



City of San Carlos Building Division

Building Division
600 Elm Street
San Carlos, CA 94070
Phone: 650-802-4261

Deck Requirements

All decks require a permit. Three complete sets of plans will be required to submit for a deck permit. See sample deck plan on back:

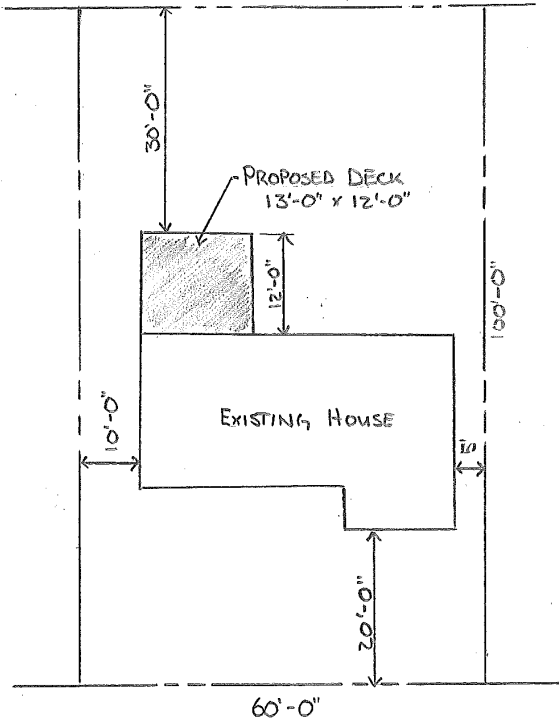
- **Site Plan:** Site plan shall show all property lines with lot dimensions, proposed deck location, house square footage, street location, setbacks from deck to property lines, existing buildings, fences, retaining walls and height of retaining walls, PUE's, etc.
- **Framing Plan:** Framing plan shall show sizes and type(s) of material, spacing of material, attachment of framing members, and pier locations with details.
- **Elevation Plan:** Elevation plan shall show height of deck from grade at the highest point, deck framing members, deck surface material, guardrail height and attachment.

Deck Requirements:

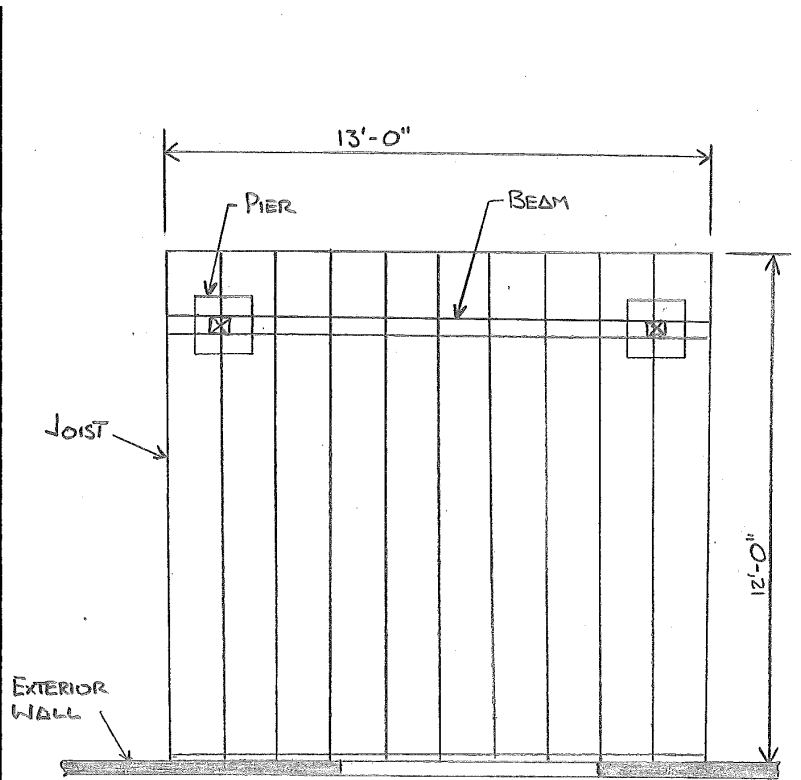
- All decks over 18" above grade require Planning Division approval prior to submitting to the Building Division.
- All decks over 8'-0" above grade are required to be engineered. Plans and calculations shall be wet stamped and signed by a license engineer.
- All decks over 4 feet tall require lateral bracing.
- All decks shall be 3 feet minimum away from all property lines; any decks within the 3 foot setback shall be built with noncombustible materials (concrete, stucco wrapped wood to a 1 hr rating, or heavy timber).
- All decks over 30" require a 42" high guardrail.
- Decks shall be designed to carry a minimum of 40lbs per square foot live load.
- Deck framing members shall be built out of pressure treated Douglas Fir, Cedar, or structural grade Redwood.
- Pier footings for decks shall be a minimum size of 12" x 12" x 12" deep.
- Any deck located south of San Carlos Ave and west of Alameda de las Pulgas is located in Wild-Land-Urban Interface Zone (WUI). Deck surface shall be an approved ignition-resistant material. See the list of approved products at:
<https://osfm.fire.ca.gov/divisions/fire-engineering-and-investigations/building-materials-listing/>

