



HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2433

Robert J. Frances, P.E., Director

FAX 410-313-3322

To: Residential Applicants

From: Donald L. Mock, P.E., Chief of Plan Review

Date: July 12, 2022

Subject: Plan requirements for residential accessory structures, 200 square feet or more

Effective September 1, 2022, construction plans will be required for all residential accessory structures, 200 square feet or more. Structures such as but not limited to:

Decks (regardless of the height), Screened Porches, Pavilions, Gazebo's, Pergola's

If you are unable to draw the construction plans accurately, basic deck plan dimensions and specifications details (sample provided**) will be required with each permit application. You must provide either construction plans or the completed basic deck plan dimensions and specifications at the time of application.

A plot plan of the property, showing the dimensions to property lines, has always been required, and will remain so.

- ** Example #1 – Deck's only
Example #2 – Porches with Shed Style Roof
Example #3 – Porches with Gable Style Roof

*** SEE DECK CODE COMPLIANCE GUIDELINES FOR MINIMUM SPECIFICATIONS

EXISTING HOUSE

REMOVE SIDING AND PROVIDE FLASHING
BEHIND LEDGER AND Z FLASHING OVER LEDGER

LEDGER BOARD: ___ X ___

FLOOR JOIST SIZE: 2X ___ O.C.
FLOOR JOIST SPACING: ___ O.C.

POSTS, SIZE: ___ X ___

POST SPACING: _____

BEAM SIZE: (2) 2X ___
(3) 2X ___

FLOOR JOIST CANTILEVER _____

INDICATE ON PAGE 2 IF
ADDITIONAL BEAMS ARE PLANNED

DECKING: DIAGONAL ? STRAIGHT ?
2 X ___ ? 5/4 X ___ ? OTHER ___ ?

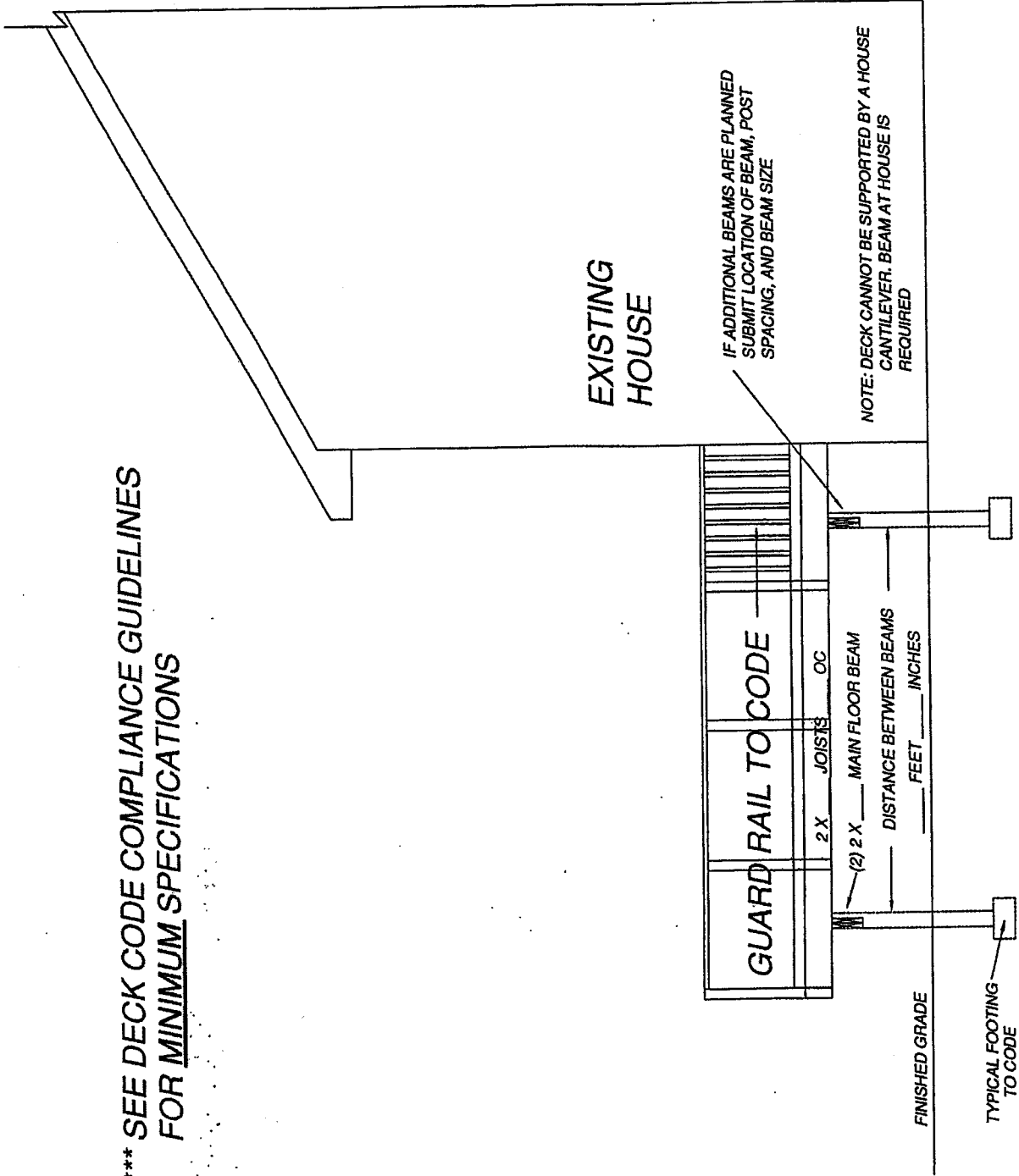
MINIMUM POST FOOTINGS: 18" DIAMETER
10" CONCRETE UNDER POST
SEE DECK CODE COMPLIANCE GUIDELINES

