



Deck and Patio TuneUp: October High-Tide Window Nears

October 23, 2026

WILMINGTON, NC - October 23, 2026 -

The National Weather Service identifies October 26 to 28 as a period when minor coastal flooding could occur along parts of southeastern North Carolina even without a storm. For Wilmington-area owners considering deck replacement with contractors such as Deck and Patio TuneUp, the approaching tide window makes property-specific floodplain and permit questions timely, but it does not establish conditions at any address.

The NWS fall outlook, last updated September 3, links the late-October window to particularly high astronomical tides around the October 26 full moon. It also names November 24 to 26 as another possible period. The agency describes circumstances in which minor flooding could occur, not a forecast that a specific street, yard or deck will flood. A predicted tide at Wrightsville Beach is useful regional context but cannot determine water levels or a structure's condition at an inland address.

A deck project has a different set of facts to establish. The homeowner needs to identify the property and

what is proposed: replacing boards, changing the footprint, rebuilding the supporting structure or installing new electrical work are not necessarily equivalent scopes. A drawing for a replacement needs to reflect what will actually remain and what will be removed. An existing deck may conceal conditions that are only visible once work begins, but the outlook itself is no inspection report and is not evidence that framing, posts or footings have failed.

Jurisdiction comes before a permit assumption. A mailing address does not tell an owner whether the site is in the city, an unincorporated county area or another reviewing jurisdiction. The location and proposed work determine which department should answer the application question. An owner can bring the address, the existing deck's known details and a description of the replacement to the appropriate office before expecting a particular permit or inspection sequence.

Within city limits, the city's building-permits page says New Hanover County's Department of Permits & Inspections issues building permits for the city. The page directs applicants to the county's COAST portal and separately lists a city zoning contact. It does not say every scope of deck work needs the same permit, nor does it extend that city-specific arrangement to an out-of-city parcel. For a planned replacement, the property location and proposed work should precede any assumption about which office will review a drawing.

The distinction matters when a homeowner is changing a deck rather than simply calling the job a replacement. Retaining existing supports, moving stairs, extending the platform or adding electrical work could alter what an office needs to review. A seasonal outlook cannot establish whether a particular parcel is in a regulated floodplain or coastal area, and the city permit page does not turn October 28 into a construction deadline. Owners can ask the responsible officials about the site's status and the drawings needed for the actual scope before they set a construction schedule around an anticipated tide window.

Deck and Patio TuneUp's deck installation information describes replacement work, foundations and permit acquisition as existing services. It does not report a new company policy prompted by the NWS outlook, a completed storm assessment or a finding about any customer's property. For a planned replacement, the useful preparation is a clear scope and the correct property jurisdiction. Those facts remain important whether or not water rises during the late-October period.

The public outlook puts dates on a possibility, not on a required repair. Before acting on it, residents can compare the latest weather information with what is known about their own sites, and obtain the applicable construction guidance from the appropriate local authority. That avoids two opposing errors: treating a regional tidal signal as proof of damage, and overlooking parcel-specific review for work that actually falls in a regulated area. Neither the tide table nor a general deck-services page can answer both questions for a particular home.

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For more information about Deck and Patio TuneUp, contact the company here: Deck and Patio TuneUp -
Wilmington Jeff Hamilton +19106657511 deckandpatiotuneup@gmail.com 311 Judges Rd #1c, Wilmington, NC
28405, United States

Deck and Patio TuneUp

Website: <https://deckandpatiotuneup.com/>

Email: deckandpatiotuneup@gmail.com

Phone: +19106657511