Lumber Span Table

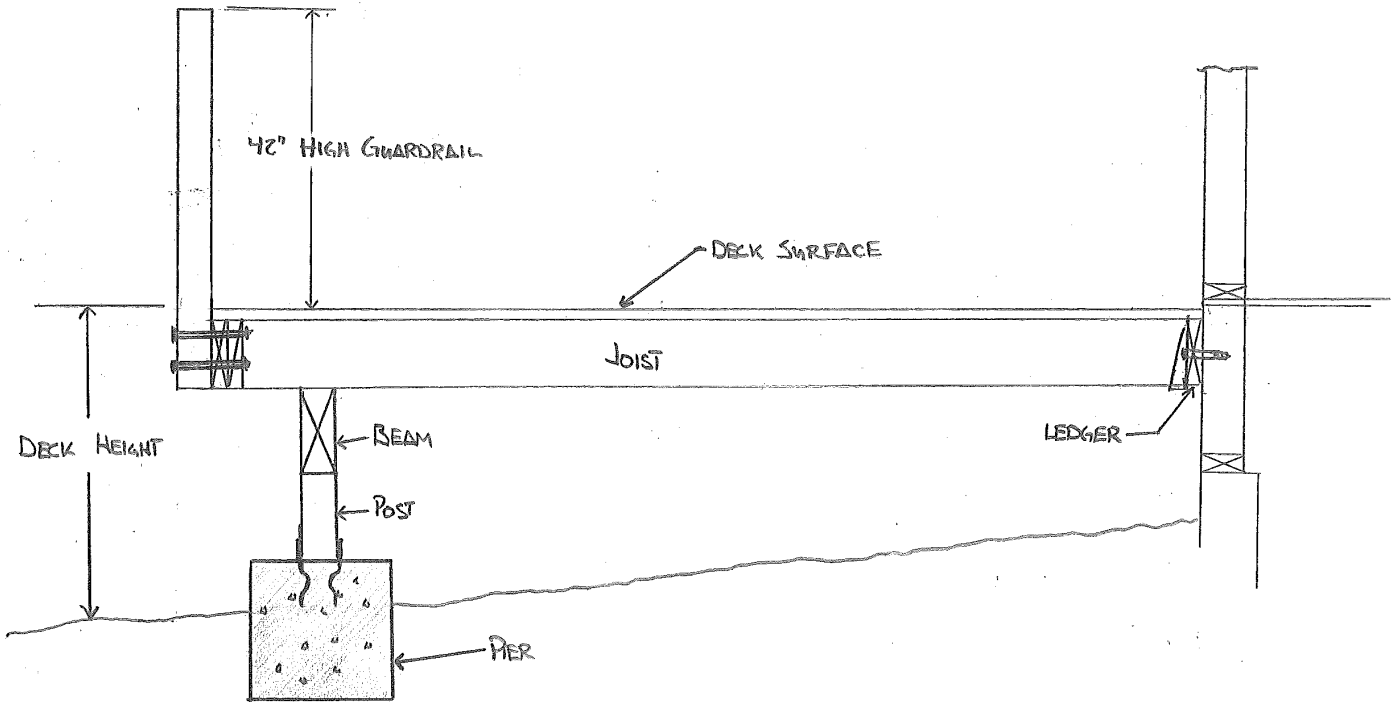
Joist Size	Joist Spacing @ 16" o.c.	Joist Spacing @ 24" o.c.	Girder Size	Max Spans
2x6 #2	9'-9"	8'-1"	4x6	6 Ft
2x8 #2	12'-7"	10'-3"	4x8	8 Ft
2x10 #2	15'-5"	12'-7"		



Sample Site Plan



Sample Framing Plan



Sample Elevation Plan