

NO.230 - DECKS

Overview

Decks provide a transition that connects inside living space to the outdoors. Decks can also be an architectural modulation that breaks up the massing of a large wall.

For a covered deck or patio, please see Handouts 120 and 130.

Definitions

DECK

An open, unroofed platform extending from a house or structure.

Code References

SAMMAMISH BUILDING & PROPERTY MAINTENANCE
Chapter 16.25 SMC

Questions?

Submit Project Guidance

Visit the Permit Center

City of Sammamish

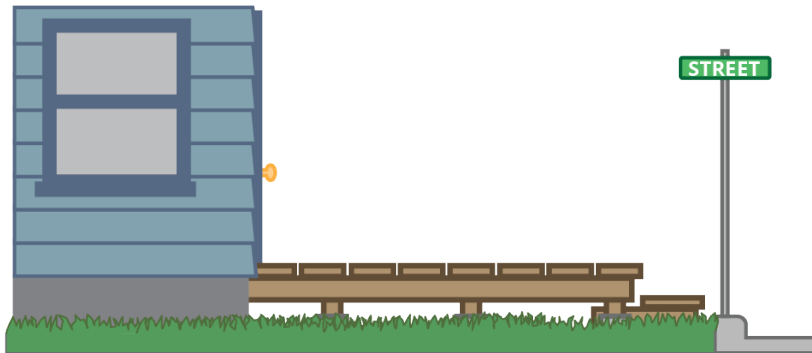
801 228th Ave SE
Sammamish, WA 98075
www.sammamish.us

PERMITTING FOR DECKS

No permit is needed to replace materials on the surface of a deck but a building permit is required for any repair to the railing, frame, or sub-structure of a deck. A building permit is also required for all decks being built/replaced in a critical area or buffer.

DECKS 18 INCHES HIGH OR LESS

Decks that are no more than 18 inches in height are included in the calculations for yard area (see [Handout No. 150](#)) and can be built all the way to the street property line, such as a raised walkway from the front door to the sidewalk.



DECKS OVER 18 INCHES HIGH

Decks taller than 18 inches are included in the calculations for lot coverage (see [Handout No. 150](#)) and can be built 5 feet into the front yard setback, such as with an elevated front porch.



If the deck is more than 30 inches above the ground, a guard railing that is at least 36 inches high is required.