



100 N. King St.
Hendersonville, NC 28792
Phone: 828-697-4830
www.hendersoncountync.gov

Henderson County Building Services Department

Residential Building Permit Checklist & Application for Deck or Porch

All steps must be completed prior to the issuance of a Building Permit

General Application Requirements	
	Completed Deck/Porch Permit Application & Worksheet
	County or Municipality Zoning Permit**Municipality if you live in the town limits of: City of Hendersonville, Fletcher, The Town of Mills River, Flat Rock, or Laurel Park
	Watershed Permit (if applicable)
	Appendix H Form (Required if there is a private septic system)
	Lien Agent Designation (www.liensnc.com) required if project is over \$40,000 Exemptions: Less than \$40,000, Improvements to owner's existing primary residence.



Inspection Dept Use Only				
Received	Rejected	Approved	Const. Type	Occupancy

Residential Deck/Porch Application

Applicant's Name: _____

Applicant's Phone No.: _____ Applicant's Email: _____

The Applicant is: Owner: _____ Contractor: _____

Jobsite Address: _____

Directions to Jobsite: _____

Property Owner Information:

Name: _____ Phone: _____

Contractor Information:

Business Name: _____ License # _____

Contact Name: _____ Phone: _____

Email Address: _____

Deck Information:

Project Cost: _____

Size of proposed deck(s) (dimensions): _____ X _____ and total square feet _____

Is the deck going to be covered? Yes No

Is the deck located in a flood plain? Yes No

As the owner/contractor, it is my responsibility to ensure all work complies with the current NC State Building Code, all other applicable state and local laws, ordinances and regulations.

Signature: _____

Print Name: _____



Deck/Open Porches Construction Worksheet

Code requirements and references can be found in Appendix M of the 2018 NC Residential Code

Footing/Pier System

Circle One Size (Inches)	Circle One Tributary Area (square feet)	Circle One Thickness (Inches)	
		Precast	Cast-In-Place
8x16	36	4	6
12x12	40	4	6
16x16	70	8	8
16x24	100	Not Permitted	8
24x24	150	Not Permitted	8

****Frost Depth: 12" Minimum**

Deck Attachment for All Structures

Deck Attachment AM104:

Check One	Fasteners	8' Max Joist Span (a)	16' Max Joist Span (a)
	5/8" Hot-dip galvanized bolts with nut and washer(b) And 12d Common hot-dip galvanized nails(c)	1 @ 3'-6" o.c. And 2 @ 8" o.c.	1 @ 1'-8" o.c. And 3 @ 6" o.c.
OR			
	Self-drilling screw fastener (d)	12" o.c. staggered	6" o.c. staggered
OR			
Deck Attachment for Brick Veneer Structures			
	Fasteners 5/8" Hot-dip galvanized bolts with nut and washer (b)	8' Max Joist Span (a) 1 @ 2'-4" o.c.	16' Max Joist Span(a) 1 @ 1'-4" o.c.
OR			
	Freestanding Deck		

****Refer to footnotes in Table AM104.1(1) & AM104.1(2) in Appendix M**

****Corrosion-resistant flashing shall be used to prevent moisture from coming in contact with untreated framing of the structure. Aluminum flashing is not permitted.**

Deck Post and Floor Framing System

Deck Post Size: _____	Girders: Size _____ Span: _____
Deck Floor Height _____	Joist: Size _____ Spacing _____ o.c. Span: _____

****AM109.1: Lateral bracing is required when the deck floor height is more than 4 feet in height, no exceptions are given for location of deck. Refer to AM109.1.3 lateral bracing requirements for freestanding decks.**

****Girder Table AM105.2 **Joists Table AM106.1**

Roof Framing System

Porch Roof: Check One <input type="checkbox"/> Shed <input type="checkbox"/> Gable <input type="checkbox"/> Other _____
Header: Size _____ Span _____
Rafter: Size _____ Spacing: _____ o.c. Span: _____
Engineered Trusses: <input type="checkbox"/> Yes <input type="checkbox"/> No

****Header Tables 602.7(1) and(2) **Rafter Tables 802.5.1(1) and (2)**

APPENDIX H

AFFIDAVIT OF ON-SITE WASTEWATER EXISTING SYSTEM PURSUANT TO N.C.G.S. §160D-1110(h1)

[This form is only required with a permit application if the permit applicant is applying for exemption as allowed by N.C.G.S. § 160D-1110(h1)]

STATE OF NORTH CAROLINA

COUNTY OF _____

_____ Inspection Department

Address and Parcel Identification of Real Property Where Building is to be Constructed or Altered:

I, _____,

(Print Full Name)

owner of the property, do hereby under penalties of perjury affirm that the proposed building construction will meet local and State on-site wastewater system setback requirements pursuant to N.C.G.S. § 130A-335. Additionally, the proposed construction shall not increase the design daily flow or wastewater strength of the existing system and thereby absolves the State, Inspection Department, and Local Health Department of any responsibility or liability regarding the existing wastewater system to the extent allowed by law.

The property owner may, at his or her discretion, consult with an authorized on-site wastewater evaluator certified by the North Carolina On-Site Wastewater Contractors and Inspectors Certification Board or an inspector, as defined in N.C.G.S. § 90A-71(5), to locate the on-site wastewater existing system and verify setbacks requirements prior to executing this affidavit.

(Signature of Affiant)

Date

Sworn to (or affirmed) and Subscribed before me this the ____ day of _____, 20__

Signature of Notary Public

Printed Name of Notary Public

My Commission Expires: _____ (Notary Stamp or Seal)