawn to scale with a minimum of ¼” per foot scale and minimum 8 1/2” x 11” paper;
- Identify the version of the building code and year utilized for the design;
- Provide the name, address, phone number and occupation for the designer;
- Include a bird’s eye view of the deck placement in relationship to the existing house and all doors and windows adjacent to the deck; and
- Provide a complete layout showing footing



locations and size, beam size, joist size and spacing, attachments to house, stair and footing details, handrail and guardrail details, to name a few.

As an alternative, a Typical Deck Detail handout is available from the Development Services office or online (cdforms.fauquiercounty.gov). This handout provides detailed deck design information along with a worksheet with grid paper, that can be completed and submitted as your plan.

How do I Apply for a Permit?

An application for a zoning/building permit must be filed with Zoning and Development Services utilizing the deck permit form. The following information and items must be submitted with the complete application. All forms are available online at cdforms.fauquiercounty.gov.

- A plat showing the location and size of the deck on the property, with all property lines and buildings clearly marked, and distances between the deck and the property lines;
- 2 complete sets of construction plans as detailed above;
- Fees: Permit costs for a deck vary according to the size. An average deck will generally have fees ranging from \$225.00 to \$300.00; however, for larger decks or where additional permits for electrical are required, fees will increase accordingly.

Walk-Through Permit Process

Fauquier County offers a walk-through permit process for residential decks. This service