

City of Schertz

Planning & Community Development

Residential **Deck** Permit Requirements

A building permit is required for deck installation to ensure that your deck is structurally sound and safe. The following information was compiled to assist residents who wish to construct or repair a deck, this includes warranty work.

Permit Submittal Requirements:

- Site survey showing easements, property lines and setbacks with proposed area noted by highlighting, cross hatch, or shading drawn to scale. Provide distances between proposed structure and all property lines, and between primary and any other buildings/structures.
- Building plans/drawings showing size, spacing, spans and type of lumber being used. The plans should include a floor plan, elevations, stair detail, guard detail and pier detail. See below for construction requirements.

Permit Fees:

- See [Permit Fee Schedule](#)

Construction requirements:

- See the [2018 IRC Section R507.5](#) for a complete list of deck construction requirements.
- Decks, constructed of wood or composite (faux) wood and that are uncovered and open to the sky, may extend into the rear yard with a minimum setback from the property line of 10 feet and shall comply with the minimum side yard setback, established by the zoning district.
- See [Sec. 21.8.8. – Decks-Attached to Principal Building](#) of the Schertz Unified Development Code for local ordinance standards.
- Decks shall not encroach an easement.
- Decks, that are covered, shall comply with all rear and side yard setbacks.
- All decks must be supported by footings that comply with the 2018 International Residential Code Section R507.3 Footings.
- Wood, which is exposed to soil or weather, must be termite and decay resistant; for example: redwood, cedar or pressure treated lumber.
- Ledger boards shall be installed per the 2018 International Residential Code Section 507.9 Vertical Supports.
- Joist hangers are required at the band board and ledger board connections.
- Guardrails must be a minimum 36 inches in height and are required, when the ground to deck surface is more than 30 inches. The space between balusters must not exceed four (4) inches.
- The stair riser height is not to exceed 7 ¾ inches. Tread length must be a minimum of 10 inches. The measurements must be uniform for the entire length of the stairs.

- The handrail must be 34 inches to 38 inches high, measured vertically above the nosing of the treads and extend to the nose of the top and bottom tread. They are required to be graspable continuously from nose to nose; for example: 1 1/2 inches x 1 1/2 inches or 2 inches round.
- The stairs must be a minimum of 36 inches in width.

Inspections required:

- Foundation/Flatwork (Pre-Pour)
- Framing Final
- Deck Final

Inspections required, if applicable:

- Felt Final
- Covered Patio Final

To request an inspection, please visit Schertz.com > How do I > Submit > Request an Inspection > then '[please request an inspection here](#)' – this takes you to our **City of Schertz Web Portal**. Or go directly to our [City of Schertz Web Portal](#) and Sign in > My Items > My Building Permit Applications.

Inspection requests received by 6:00 a.m. will be inspected the same business day. Any request received after 6:00 a.m. will be performed the next business day.

If you have any questions regarding these requirements, please contact the Inspections Division at 210-619-1750, from 8:00 a.m. to 5:00 p.m. Monday through Friday.