FEET _____ INCHES

FEET _____ INCHES

Sample ① DECK FLOOR FRAMING PLAN EXAMPLE

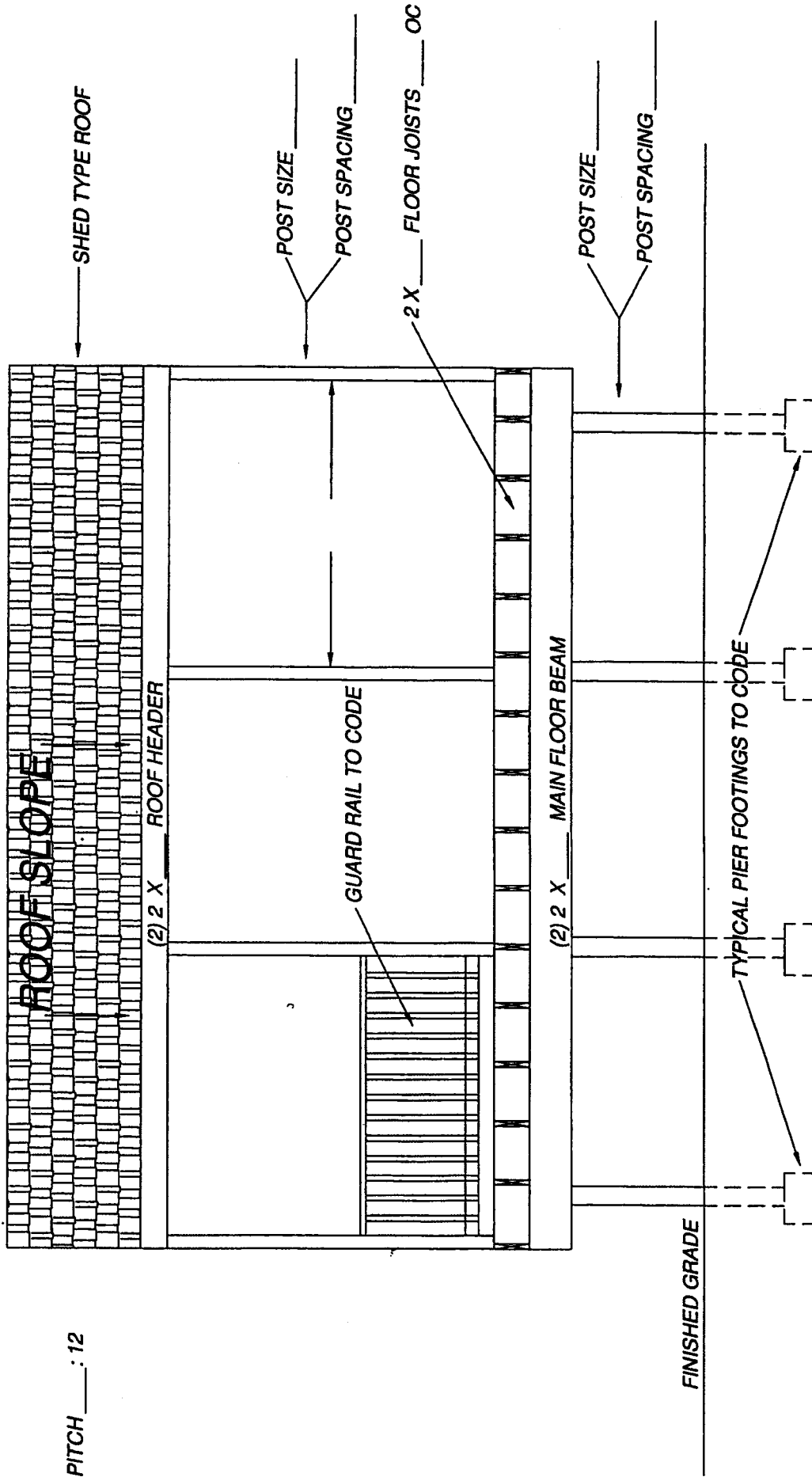
*** SEE DECK CODE COMPLIANCE