



Checklist

General Site Plan

- Is my deck in an allowed area in my yard?

Appropriate Approvals & Permits

- Building
- Electrical
- Engineering (if Required)
- Zoning



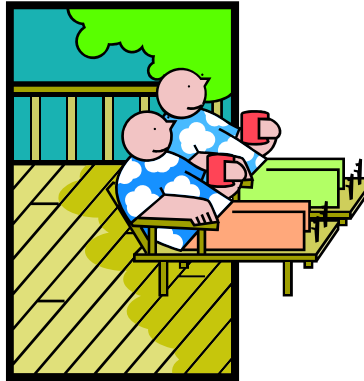
Cost

- \$75 per permit + technology fee and up

Notes:

- Appointment Time: _____
- Estimated Review Time: _____
- Project Approval is ready on: _____
- Project Manager Name: _____
- Phone/Email: _____

*Customers Will Be Enjoying
Your Smoking Deck or Patio In
No Time!*



Development Services Dept
Frost Bank Building, 1st Floor
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Building a
Smoking Deck
or Patio

Development Services
Department



City of Corpus Christi

City of Corpus Christi

*Helping Build OUR Community
By Providing The Best Service
Possible*

(361) 826-3240

Building A Smoking Deck or Patio

Congratulations!

You have taken a big step in making improvements to your business. By now, you may have researched the sizes and options you may wish to include with your deck or patio.

Before you get started, there are some important items to consider such as:

- What Approvals or Permits are Required?
- Where will the deck/patio be allowed on the property?
- How large can you build the deck/patio?
- Will the material you select impact the drainage of your property?
- Will the material you select impact your monthly storm water fee?
- Will new lighting and/or electrical outlets be included as well?



We're here to take the guess work out of your project!

While it may seem confusing, we're here to help make your project a success.

What is Required?

A general site plan is required showing the location of the proposed deck or patio in relation to the other structures on your lot will be required before a permit can be issued. For example, the site plan will show the location of your building and other buildings on your lot. The site plan must also indicate the dimensions of the proposed deck or patio.

If fixed seats are utilized (seats that are attached to the deck or patio) the number of seats will be counted to determine the occupant load. If seats are not fixed, the occupant load will be calculated at one person for every 15 square feet of deck or patio area. If the occupant load exceeds 50, a secondary exit (other than the one through the business) will be required and must be shown on the plan.

If the deck is elevated, it may require a special engineered design. Our project managers will discuss this in detail with you.

In general, a building permit is required and if your project will have new electrical lighting or electrical outlets, an electrical permit will be required as well.

Depending on the material you choose, your deck/patio may require drainage details. Our project managers will discuss this in detail with you.

What to Expect

If you are seeking general information, one of our early assistance staff will discuss your lot configuration, permitting, and drainage needs. You can then call us when you are ready to proceed with your project.

Once you are ready to proceed with the project, one of our project managers will assist in getting the necessary approvals to get your project off and running. This will entail dropping off a set of plans for our review and depending on the complexity, a 24-48 hour turnaround time. You may schedule an appointment or simply walk in to our office and ask to speak to an Over the Counter Project Manager.

How Much Does It Cost?

Permits costs start at \$76.88. Prices will vary depending on the project type, scope, complexity, etc. A project manager can provide you with an estimated fees list to help you plan your project



Let's Get Building Corpus Christi!

City of Corpus Christi

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