

# 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

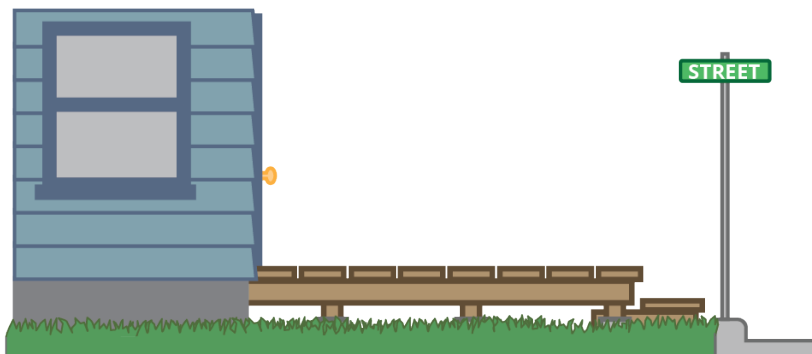
801 228th Ave SE  
Sammamish, WA 98075  
www.sammamish.us

## 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.