GUIDELINES
FOR MINIMUM SPECIFICATIONS



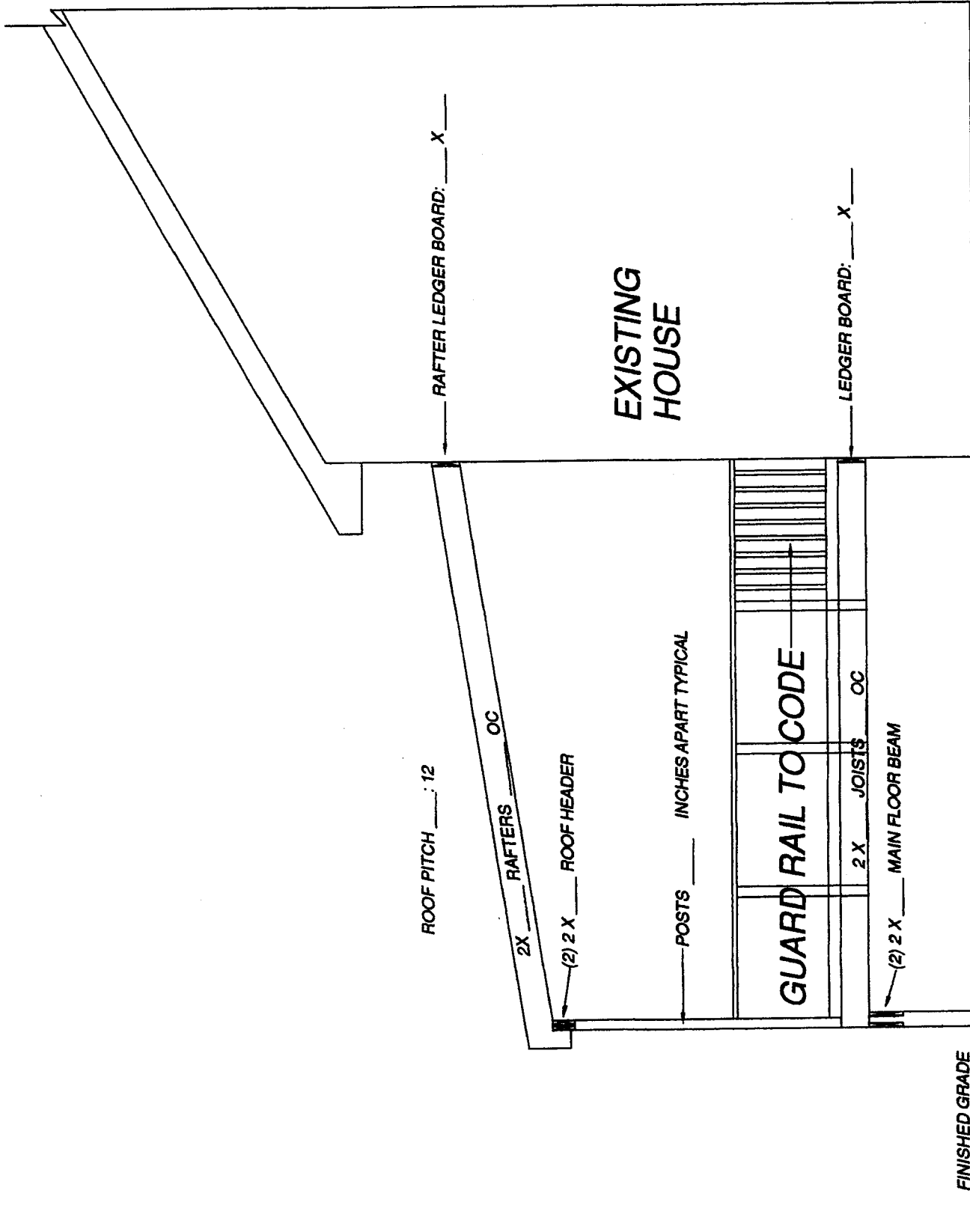
DECK CROSS SECTION

EXISTING HOUSE

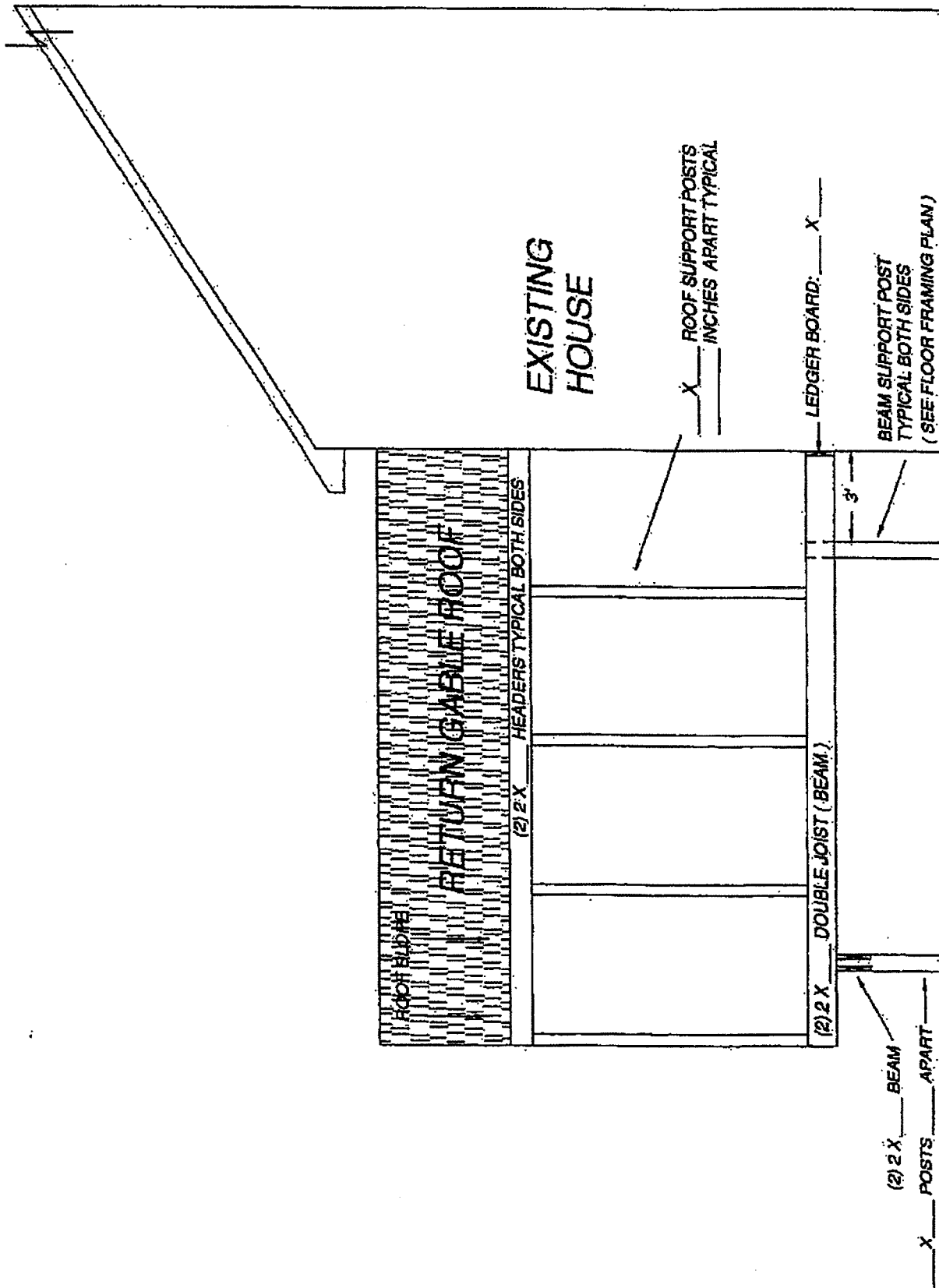
