



Fast-track Permit Process – Residential Decks

Purpose

Rockingham County offers a fast-track plan review and permitting process for residential decks that meet certain criteria set forth by the building department. The intent of this process is that applicants will be able to obtain a residential deck permit within five business days. Projects that are more complex and those that do not meet the criteria in the list below will require more time to process.

The fast-track review process is available to anyone whose project meets the established criteria; however, the Building Division will determine final eligibility based on workload and availability of staff. Please be advised, if eligible for a fast-track permit, you must be available to answer the reviewer's questions.

Eligibility Guidelines

Deck conditions accepted for fast-track review are as follows:

- Plans must be clear and legible, showing all lumber spans and dimensions.
- One level.
- 200 square feet or less.
- Maximum 30 inches in height from grade at all points of the deck.
- Minimum 16-inch x 16-inch x 8-inch footers.
- Ledgers shall not be supported by stone or masonry veneer, including manufactured homes.
- No additional deck loads exceeding 40 pounds per square foot. (Hot tub, outdoor kitchen, roof system, etc.)