



Amherst Building Department

Decks, Porches and Enclosures

A permit is required to build, install or renovate any deck, porch or enclosure.

Decks and porches are to be located a minimum of eight (8) feet from side and twenty-five (25) feet from rear property lines. Decks and porches located in the front yard shall not be nearer than the average setback of the buildings on the same side of the street or thirty-five (35) feet from the right of way if no other buildings exist. A corner lot is considered to have two (2) front yard areas.

Decks and porches are not permitted within an easement or flood plain zone nor below power lines without the minimum service drop clearances per section 230.24 of the 2011 National Electrical Code.

Construction plans, including plot plan showing proposed location, are required for all decks, porches and enclosures. Plans shall include, but not be limited to, footer depth, joist size and spacing, finish material description, etc.

Grading of the area around a deck or porch shall not cause any adverse conditions to adjacent properties.

ADA (handicap) ramps will be issued a "zero cost" permit upon plan submittal, review and approval. Inspections of ADA ramps are required.

Permit approval does not release the homeowner of responsibility if a deck or porch is constructed within an easement or flood plain nor does permit approval supersede any deed restrictions or void conditions rendered by the Board of Zoning Appeals.

All decks, porches and enclosures are to be constructed and/or installed in accordance with all applicable building codes and manufacturer's installation instructions.

Permits are valid for twelve (12) months from the date of issue.

All contractors and subcontractors are required to be licensed with the City of Amherst Building Department.