ROOF PITCH _____: 12



Sample **(A)** DECK WITH SHED TYPE ROOF
FRONT VIEW

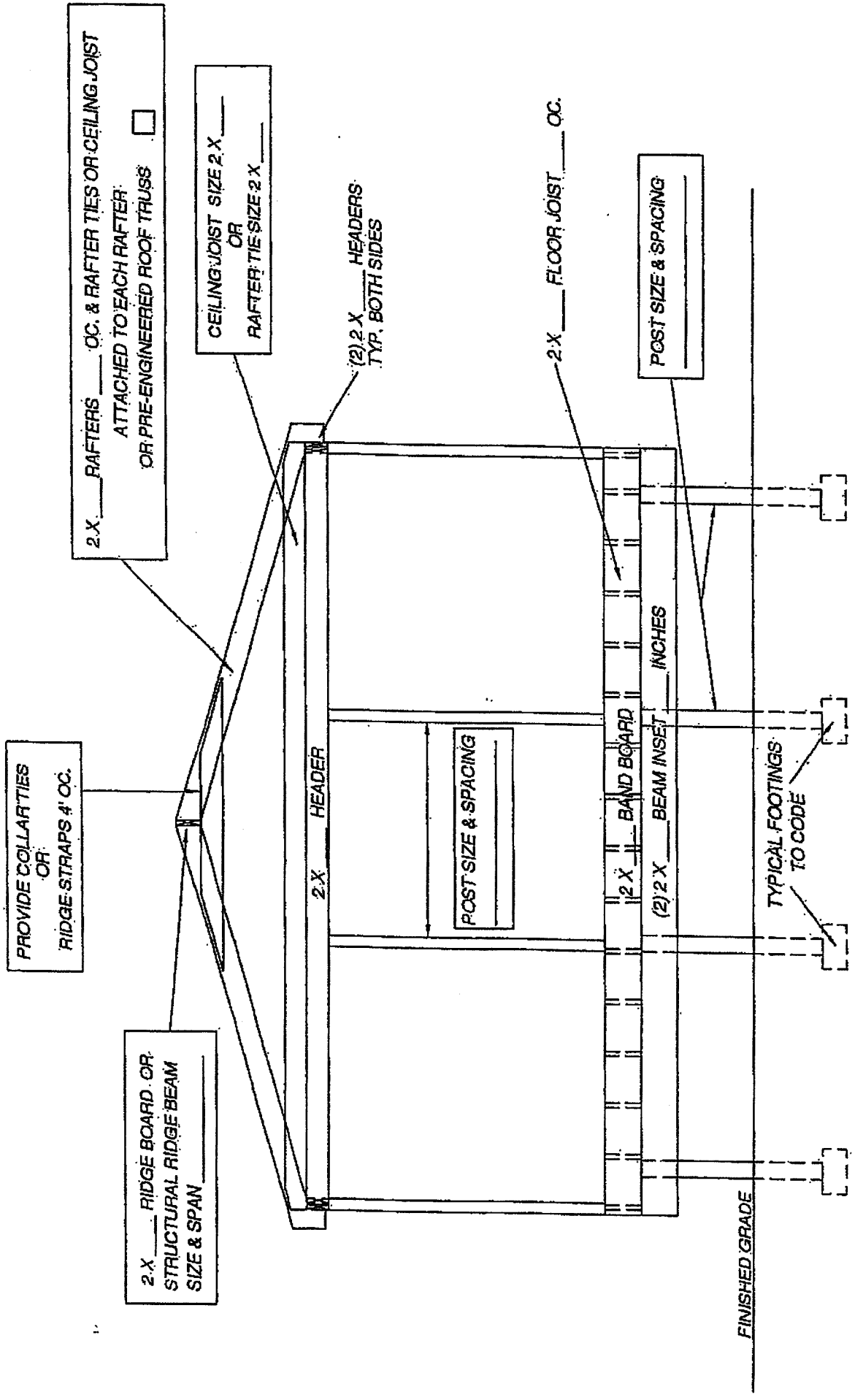


CROSS SECTION. DECK WITH SHED
