

J&A Deck & Fence: County Announces Nov. 4 Fast Lane Deck Appointments

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GERMANTOWN, MD - October 22, 2026 -
Montgomery County announced October 15 that its new residential Fast Lane appointments at the Wheaton permitting office will begin November 4 and include eligible single-level deck projects. J&A Deck & Fence works on deck design, construction and permit acquisition in Germantown, where applicants must first file online and meet the county's existing Residential Fast Track criteria.

The Department of Permitting Services describes Fast Lane as an in-office system designed to issue same-day permits for qualifying projects. Residential appointment times announced for Wednesdays are 8, 9 and 10 a.m. at the DPS office in Wheaton. An applicant must file electronically before the office visit. An available appointment is not a finding that the project is eligible, and same-day issuance is not guaranteed for any particular set of plans.

Fast Lane adds an appointment option to an existing permit category. Montgomery County's Residential Fast Track guidance already includes single-level decks, including designs that follow its published deck details.

The distinction matters for a homeowner choosing a layout: a deck with more than one level is not included simply because another kind of deck appears on the list. The county's guidance says complex designs, structural modifications and unusual designs go into regular review. DPS makes that call after considering the actual application, not the shorthand description used in a project conversation.

The property itself also matters. The county's Residential Fast Track eligibility sheet excludes property served by a private well or private septic system, and the October announcement cautions that such a property may not qualify for Fast Lane. Someone considering an appointment should confirm the property's utility situation and review the project criteria before booking. A sketch that looks like a straightforward single-level deck does not settle every eligibility question for an address. County staff, rather than the deck contractor, determine whether the Fast Lane route applies.

The office visit is not a substitute for preparing a complete application. DPS calls for an online building permit application, one legible set of construction plans drawn to scale with dimensions, and a site plan. Drawings and the site plan must be submitted electronically. Its ordinary residential deck process says reviewers check drawings and documents for compliance with local and state building codes, request corrections where needed, and issue the permit after the necessary approvals and fees. A homeowner who has not settled the deck's dimensions and location may have more work to do before the appointment than the booking calendar suggests.

Nor does a faster permit route change what happens after issuance. The county's deck process includes construction according to the approved drawings and separate footing, framing and final inspections. The permit and approved plans have to be available at the job site. A proposed change during the build may require a permit revision. Those later steps are distinct from the November appointment option. The county's goal of same-day permitting for qualifying applications should not be confused with same-day clearance to build any deck design without subsequent inspections.

J&A Deck & Fence offers residential deck design consultation, framing, construction and permit acquisition. Its deck installation work includes wood, composite and PVC options. For a Germantown homeowner, the layout, dimensions and property facts should be clear before assuming a Fast Lane filing will fit. The county announcement gives J&A no special appointment access or power to decide eligibility.

The county's October 15 bulletin directs applicants to check the Residential Fast Track rules before booking and lists 240-777-6395 for Fast Lane questions. Residential appointments begin November 4, but availability can change. A homeowner should confirm the current rules and schedule with DPS before relying on a same-day permit date.

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J&A Deck And Fence

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