 TYPE ROOF TYPICAL SIDE VIEW



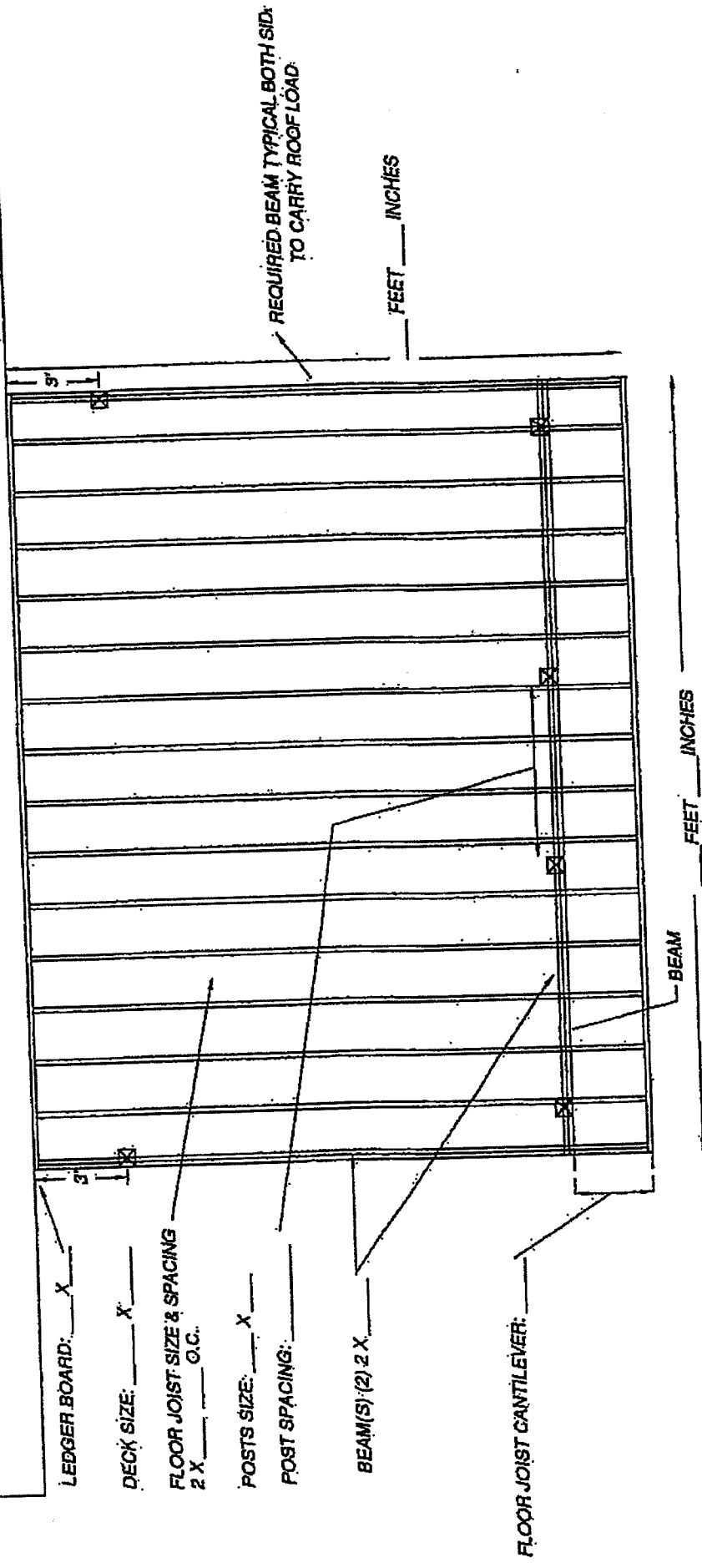
**EXAMPLE SIDE VIEW FOR DECK
WITH RETURN GABLE ROOF**

Sample **3**



CROSS SECTION FOR RETURN GABLE
 ROOF OVER NEW OR EXISTING DECK

EXISTING HOUSE



TYPICAL DECK FLOOR FRAMING FOR A RETURN GABLE ROOF ABOVE